Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/27/2019
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Reference 1	B17962P646
Reference 2	LOT SIZE:0.86
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	72,675.00	78,746	100%		78,746
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.86					Land Total	94,421

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,320 Sqft	Grade C 100	Base	218,178
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Tile/Slate/Stone			Primary Floor	0
Secondary Floor	Softwood OPEN 4			Secondary	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,960
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

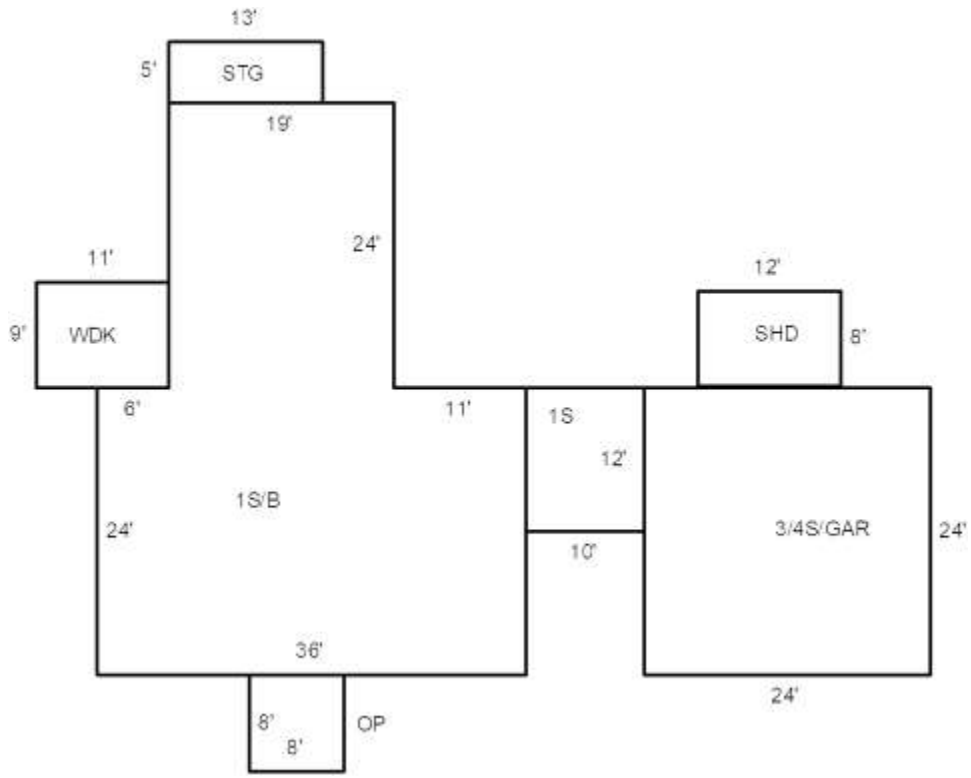
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	OLD TYPE	Old Type	Below Average	Typical	229,068

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	68%	100%	95%	147,978

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1975	64	C 100	2.705	Ava-	68%	100%	95%	1.747
Wood Deck	1975	99	C 100	1.240	Ava-	68%	100%	95%	801
STORAGE	1975	65	C 100	814	Ava-	68%	100%	95%	526
ONE STORY FRAME	1975	120	C 100	10.990	Ava-	68%	100%	95%	7.099
3/4S AD/GAR.....	1975	576	C 100	50.308	Ava-	68%	100%	95%	32.499
Frame Shed	1975	96	C 100	1.502	Ava-	68%	100%	95%	970
Shed.....	1975			----SOUND VALUE----					0
STOR SHED MET	1975			----SOUND VALUE----					0
HEARTH	1975	1	C 100	1.573	Ava-	68%	100%	95%	1.016
1,872 SFLA							Outbuilding Total		44,658

Accpt Land	94,400	Accepted Bldg	192,600	Total	287,000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10'
3/4S/GAR
24'
36'
24'
8'
8'
OP

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Above Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/19/2006
Sale Price	17,100
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Reference 1	B14991P510
Reference 2	LOT SIZE:17.97
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
2.13	Acres-Rear Land 11-20	1,500.00	3,515	100%		3,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 16.13					Land Total	131,105

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,620 Sqft	Grade C 100	Base	326,090
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	2,025
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,290
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	21,560
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

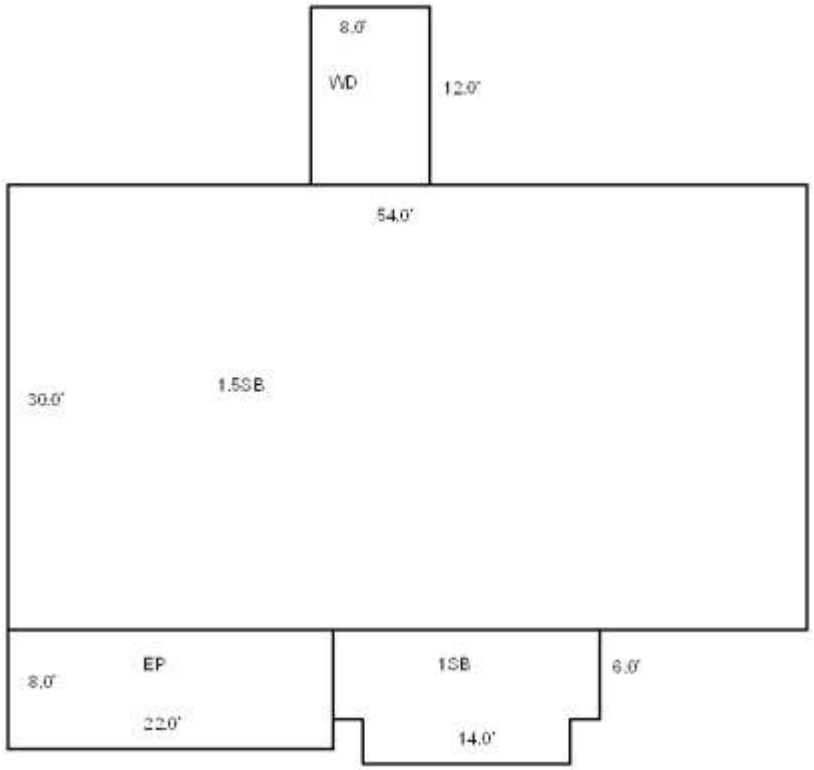
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	357,765

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	239,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1957	96	C 100	1.203	Avg.	67%	100%	100%	806
Encl Frame Porch	1957	176	C 100	14.024	Avg.	67%	100%	100%	9,396
1 Story/BSMT	1957	150	C 100	15.849	Avg.	67%	100%	100%	10,619
2,580 SFLA							Outbuilding Total		20,821

Accpt Land	131,100	Accepted Bldg	260,500	Total	391,600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WD
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Name: DOUGHERTY, SEAN P
DOUGHERTY, JACQUELINE M
Map/Lot: 009-045
Account: 3 Card: 1 of 1 Location: ESTES HILL RD

Neighborhood 17	ESTES HILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16510P457
Reference 2	LOT SIZE:3
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/26/2012
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Rear Land 1-10	1,710.00	5,643	100%		5,643
Total Acres 3.00				Land Total		5,643

Accpt Land	5,600	Accepted Bldg	0	Total	5,600

Name: DOUGHERTY, SEAN P
DOUGHERTY, JACQUELINE M

Map/Lot: 005-043
Account: 4 Card: 1 of 1 Location: 546 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B16510P472
Reference 2	LOT SIZE:83.8
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	12/26/2012
Sale Price	107,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
59.80	Acres-Rear 21+	665.00	43,744	100%		43,744
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 83.80					Land Total	180,509

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	616 Sqft	Grade C 105	Base	180,898
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	809
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,911
Rooms	4	HEARTHS		HEARTHS	840
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	3/4 Finished			Attic	13,400
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

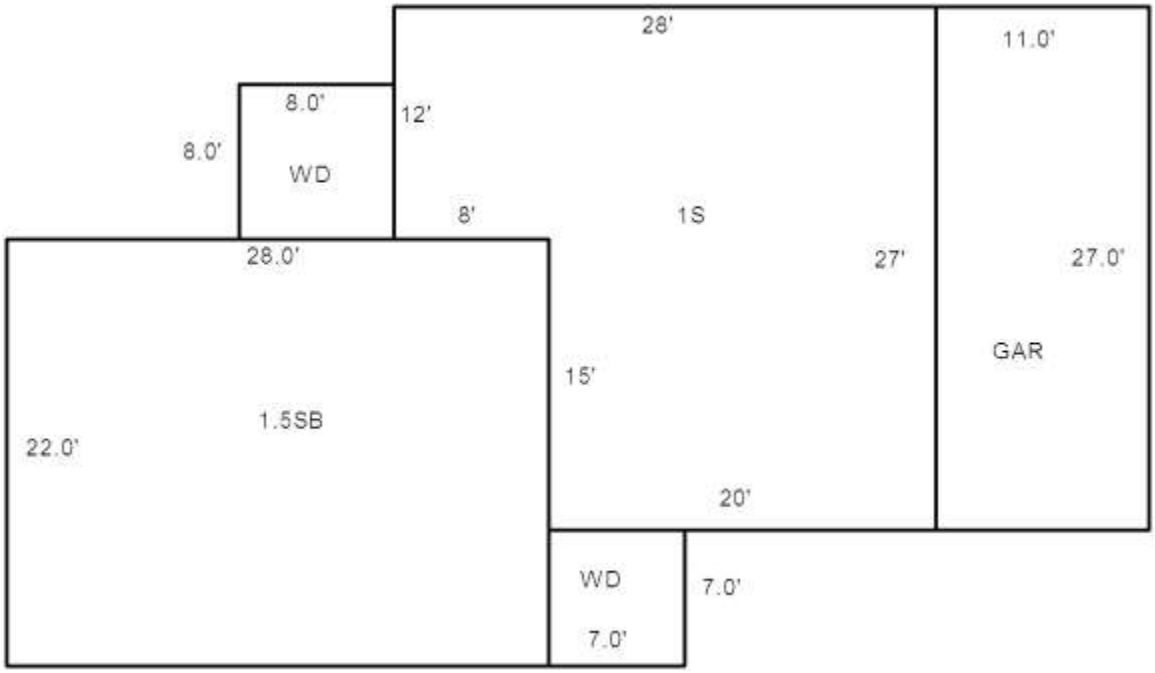
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	198,858

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	126,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	636	C 105	61.157	Avg.	67%	100%	95%	38.926
Frame Garage	1950	297	C 105	11.865	Avg.	67%	100%	95%	7.552
Wood Deck	1950	49	C 105	645	Avg.	67%	100%	95%	410
Wood Deck	1950	64	C 105	842	Avg.	67%	100%	95%	536
1.25 ST BARN....	2020	1734	B 90	77.940	Avg.	97%	100%	95%	71.822
1,560 SFLA								Outbuilding Total	119,246

Accpt Land	180,500	Accepted Bldg	245,800	Total	426,300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20'
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7.0'

Map/Lot: 006-050
Account: 5 Card: 1 of 1 Location: 55 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street No Street

Reference 1 B6468P0173
Reference 2 LOT SIZE:6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.00					Land Total	111,267

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	222,199
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Field3	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	845
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Forced Warm	Cooling	0% None	Heat	1,286
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,267
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

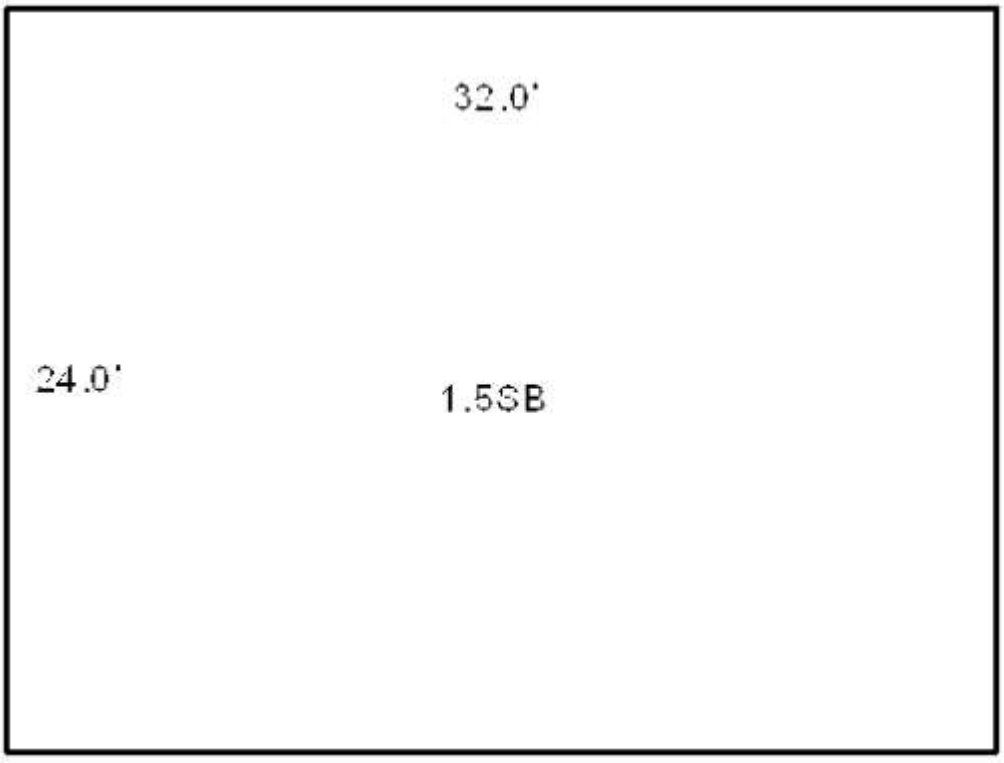
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	1985	TYPICAL	TYPICAL	Above Average	Typical	223,943

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	155,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1700	168	C 110	2.316	Avg+	73%	100%	95%	1.606
Patio	1700	24	C 110	165	Avg+	73%	100%	95%	114
Frame Garage	2008	676	C 100	24.948	Avg+	73%	100%	95%	17.301
1,152 SFLA							Outbuilding Total		19,021

Accpt Land 111,300 Accepted Bldg 174,300 Total 285,600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24.0'
1.5SB

Account: 6 Card: 1 of 1 Map/Lot: 004-069 Location: 101 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	03/31/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Distressed Sale

Reference 1	B11560P317
Reference 2	LOT SIZE: 122.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
101.80	Acres-Rear 21+	665.00	74,467	100%		74,467
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 125.80					Land Total	211,232

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	384 Sqft	Grade C 100	Base	144,736
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Units	Cooling	0% None	Heat	768
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

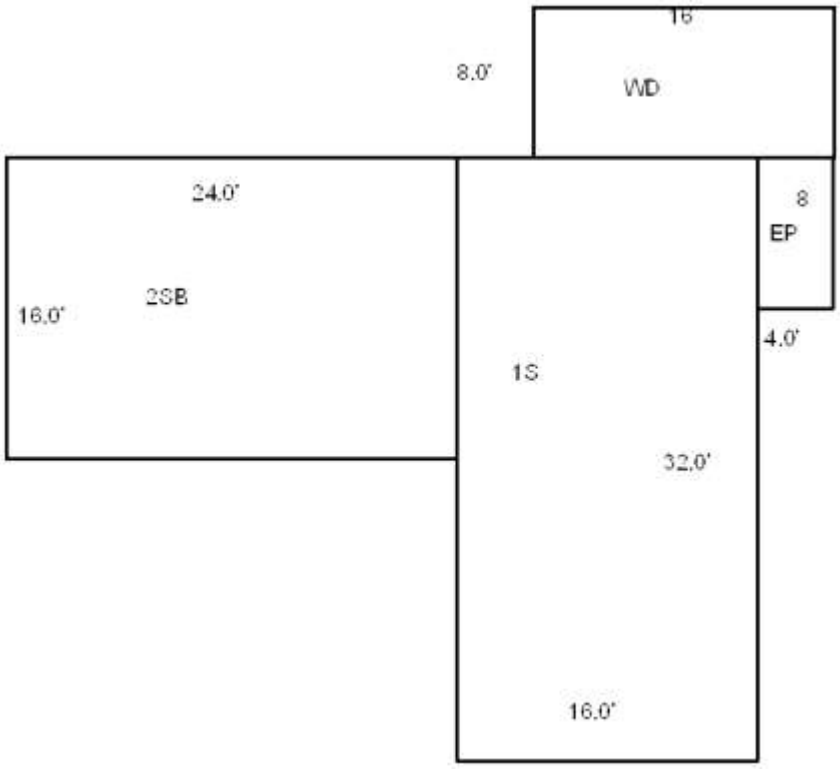
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	1987	TYPICAL	TYPICAL	Average	Typical	145,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	92,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	512	C 100	46.889	Avg.	67%	100%	95%	29.845
Wood Deck	1820	128	C 100	1.604	Avg.	67%	100%	95%	1.021
Encl Frame Porch	1820	32	C 100	2.550	Avg.	67%	100%	95%	1.623
Frame Garage	1987	768	B 100	36.739	Avg-	73%	100%	95%	25.478
1,280 SFLA							Outbuilding Total		57,967

Accpt Land	211,200	Accepted Bldg	150,800	Total	362,000


16
8.0'
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EP
2SB
16.0'
4.0'
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32.0'
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Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/26/2018
Sale Price	143,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1	B17652P261
Reference 2	LOT SIZE:0.98
Tran/Land/Bldg	101 1 11
X.....	111 Y..... 0
Exemption(s)	1 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	72,675.00	79,781	100%		79,781
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.98					Land Total	95,456

Dwelling Description

				Replacement Cost New	
Ranch	One Story	702 Sqft	Grade D 100	Base	111,859
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/2 Bmt	Basement	281
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,404
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

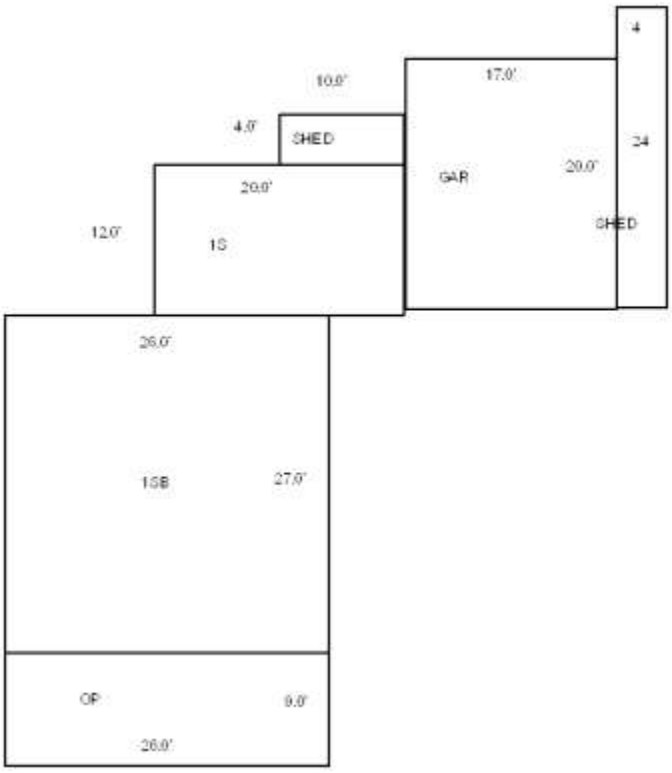
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	OLD TYPE	Old Type	Below Average	Typical	113,544

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	95%	64,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1938	234	D 100	7.911	Ava-	60%	100%	95%	4.510
ONE STORY FRAME	1938	240	D 100	17.583	Ava-	60%	100%	95%	10.022
Frame Shed	1938	40	D 100	501	Ava-	60%	100%	95%	286
Frame Garage	1938	340	D 100	10.278	Ava-	60%	100%	95%	5.859
Shed.....	1938	96	D 100	1.202	Ava-	60%	100%	95%	685
Frame Shed	1938	322	D 100	4.031	Ava.	67%	100%	95%	2.566
Frame Shed	1938	104	D 100	1.302	Ava.	67%	100%	95%	828
942 SFLA							Outbuilding Total		24,756

Accpt Land 95,500 Accepted Bldg 89,500 Total 185,000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10.0'
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Account: 8 Card: 1 of 1 Map/Lot: 005-027B Location: 808 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	04/22/2019
Sale Price	299,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17935P136
Reference 2	LOT SIZE:7.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.60	Acres-Rear Land 1-10	1,710.00	6,772	100%		6,772
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.60					Land Total	114,277

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	234,203
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Electric	Cooling	0% None	Heat	1,890
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

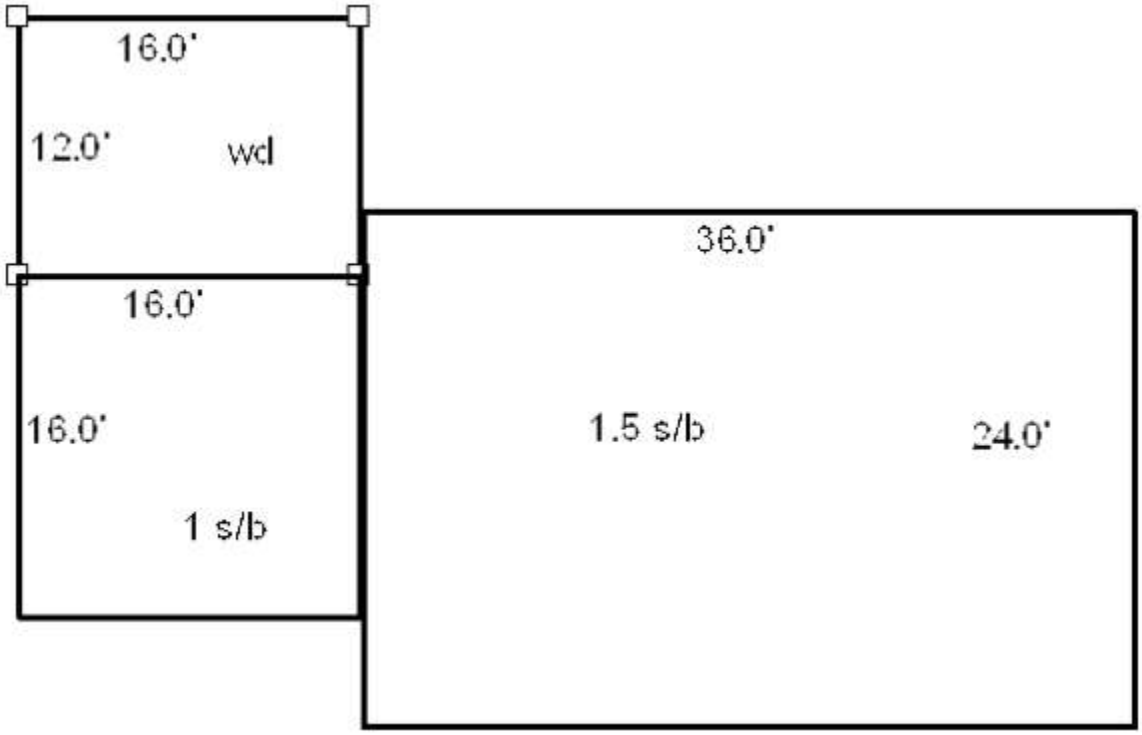
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	240,169

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	95%	175,684

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1981	192	C 100	2.406	Avg.	77%	100%	95%	1.760
1 Story/BSMT	1981	256	C 100	27.049	Avg.	77%	100%	95%	19.787
1,768 SFLA							Outbuilding Total		21,547

Accpt Land	114,300	Accepted Bldg	197,200	Total	311,500


16.0'
12.0'
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36.0'
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1.5 s/b
24.0'
1 s/b

Name: HALL, AIMEE R
HALL, JONATHAN D
Map/Lot: 008-064
Account: 9 Card: 1 of 1 Location: 73 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/29/2010
Sale Price	138,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15973P238
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 85 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	576 Sqft	Grade C 100	Base	118,219
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	41% Central	Heat	1,653
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	15,976
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

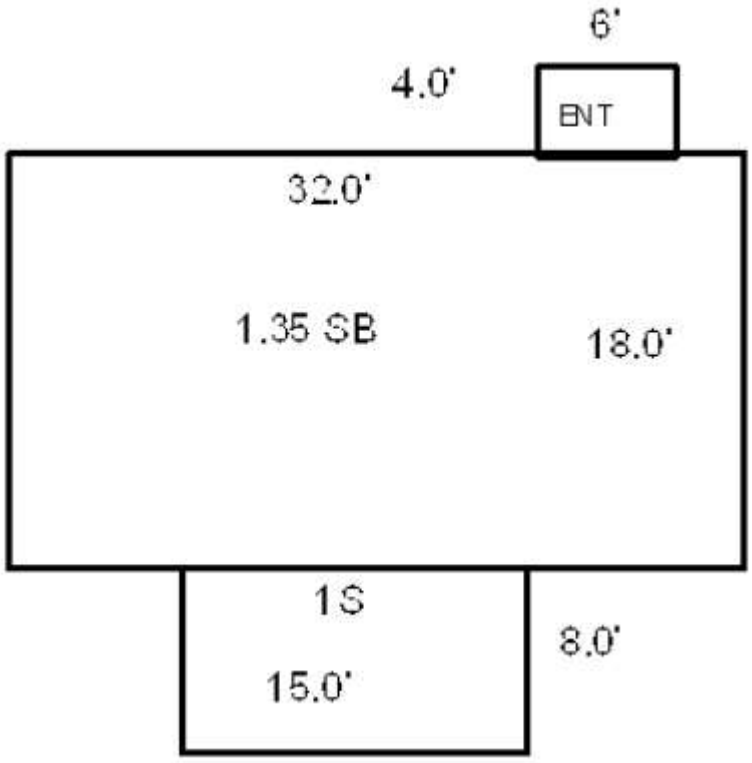
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	OLD TYPE	Old Type	Very Good	Typical	136,568

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	97%	95%	106,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1935	120	C 100	10.990	V.G.	85%	97%	95%	8.609
BSMT ENTRY.....	1935	24	C 100	376	V.G.	85%	97%	95%	294
SOLAR CL2 /KW	2021			- - - - S O U N D V A L U E - - - -					9.000
696 SFLA								Outbuilding Total	17,903

Accpt Land	95,600	Accepted Bldg	124,900	Total	220,500


6'
4.0'
ENT
32.0'
1.35 SB
18.0'
1S
8.0'
15.0'

Map/Lot: 018-011
Account: 10 Card: 1 of 1 Location: 33 MEADER ST

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/30/2022
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17487P164
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	667 Sqft	Grade C 100	Base	184,618
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	667
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,501
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

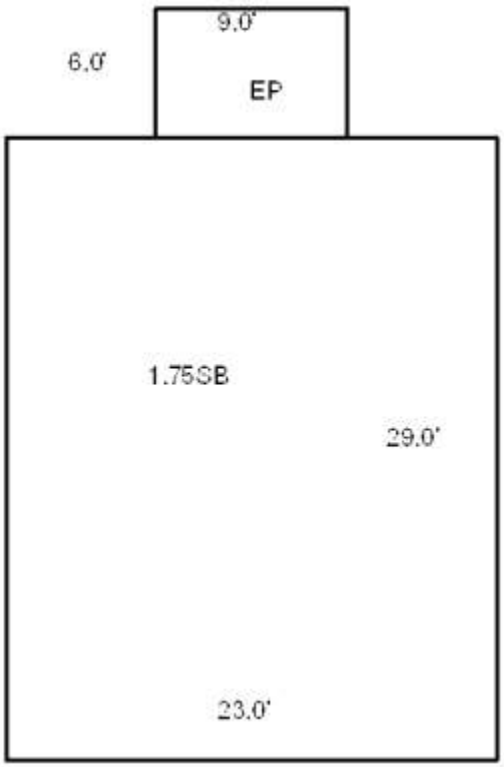
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Above Average	Typical	196,706

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	150,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1850	54	C 100	4.303	Avg+	73%	100%	105%	3.298
Frame Garage	1850	280	C 100	10.688	Avg.	67%	100%	105%	7.519
1,167 SFLA							Outbuilding Total		10,817

Accpt Land 78,500 Accepted Bldg 161,600 Total 240,100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29.0'
23.0'

Name: FRIZZELL, RAYMOND F
FRIZZELL, CATHERINE E
Map/Lot: 013-041
Account: 11 Card: 1 of 1 Location: 111 WEST FIRST ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	05/25/2012
Sale Price	152,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1 B16338P248
Reference 2 LOT SIZE: .28
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	210,000	217,987	100%		217,987
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.28					Land Total	231,737

Dwelling Description

				Replacement Cost New	
Ranch	One Story	576 Sqft	Grade D 110	Base	103,538
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	380
Fin. Basement Area	69 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	1,366
Heating	100% Forced Warm	Cooling	0% None	Heat	1,267
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,324
Insulation	None			Insulation	-507
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Below Average	Typical	111,368

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	125%	83,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1955	48	D 110	2.317	Avg-	60%	100%	125%	1.738
Encl Frame Porch	1955	256	D 100	16.318	Fair	55%	100%	125%	11.219
576 SFLA							Outbuilding Total		12,957

Accpt Land 231,700 Accepted Bldg 96,500 Total 328,200

32.0'
4.0'
18.0'
1SB
OSP
12'
8.0'
EP/OP
32.0'

Map/Lot: 022-039
Account: 12 Card: 1 of 1 Location: 5 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography RollingAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date	10/15/2015
Sale Price	169,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17116P728
Reference 2 LOT SIZE: .44
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	74,130.00	75,116	100%		75,116
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.44					Land Total	86,666

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	616 Sqft	Grade C 110	Base	210,398
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	678
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,066
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,904
Attic	Floor & Stairs			Attic	1,355
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

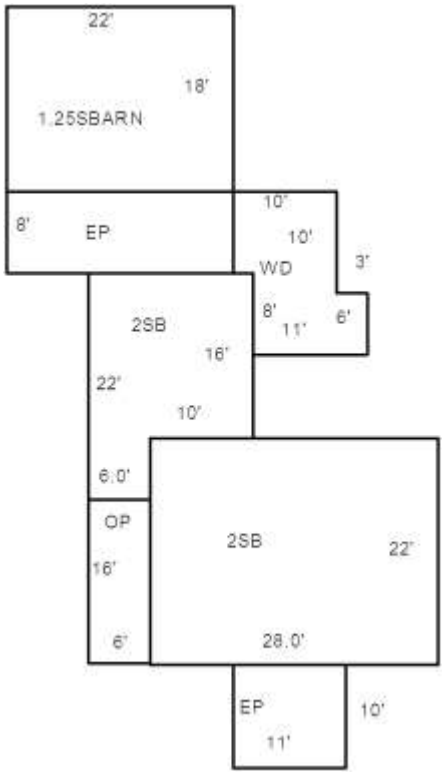
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1960	TYPICAL	TYPICAL	Average	Typical	219,401

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	138,914

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1890	396	C 110	17.967	Avg.	67%	100%	94%	11.376
Encl Frame Porch	1890	176	C 110	15.426	Avg.	67%	100%	94%	9.767
Wood Deck	1890	162	C 110	2.233	Avg.	67%	100%	94%	1.414
TWO STORY FRAME	1890	292	C 110	52.038	Avg.	67%	100%	94%	32.947
Open Frame Porch	1890	96	C 110	4.463	Avg.	67%	100%	94%	2.826
Encl Frame Porch	1890	110	C 110	9.642	Avg.	67%	100%	94%	6.105
Frame Shed	1890	336	C 110	5.784	Avg.	67%	100%	94%	3.662
1,816 SFLA							Outbuilding Total		68,097

Accpt Land 86,700 Accepted Bldg 207,000 Total 293,700


22'
18'
1.25SBARN
8'
EP
10'
10'
WD
3'
8'
11'
6'
2SB
16'
22'
10'
6.0'
OP
16'
6'
2SB
22'
28.0'
EP
11'
10'

Map/Lot: 010-018
Account: 13 Card: 1 of 1 Location: 539 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 11/30/2009
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Family Member
Validity Related Parties

Reference 1 B15768P991
Reference 2 LOT SIZE:15
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	Acres-Rear Land 11-20	950.00	1,045	100%		1,045
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.00					Land Total	127,360

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

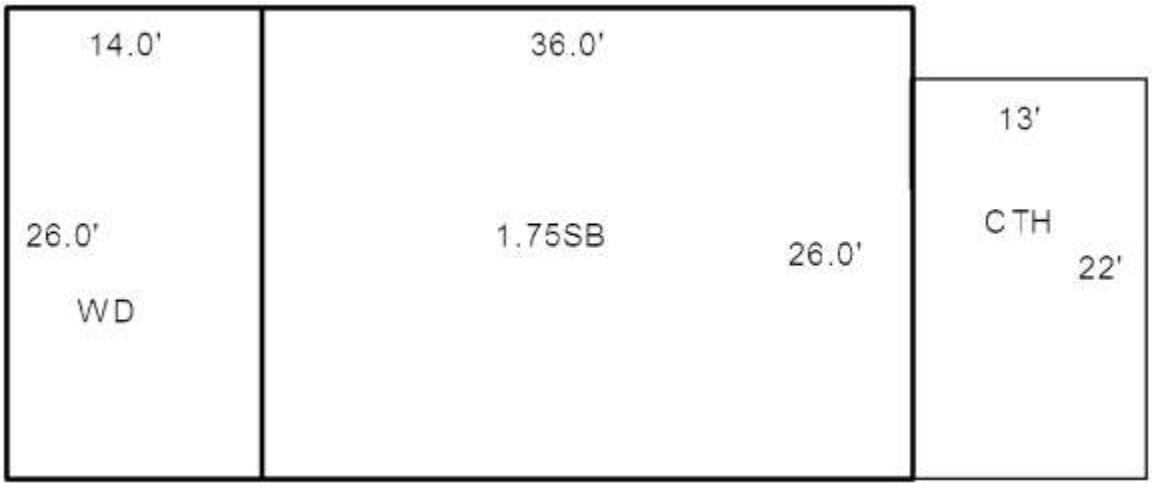
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	257,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	212,459

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STABLE	2002	3000	D 100	76.112	Avg.	87%	100%	95%	62,906
Frame Shed	2002	200	C 100	3.130	Avg.	87%	100%	95%	2,587
Wood Deck	2001	364	C 100	4.561	Avg.	87%	100%	95%	3,770
1 ST CATH CEILING	2001	286	C 100	30.262	Avg.	87%	100%	95%	25,012
1,924 SFLA							Outbuilding Total		94,275

Accpt Land 127,400 Accepted Bldg 306,700 Total 434,100


14.0'
36.0'
13'
26.0'
1.75SB
26.0'
CTH
22'
WD

Account: 14 Card: 1 of 2 Map/Lot: 010-034 Location: 121 LINSCOTT HILL RD

Neighborhood 10	LINSCOTT RD
Tree Growth	2019
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B7812P0331
Reference 2	LOT SIZE: 288 ok, cond
Tran/Land/Bldg	700 1 11
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
49.00	Acres-Rear 21+	665.00	35,844	100%		35,844
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 73.00					Land Total	172,609

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,568 Sqft	Grade C 100	Base	249,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	2,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,920
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

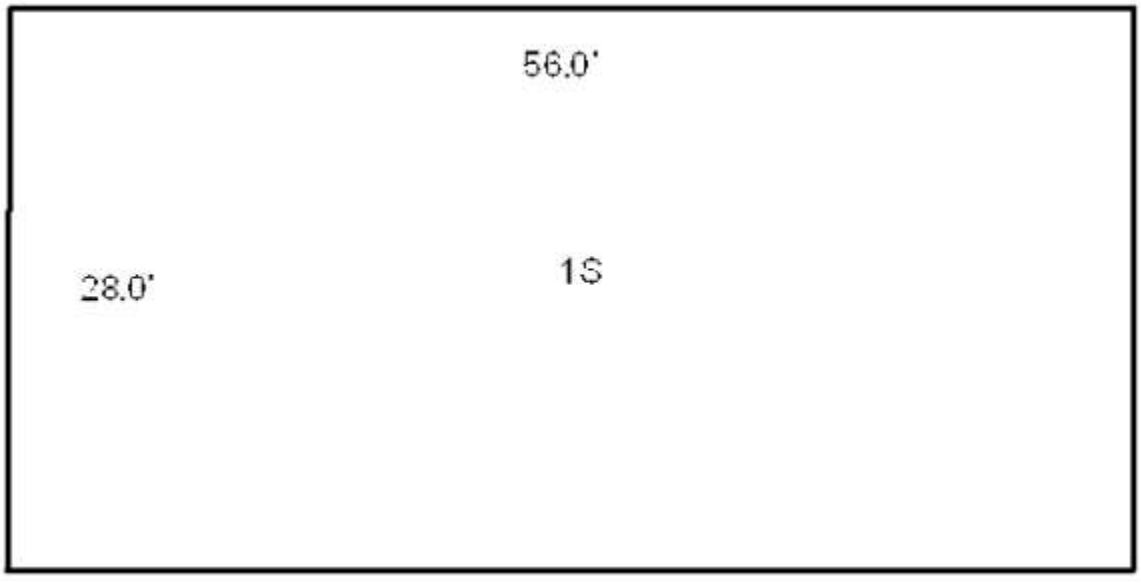
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	OLD TYPE	Old Type	Poor	Typical	261,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	48%	97%	95%	115,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST BARN....	1970	832	C 100	32.719	Poor	48%	97%	95%	14.472
Frame Garage	1970	364	C 100	13.713	Poor	48%	97%	95%	6.066
1.25 ST BARN....	1970	2501	C 100	95.440	Poor	48%	50%	95%	21.761
1,568 SFLA								Outbuilding Total	42,299

Accpt Land 172,600 Accepted Bldg 158,200 Total 330,800


56.0'
28.0'
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Map/Lot: 010-034
Account: 14 Card: 2 of 2 Location: 121 LINSCOTT HILL RD

Neighborhood 10 LINSCOTT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B7812P0331 TG
Reference 2 LOT SIZE: 288
Tran/Land/Bldg 700 1 0
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
31.00	Acres-Softwood	421.00	13,051	100%		13,051
151.00	Acres-Mixed Wood	436.00	65,836	100%		65,836
14.00	Acres-Hardwood	344.00	4,816	100%		4,816
19.00	Acres-Wasteland	47.50	993	100%		993
Total Acres 215.00				Land Total		84,696

Accpt Land 84,700 Accepted Bldg 0 Total 84,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	172,600	158,200	330,800	172,600	158,200	330,800
2	84,700	0	84,700	84,700	0	84,700
TOTAL	257,300	158,200	415,500	257,300	158,200	415,500

Name: MOFFITT, EDWARD A
MOFFITT, KRISTINA K
Map/Lot: 008-027
Account: 15 Card: 1 of 1 Location: 1006 OAK WOODS RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	07/18/2014
Sale Price	109,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16858P308
Reference 2	LOT SIZE: 31
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
3.08	Acres-Rear 21+	665.00	2,253	100%		2,253
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 27.08					Land Total	139,018

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,558 Sqft	Grade C 110	Base	354,647
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood	Basement	Crawl	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	23,232
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

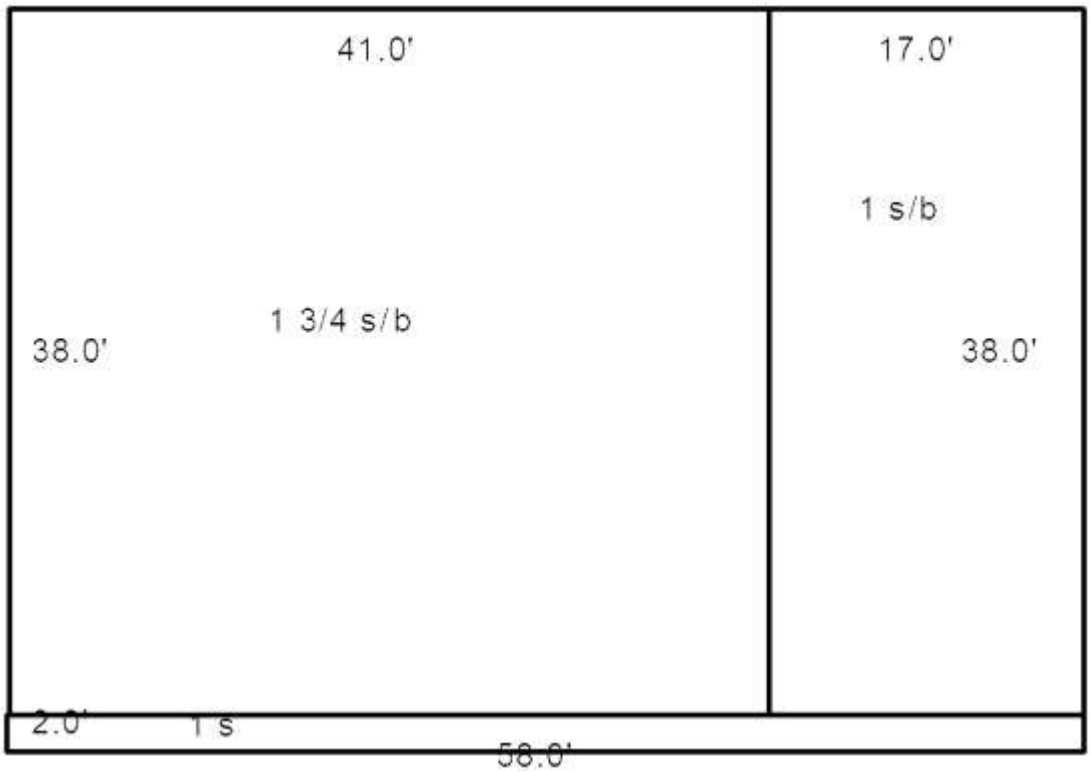
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	385,591

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	95%	344,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	2015	646	C 110	65.077	Avg.	94%	100%	95%	58.113
ONE STORY FRAME	2015	116	C 110	11.685	Avg.	94%	100%	95%	10.435
3,099 SFLA							Outbuilding Total		68,548

Accpt Land	139,000	Accepted Bldg	412,900	Total	551,900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17.0'
1 s/b
1 3/4 s/b
38.0'
38.0'
2.0'
1 s
58.0'

Account: 16 Card: 1 of 1 Map/Lot: 018-010 Location: 31 MEADER ST

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/24/2018
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17806P929
Reference 2	LOT SIZE: .14 cond
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	667 Sqft	Grade C 100	Base	184,618
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	667
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,501
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

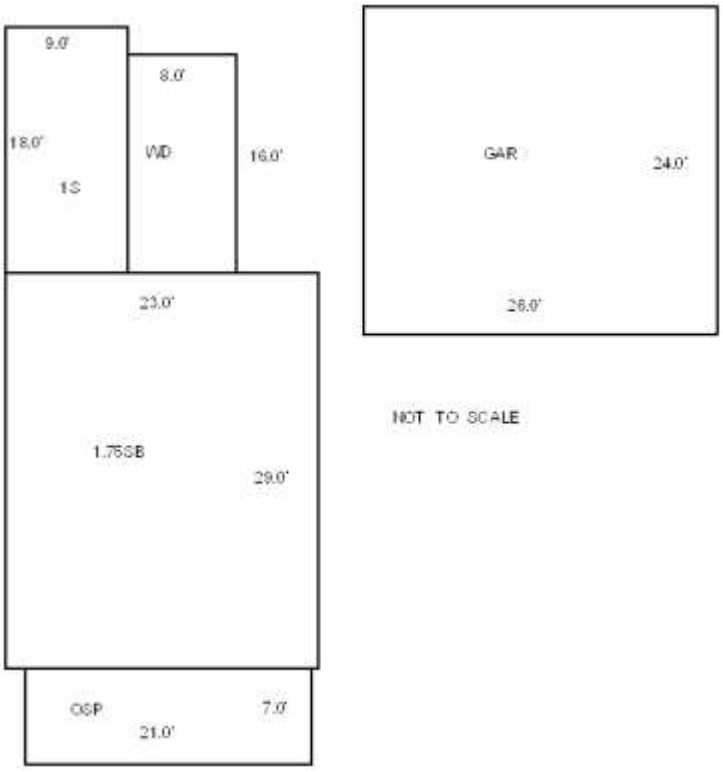
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Very Good	Typical	196,706

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	105%	175,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1850	162	C 100	14.836	V.G.	85%	100%	105%	13.242
Wood Deck	1850	128	C 100	1.604	V.G.	85%	100%	105%	1.431
OPEN SCR PORCH	1850	147	C 100	6.817	V.G.	85%	100%	105%	6.084
Frame Garage	2005	624	C 100	23.075	V.G.	85%	100%	105%	20.595
1,329 SFLA							Outbuilding Total		41,352

Accpt Land	78,500	Accepted Bldg	216,900	Total	295,400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8.0'
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29.0'
OSP
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21.0'
GAR
24.0'
26.0'
NOT TO SCALE

Map/Lot: 016-008
Account: 17 Card: 1 of 1 Location: 155 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/28/2008
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B15478P561
Reference 2	LOT SIZE:0.92
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	74,130.00	80,866	100%		80,866
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.92					Land Total	92,416

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,216 Sqft	Grade C 100	Base	319,340
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,216
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,296
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	18,480
Attic	Floor & Stairs			Attic	2,432
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

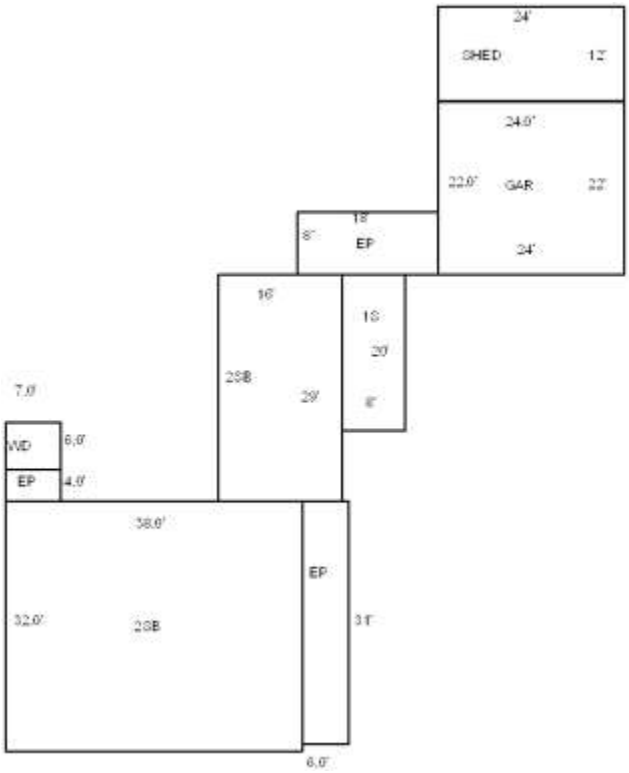
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1852	1970	TYPICAL	TYPICAL	Average	Typical	348,764

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	245,355

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1852	288	C 100	4.507	Avg.	67%	100%	105%	3.171
Frame Garage	1960	528	C 100	19.618	Avg.	67%	100%	105%	13.801
Encl Frame Porch	1960	144	C 100	11.474	Fair	55%	100%	105%	6.627
ONE STORY FRAME	1960	160	C 100	14.653	Avg.	67%	100%	105%	10.309
2 Story/BSMT	1940	464	C 100	78.439	Avg.	67%	100%	105%	55.182
Encl Frame Porch	1900	186	D 100	11.856	Avg-	60%	100%	105%	7.470
Encl Frame Porch	1852	28	C 100	2.231	Avg.	67%	100%	105%	1.570
Wood Deck	1852	42	C 100	526	Avg.	67%	100%	105%	370
Frame Shed	1852	120	C 100	1.878	Avg.	67%	100%	105%	1.321
3,520 SFLA							Outbuilding Total		99,821

Accpt Land 92,400 Accepted Bldg 345,200 Total 437,600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28'
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EP
32.0'
28B
31'
6.0'

Name: TABOR, JOYCE
TABOR, CARL

Map/Lot: 017-055
Account: 18 Card: 1 of 1 Location: 87 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	
Reference 2	AFFIDAVIT 18431/41 FOR CHAIN OF TITLE
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/24/2021
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	74,130.00	71,796	100%		71,796
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.28					Land Total	83,346

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	648 Sqft	Grade C 100	Base	194,207
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,402
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

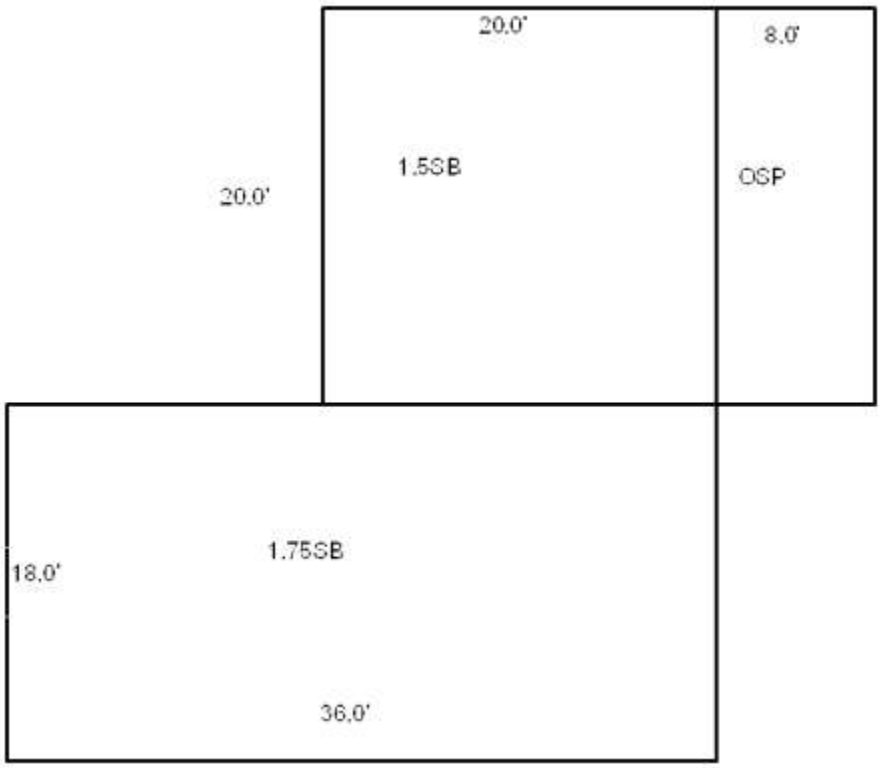
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1960	OLD TYPE	Obsolete	Fair	Typical	218,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	55%	98%	105%	123,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1800	400	C 100	59.172	Fair	55%	80%	105%	27.338
OPEN SCR PORCH	1800	160	C 100	7.367	Fair	55%	98%	105%	4.170
Frame Garage	1800	441	C 100	16.485	Avg.	67%	100%	105%	11.597
1,734 SFLA							Outbuilding Total		43,105

Accpt Land	83,300	Accepted Bldg	166,700	Total	250,000


20.0'
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1.75SB
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36.0'

Name: YOUNG, ARTHUR B
YOUNG, DONNA L
Map/Lot: 002-035-1
Account: 19 Card: 1 of 1 Location: 88 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date 04/22/2003
Sale Price 0
Sale Type
Financing
Verified
Validity Validity

Reference 1 B12764P55
Reference 2 LOT SIZE:5.78
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
1.78	Acres-Rear Land 1-10	2,280.00	4,464	100%		4,464
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 5.78					Land Total	113,706

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	285,903
Exterior	CLAPBOARD	Masonry Trim	90Sqft	Trim	495
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,252
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,328
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

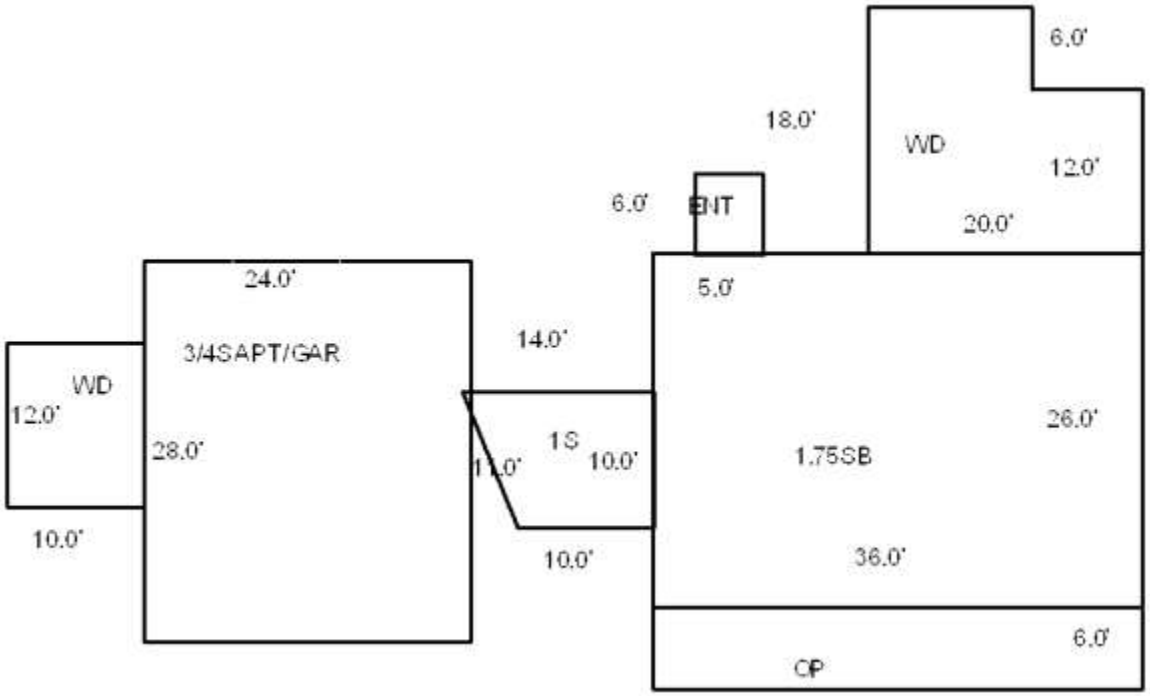
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	GOOD	GOOD	Average	Typical	310,522

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	95%	227,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4 S APT/GAR	1982	672	C 110	75.214	Avg.	77%	100%	95%	55,019
Wood Deck	1982	120	C 110	1.654	Avg.	77%	100%	95%	1,210
Open Frame Porch	1982	216	C 110	10.041	Avg.	77%	100%	95%	7,345
WOOD DECK	1982	312	C 110	4.300	Avg.	77%	100%	95%	3,145
BSMT ENTRY.....	1982	30	C 110	517	Avg.	77%	100%	95%	378
Swimming Pool	1985	1	C 100	12.100	Avg.	99%	100%	95%	11,380
OPEN SCR PORCH	1982	120	C 110	6.244	Avg.	77%	100%	95%	4,568
Frame Shed	1986	72	C 110	1.240	Avg.	77%	100%	95%	907
ONE STORY FRAME	1985	120	C 110	12.089	Avg.	77%	100%	95%	8,844
2,262 SFLA							Outbuilding Total		92,796

Accpt Land 113,700 Accepted Bldg 319,900 Total 433,600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Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	All Public
Street	Abandoned.....

Sale Data

Sale Date	07/23/2021
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:1.91
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	61,200.00	67,320	100%		67,320
0.91	Acres-Rear Land 1-10	1,440.00	1,441	100%		1,441
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.91					Land Total	81,961

Dwelling Description | **Replacement Cost New**

Conventional	Two Story	480 Sqft	Grade B 100	Base	211,172
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,744
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

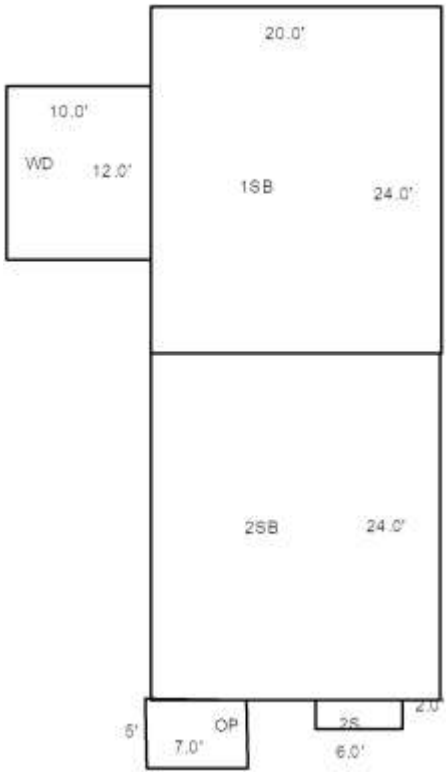
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2000	GOOD	GOOD	Above Average	Typical	233,012

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	161,594

Outbuildings/Additions/Improvements | **Percent Good** | **Value**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BSMT	1910	480	B 100	65.932	Avg+	73%	100%	95%	45.724
Wood Deck	1910	120	B 100	1.955	Avg+	73%	100%	95%	1.356
Open Frame Porch	1910	35	B 100	1.923	Avg+	73%	100%	95%	1.334
TWO STORY FRAME	1910	12	B 100	2.527	Avg+	73%	100%	95%	1.753
Frame Shed	2000	190	C 100	2.974	Avg.	86%	50%	95%	1.215
1,464 SFLA							Outbuilding Total		51,382

Accpt Land	82,000	Accepted Bldg	213,000	Total	295,000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Neighborhood 6	RANDALL RD		
Zoning/Use	RESIDENTIAL 1		
Topography	LevelRolling		
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	Paved		
Reference 1	B0000P0000		
Reference 2	LOT SIZE:1		
Tran/Land/Bldg	101 0 98		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

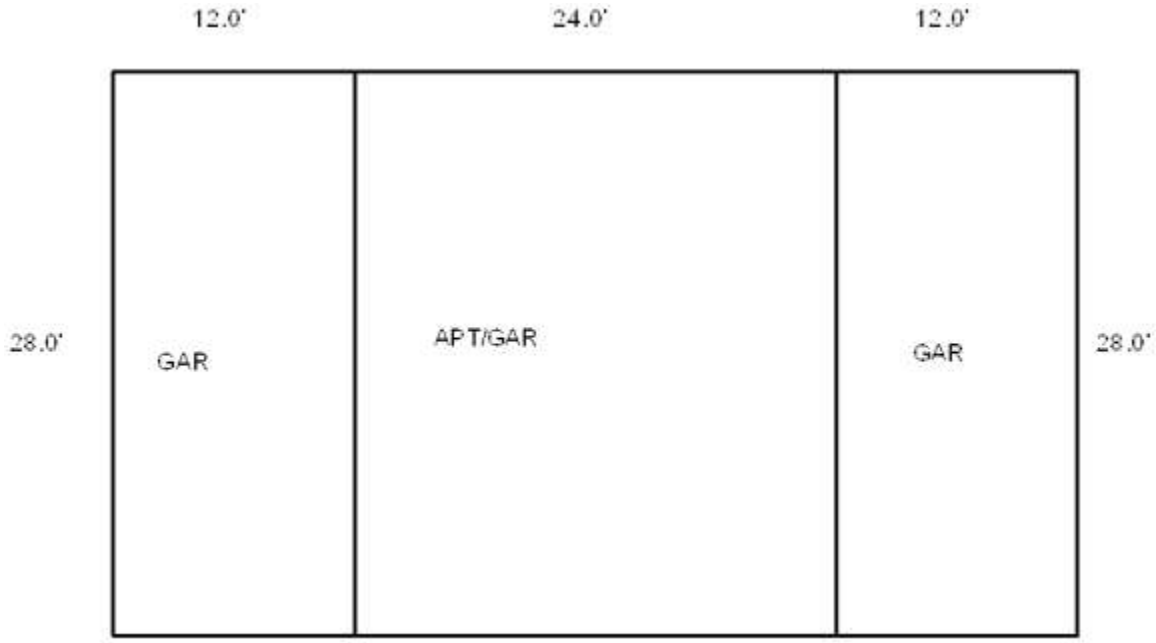
Sale Data

Sale Date	07/23/2021
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	336	C 90	11.434	Avg.	79%	100%	95%	8,581
APT/GAR	1910	672	C 90	66.268	C Gr	79%	100%	95%	49,734
Frame Garage	1910	336	C 90	11.434	C Gr	79%	100%	95%	8,581
Wood Deck	1910	66	C 100	744	C Gr	79%	100%	95%	559
2,136 SFLA							Outbuilding Total		67,455

Accpt Land	0	Accepted Bldg	67,500	Total	67,500


12.0'
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GAR
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GAR
28.0'

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	82,000	213,000	295,000	82,000	213,000	295,000
2	0	67,500	67,500	0	67,500	67,500
TOTAL	82,000	280,500	362,500	82,000	280,500	362,500

Account: 21 Card: 1 of 1 Map/Lot: 001-045 Location: RANDALL RD

Neighborhood 99 LANDLOCKED

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:29.2
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
8.45	Acres-Rear 21+	665.00	6,181	100%		6,181
Total Acres 28.45				Land Total		35,441

Accpt Land 35,400 Accepted Bldg 0 Total 35,400

Map/Lot: 008-047
Account: 22 Card: 1 of 1 Location: FORD QUINT RD

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B10305P0347
Reference 2	LOT SIZE:2
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	65%	Size/Shape	55,692
Total Acres 2.00					Land Total	55,692

Accpt Land	55,700	Accepted Bldg	0	Total	55,700

Name: BENNETT, ALFRED R
BENNETT, STEPHANIE T
Map/Lot: 001-030
Account: 23 Card: 1 of 1 Location: 352 ELM ST

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	RESIDENTIAL 1		
Topography	LevelRolling		
Utilities	Well & SepticWell & Septic		
Street	Paved		
Reference 1	B9998P0183		
Reference 2	LOT SIZE:5		
Tran/Land/Bldg	101 1 11		
X.....	0	Y.....	0
Exemption(s)	1 15 30	Land Schedule	2

Sale Data

Sale Date	04/28/2000
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
1.00	Acres-Rear Land 1-10	2,280.00	2,508	100%		2,508
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 5.00					Land Total	111,750

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	221,220
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

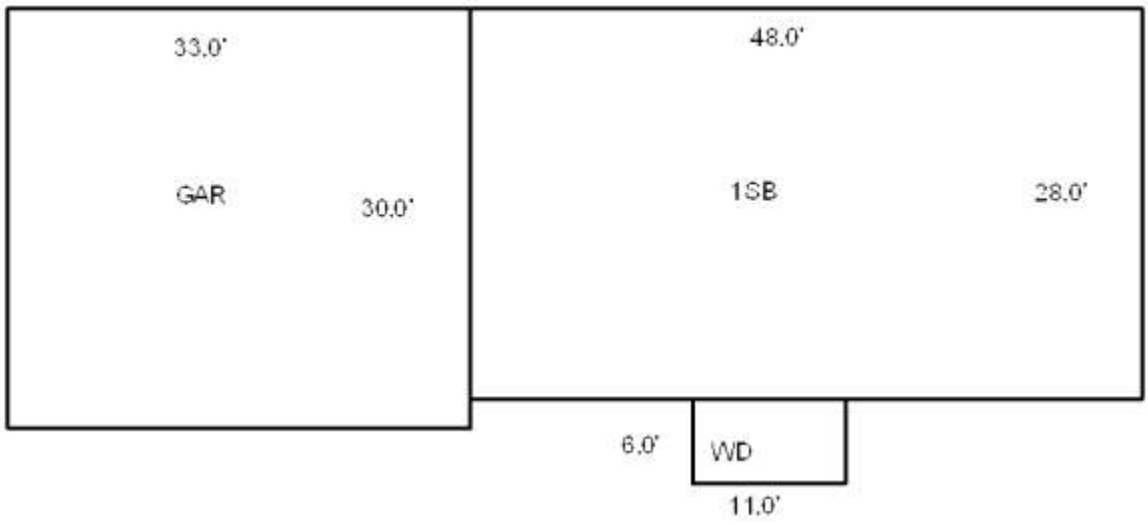
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	243,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	201,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2000	990	C 100	36.255	Avg.	87%	100%	95%	29,965
Wood Deck	2000	66	C 100	827	Avg.	87%	100%	95%	683
Frame Shed	2005	160	C 100	2,504	Avg.	88%	100%	95%	2,094
1,344 SFLA							Outbuilding Total		32,742

Accpt Land	111,800	Accepted Bldg	234,300	Total	346,100


33.0'
48.0'
GAR
30.0'
1SB
28.0'
6.0'
WD
11.0'

Map/Lot: 001-031
Account: 24 Card: 1 of 1 Location: 22 DENNETT RD

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B14121P921
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	06/09/2004
Sale Price	200,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	832 Sqft	Grade C 100	Base	149,201
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,248
Fin. Basement Area	416 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,237
Heating	100% HW BB	Cooling	0% None	Heat	2,496
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	1,664
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

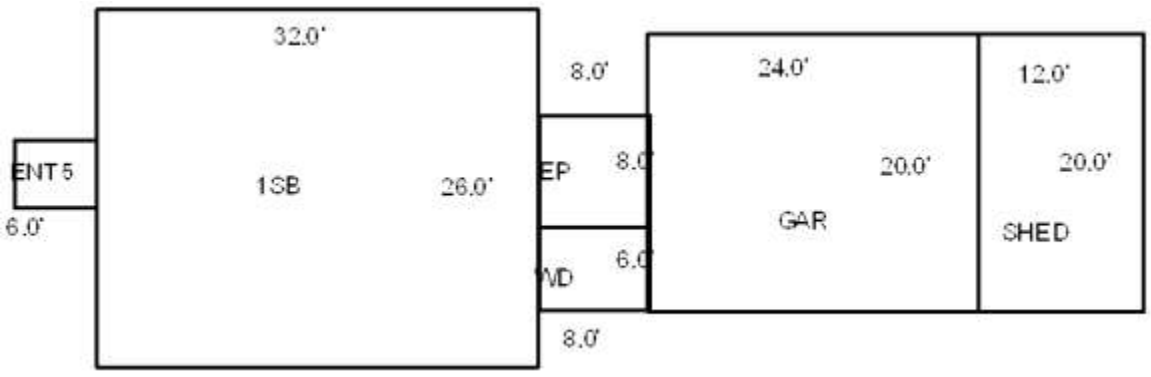
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	TYPICAL	GOOD	Good	Typical	170,766

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	95%	126,538

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1953	30	C 100	470	Good	78%	100%	95%	349
2S Encl Fr Porch	1953	64	C 100	8.815	Good	78%	100%	95%	6.532
Wood Deck	1953	48	C 100	601	Good	78%	100%	95%	446
Frame Garage	1953	480	C 100	17.890	Good	78%	100%	95%	13.256
Frame Shed	1953	240	C 100	3.756	Good	78%	100%	95%	2.784
832 SFLA							Outbuilding Total		23,367

Accpt Land	Accepted Bldg	Total
102,600	149,900	252,500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Name: MCKENNA, ANDREW R & MONICA L., MCKENNA FAMILY REV TRUST
Map/Lot: 010-021
Account: 25 Card: 1 of 1 Location: 623 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B17831P554
Reference 2	LOT SIZE: 14.87
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	1 85 0 Land Schedule 1

Sale Data

Sale Date	10/26/2018
Sale Price	287,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.87	Acres-Rear Land 1-10	1,710.00	20,446	100%		20,446
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 14.87					Land Total	127,951

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	682 Sqft	Grade C 110	Base	205,850
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	750
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,813
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,904
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

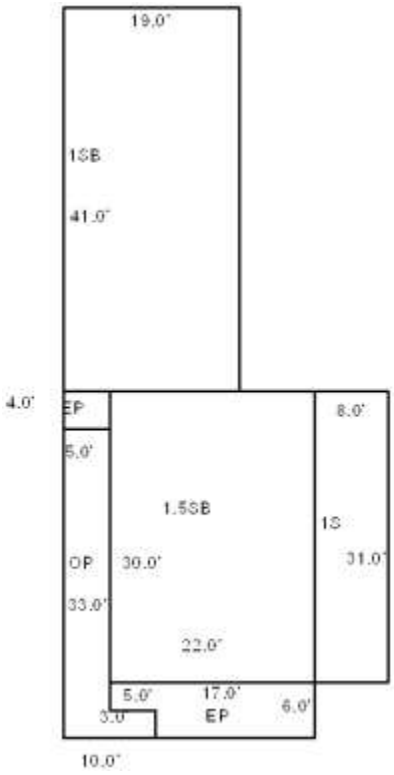
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	TYPICAL	TYPICAL	Above Average	Typical	218,972

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	151,857

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1900	1027	C 110	119.364	Avg+	73%	100%	95%	82.779
Encl Frame Porch	1900	137	C 110	12.008	Avg+	73%	100%	95%	8.328
AV POLE SHED....	2018	864	C 100	10.826	Avg.	96%	100%	95%	9.873
Open Frame Porch	1900	180	C 110	8.368	Avg+	73%	100%	95%	5.804
Frame Garage	1900	400	C 100	15.009	Avg-	60%	100%	95%	8.555
1.25 ST BARN....	1900	1536	C 100	59.175	Avg+	73%	100%	95%	41.038
1 ST BARN.....	1900	400	E 100	6.867	Avg+	1%	100%	95%	66
Frame Shed	1900	220	E 100	1.722	Avg+	1%	100%	95%	16
Frame Shed	1900	280	E 100	2.191	Avg+	1%	100%	95%	21
SOLAR CL2 /KW	2021			----SOUND VALUE----					9.000
2,050 SFLA							Outbuilding Total		165,480

Accpt Land	128,000	Accepted Bldg	317,300	Total	445,300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10.0'

Name: L'HEUREUX FAMILY TRUST
L'HEUREUX, JASON J. L. & SULLIVAN,
Map/Lot: 010-023
Account: 26 Card: 1 of 1 Location: 642 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/11/2013
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16592P278
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	9 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	960 Sqft	Grade C 100	Base	167,986
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	96 Sqft, Grade C 1.00	Basement Gar	1 CAR	Fin Bsmt	3,881
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

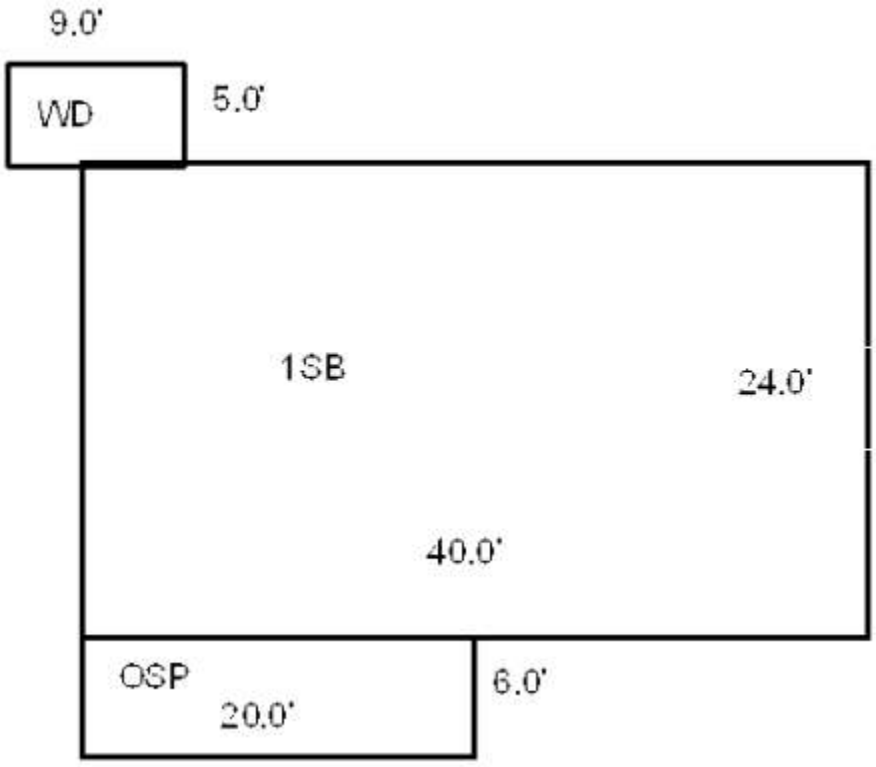
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	GOOD	TYPICAL	Average	Typical	176,187

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	133,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1987	45	C 100	564	Avg.	80%	100%	95%	428
OPEN SCR PORCH	1987	120	C 100	5.676	Avg.	80%	100%	95%	4.314
Wood Deck	1987	45	C 100	564	Avg.	80%	100%	95%	428
OPEN SCR PORCH	1987	120	C 100	5.676	Avg-	73%	100%	95%	3.936
Frame Shed	2006	96	D 100	1.202	Avg-	86%	100%	95%	982
960 SFLA							Outbuilding Total		10,088

Accpt Land	90,300	Accepted Bldg	144,000	Total	234,300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OSP
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Account: 27 Card: 1 of 1 Map/Lot: 005-026 Location: 807 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/13/2017
Sale Price	306,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16998P686
Reference 2	LOT SIZE:86
Tran/Land/Bldg	101 1 11
X.....	LAND Y..... GRAD
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
62.00	Acres-Rear 21+	665.00	45,353	100%		45,353
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 86.00					Land Total	182,118

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 90	Base	155,281
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,160
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

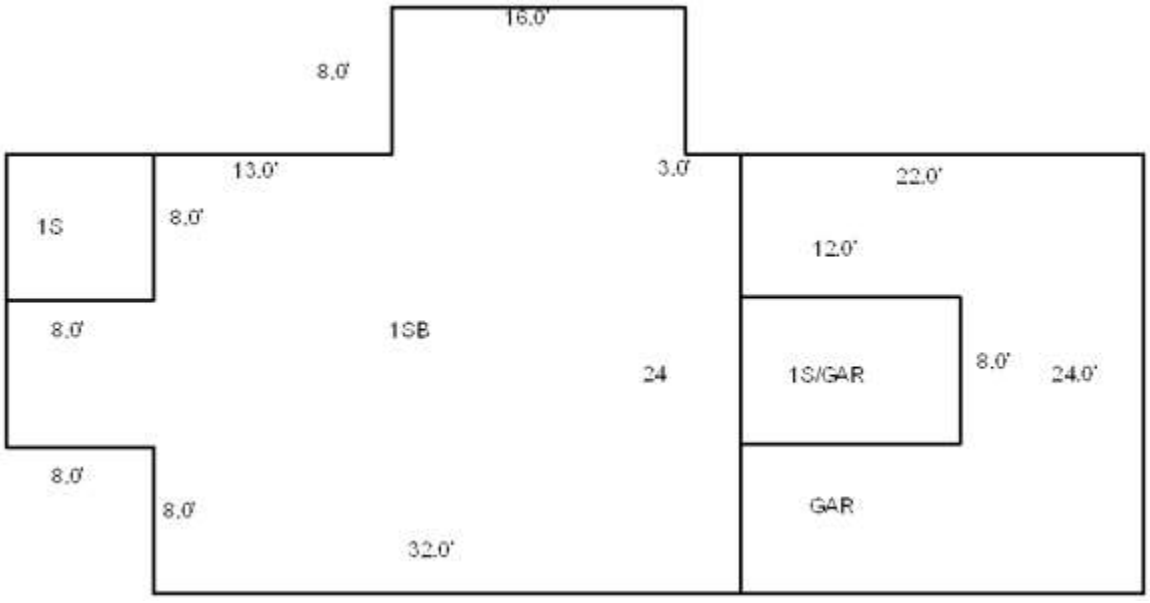
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	158,737

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	110,084

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1973	64	C 90	5.275	Avg.	73%	100%	95%	3.658
Frame Garage	1973	528	C 90	17.656	Avg.	73%	100%	95%	12.245
1 STORY	1973	96	C 90	7.913	Avg.	73%	100%	95%	5.487
1,120 SFLA							Outbuilding Total		21,390

Accpt Land	182,100	Accepted Bldg	131,500	Total	313,600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GAR
32.0'

Map/Lot: 021-030-2
Account: 28 Card: 1 of 1 Location: 11 DOVE DR

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	06/27/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B16362P850
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description

				Replacement Cost New	
Other	One Story	1,400 Sqft	Grade E 110	Base	97,036
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,310
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	4,356
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

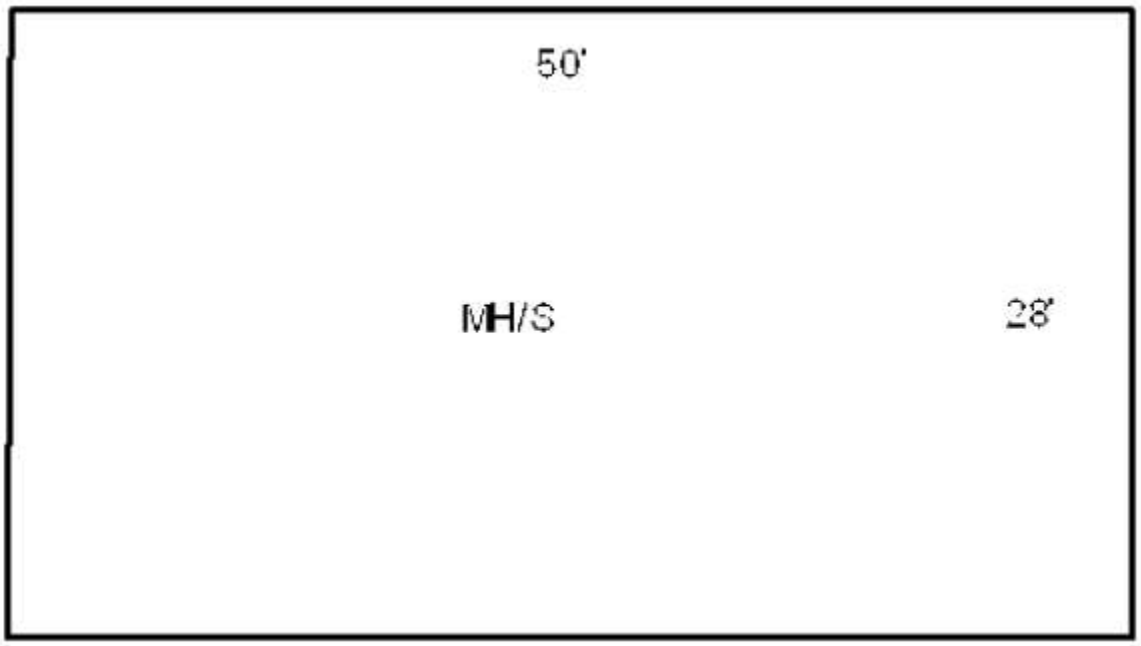
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	103,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	105%	88,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
MH SLAB.....	1990	1400	C 100	4.550	Avg.	80%	100%	105%	3,822
1,400 SFLA							Outbuilding Total		3,822

Accpt Land	90,800	Accepted Bldg	92,000	Total	182,800


50'
MH/S
28'

Account: 29 Card: 1 of 2 Map/Lot: 022-011 Location: 49 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/09/2018
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17674P175
Reference 2	LOT SIZE: .81
Tran/Land/Bldg	109 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	74,130.00	79,843	100%		79,843
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.81					Land Total	91,393

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,360 Sqft	Grade B 100	Base	395,601
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,768
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,956
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

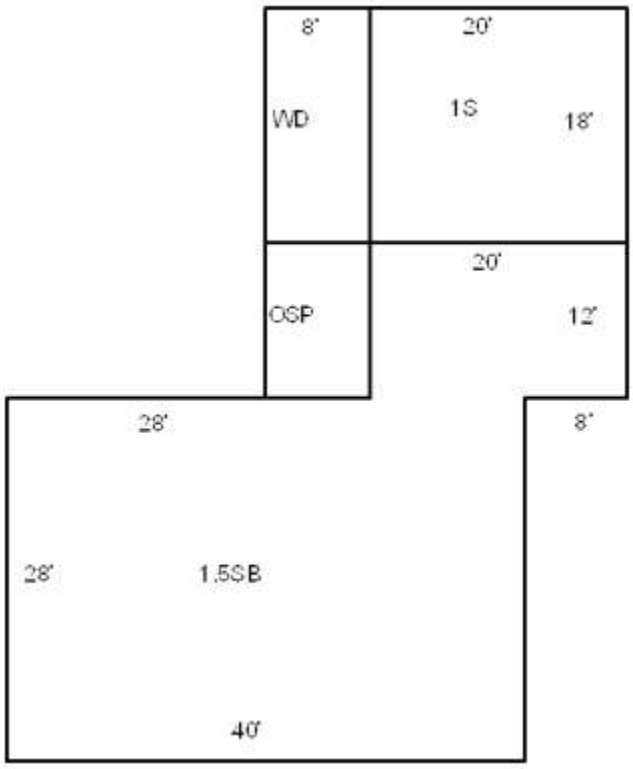
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	1996	TYPICAL	GOOD	Above Average	Typical	415,621

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	318,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1780	360	B 100	42.860	Avg+	73%	100%	105%	32.852
Wood Deck	1780	144	B 100	2.345	Avg+	73%	100%	105%	1.798
OPEN SCR PORCH	1780	96	B 100	6.061	Avg+	73%	100%	105%	4.646
Frame Garage	1780	528	B 100	25.503	Avg+	73%	100%	105%	19.548
1.25 ST GARAGE..	1780	368	B 100	20.838	Avg+	73%	100%	105%	15.973
2,400 SFLA							Outbuilding Total		74,817

Accpt Land	91,400	Accepted Bldg	393,400	Total	484,800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40'

Map/Lot: 022-011
Account: 29 Card: 2 of 2 Location: 49 HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B10799P072
Reference 2	LOT SIZE:0
Tran/Land/Bldg	109 1 7
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

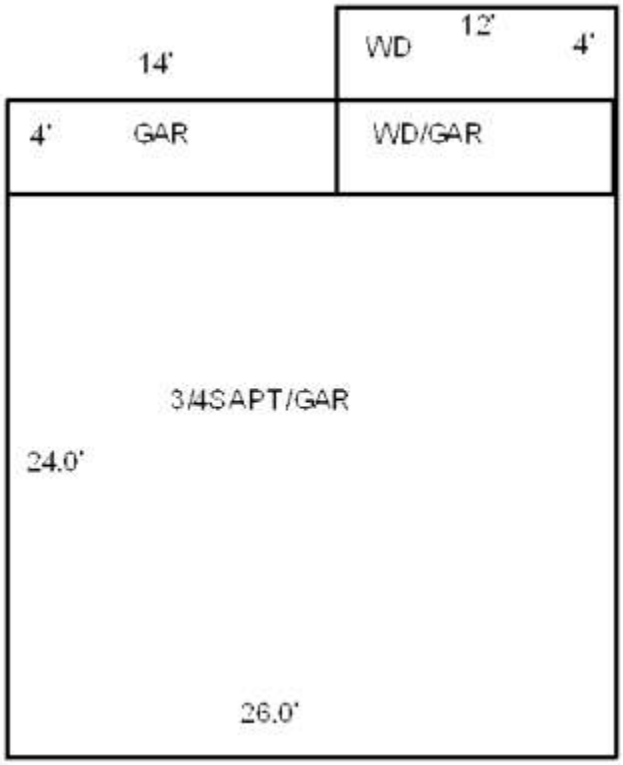
Sale Data

Sale Date	03/09/2018
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1780	624	B 100	70.850	B Gr	73%	100%	105%	54.306
Frame Garage	1780	104	B 100	5.655	B Gr	73%	100%	105%	4.334
Wood Deck	1780	96	B 100	1.564	B Gr	73%	100%	105%	1.199
2,868 SFLA							Outbuilding Total		59,839

Accpt Land	0	Accepted Bldg	59,800	Total	59,800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GAR
WD/GAR
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Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	91,400	393,400	484,800	91,400	393,400	484,800
2	0	59,800	59,800	0	59,800	59,800
TOTAL	91,400	453,200	544,600	91,400	453,200	544,600

Map/Lot: 018-088
Account: 30 Card: 1 of 1 Location: 24 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE: .13
Tran/Land/Bldg 900 9 77
X..... 0 Y..... 0
Exemption(s) 11 0 0 Land Schedule 4

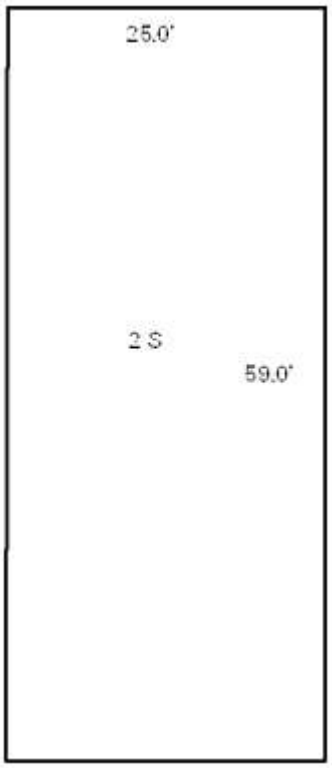
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	70,600.00	63,327	100%		63,327
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.13					Land Total	74,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FRATERNAL	1	1475	D 100	126.890	Avg.	67%	100%	100%	85.016
FRATERNAL	0	1475	D 100	126.890	Avg.	67%	80%	100%	68.013
Frame Shed	0	270	D 100	3.381	Fair	55%	100%	100%	1.860
								Outbuilding Total	154,889

Accpt Land 74,300 Accepted Bldg 154,900 Total 229,200


25.0'
2 S
59.0'

Account: 31 Card: 1 of 1 Map/Lot: 004-050 Location: 24 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/29/2020
Sale Price	61,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B16424P47
Reference 2	LOT SIZE:0.7
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	76,500.00	75,764	100%		75,764
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.70					Land Total	86,764

Dwelling Description

				Replacement Cost New	
Ranch	One Story	624 Sqft	Grade D 100	Base	103,948
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Crawl	Basement	125
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	998
Rooms	5	HEARTHS		HEARTHS	640
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

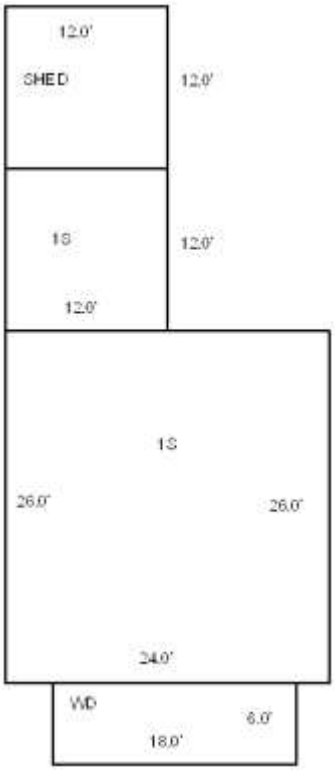
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	105,711

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	100%	78,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1976	144	D 100	1.803	Avg.	74%	100%	100%	1.334
ONE STORY FRAME	1976	144	D 100	10.550	Avg.	74%	100%	100%	7.807
Wood Deck	1976	108	D 100	1.082	Avg.	74%	100%	100%	801
Frame Garage	1976	480	D 100	14.312	Avg.	74%	100%	100%	10.591
768 SFLA							Outbuilding Total		20,533

Accpt Land	86,800	Accepted Bldg	98,800	Total	185,600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SHED
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WD
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18.0'

Map/Lot: 022-071
Account: 32 Card: 1 of 1 Location: 46 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B8098P0109
Reference 2 LOT SIZE: .18
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description

				Replacement Cost New	
Ranch	One Story	396 Sqft	Grade C 100	Base	101,027
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	594
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW RADIANT	Cooling	0% None	Heat	990
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

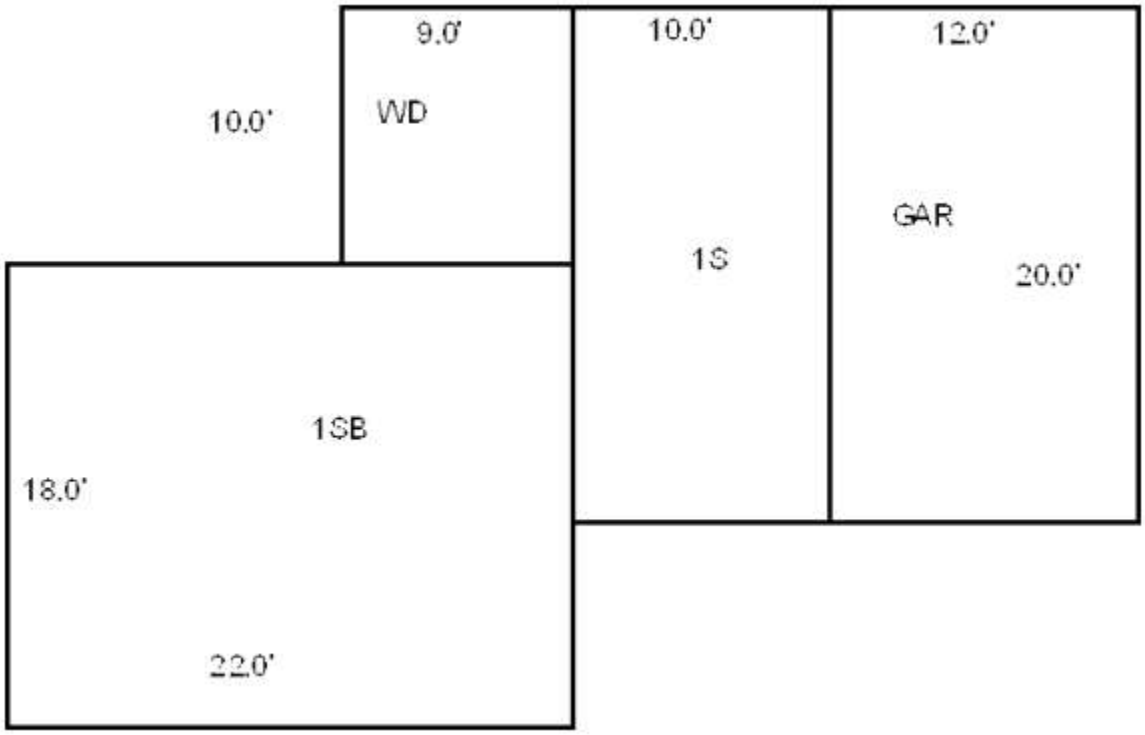
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Above Average	Typical	107,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	82,698

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1955	90	C 100	1.128	Avg+	73%	100%	105%	864
ONE STORY FRAME	1955	200	C 100	18.316	Avg+	73%	100%	105%	14.040
Frame Garage	1955	240	C 100	9.247	Avg+	73%	100%	105%	7.088
596 SFLA							Outbuilding Total		21,992

Accpt Land 80,200 Accepted Bldg 104,700 Total 184,900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GAR
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Name: CANFIELD, SIDNEY J
CANFIELD, JANE M

Map/Lot: 003-096E
Account: 33 Card: 1 of 1 Location: 317 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Reference 1	B6575P17
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	101 1 11
X.....	WD Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	74,130.00	84,333	100%		84,333
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.40					Land Total	95,883

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,232 Sqft	Grade C 100	Base	197,610
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,540
Fin. Basement Area	185 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,663
Heating	100% Units	Cooling	0% None	Heat	2,464
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

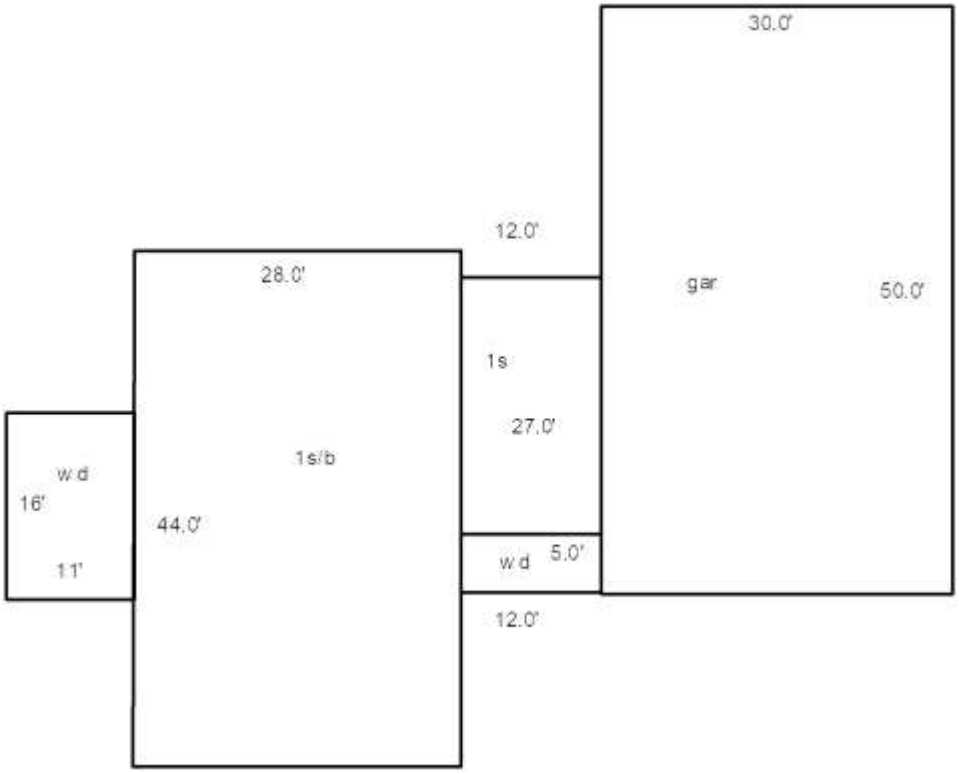
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	GOOD	TYPICAL	Above Average	Typical	213,197

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	174,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1969	176	C 100	2.205	Avg+	78%	100%	105%	1.806
ONE STORY FRAME	1969	264	C 100	24.177	Avg+	78%	100%	105%	19.801
WOOD DECK	1969	60	C 100	752	Avg+	78%	100%	105%	616
Frame Garage	1969	1500	C 100	54.620	Avg+	78%	100%	105%	44.734
Frame Shed	1970	96	C 100	1.502	Avg.	69%	0%	105%	0
1,496 SFLA							Outbuilding Total		66,957

Accpt Land	95,900	Accepted Bldg	241,600	Total	337,500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Neighborhood 63 VARNEY RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B11589P197
Reference 2	LOT SIZE:0.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	74,130.00	78,686	100%		78,686
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.70					Land Total	90,236

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,083 Sqft	Grade B 100	Base	373,522
Exterior	ALUM/VINYL	Masonry Trim	200Sqft	Trim	1,300
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,112
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,447
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

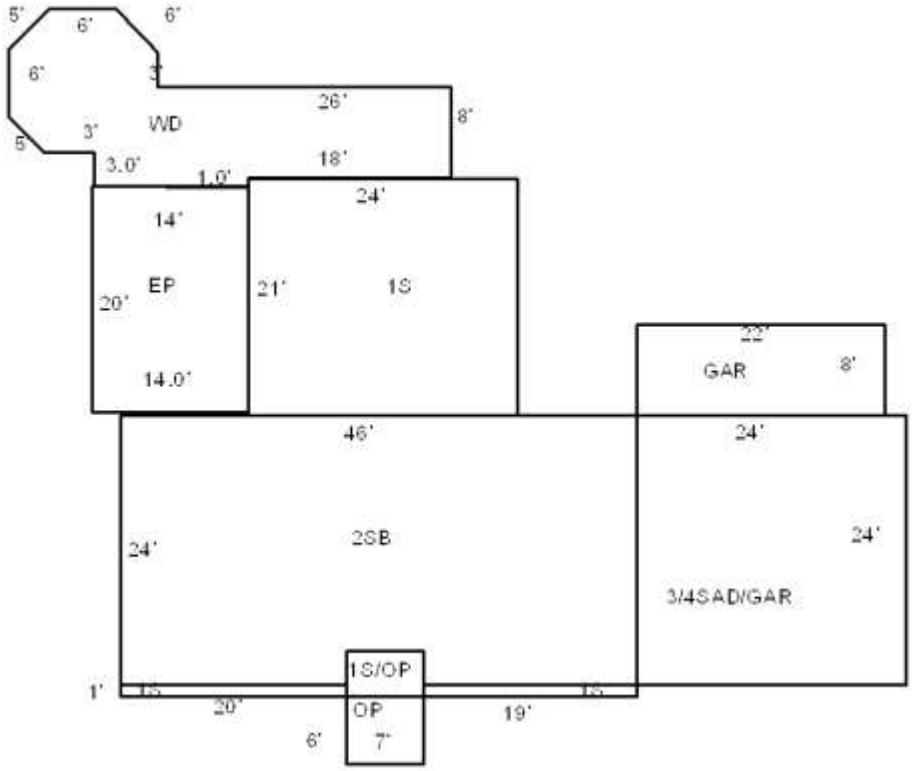
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	GOOD	GOOD	Average	Typical	410,406

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	105%	310,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1972	504	B 100	60.003	Ava.	72%	100%	105%	45.362
Open Frame Porch	1972	42	B 100	2.308	Ava.	72%	100%	105%	1.745
1S/OP	1972	28	B 100	3.808	Ava.	72%	100%	105%	2.879
1 STORY	1972	39	B 100	4.644	Ava.	72%	100%	105%	3.511
3/4S AD/GAR.....	1972	576	B 100	65.400	Ava.	72%	100%	105%	49.442
Frame Garage	1972	176	B 100	9.026	Ava.	72%	100%	105%	6.824
ENCL. PORCH	1972	280	B 100	29.146	Ava.	72%	100%	105%	22.034
Frame Garage	1972	1120	B 100	53.217	Good	80%	100%	105%	44.703
WOOD DECK	1972	385	B 100	6.271	Ava.	72%	100%	105%	4.741
3,141 SFLA							Outbuilding Total		181,241

Accpt Land 90,200 Accepted Bldg 491,500 Total 581,700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15
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15
6'
7'

Account: 35 Card: 1 of 1 Map/Lot: 001-030A Location: 334 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B15611P158
Reference 2	LOT SIZE: 42.85
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 2

Sale Data

Sale Date	04/17/2009
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
18.85	Acres-Rear 21+	665.00	13,789	100%		13,789
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 42.85					Land Total	163,786

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	195,863
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,716
Fin. Basement Area	95 Sqft, Grade C 0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,432
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

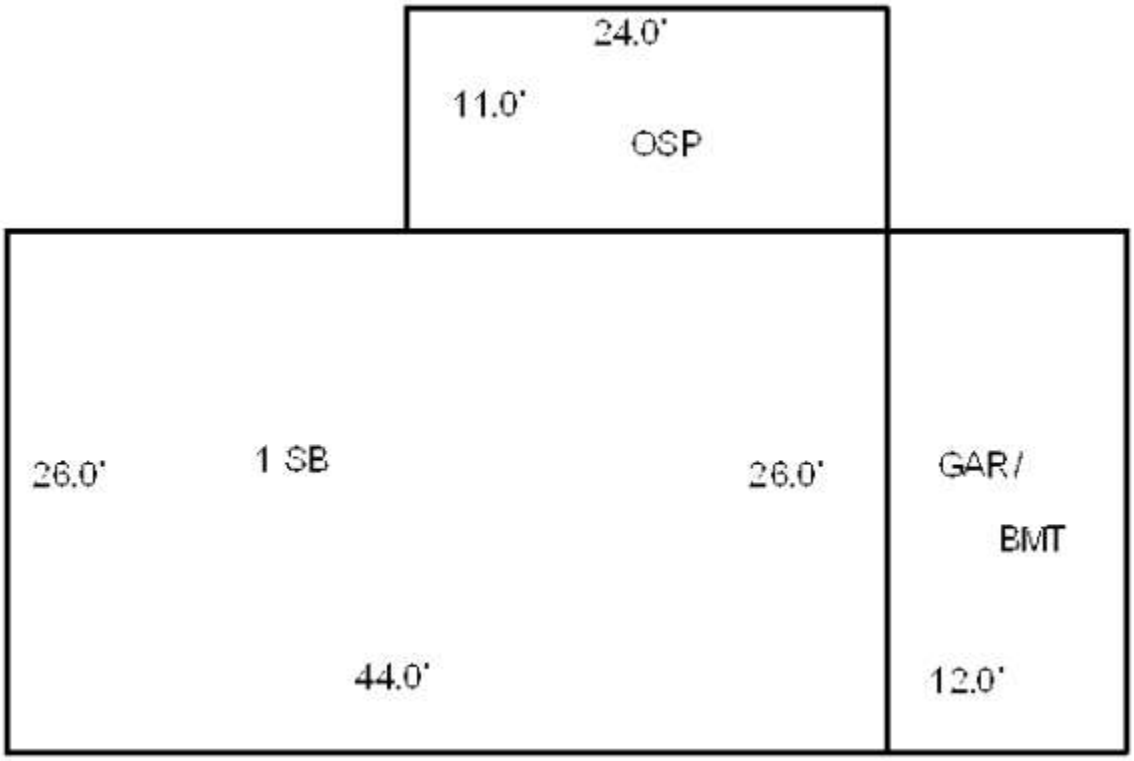
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	Field7	Average	Typical	207,061

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	143,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S GAR/BSMT.....	1974	312	C 100	15.746	Avg.	73%	100%	95%	10.920
OPEN SCR PORCH	1974	264	C 100	11.762	Avg.	73%	100%	95%	8.157
Frame Garage	1974	468	C 100	17.458	Avg.	73%	100%	95%	12.107
CARPORT.....	1974	364	C 100	3.993	Avg.	73%	100%	95%	2.769
Frame Shed	1974	120	C 100	1.878	Avg.	73%	100%	95%	1.302
1,144 SFLA							Outbuilding Total		35,255

Accpt Land 163,800 Accepted Bldg 178,900 Total 342,700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GAR/
BMT
44.0'
12.0'

Account: 36 Card: 1 of 1 Map/Lot: 001-028 Location: 324 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B2541P0158
Reference 2	LOT SIZE:25.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
0.50	Acres-Rear 21+	665.00	366	100%		366
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 24.50					Land Total	150,363

Dwelling Description

				Replacement Cost New	
Ranch	One Story	836 Sqft	Grade C 90	Base	141,132
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	941
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,474
Heating	100% Forced Warm	Cooling	0% None	Heat	1,881
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

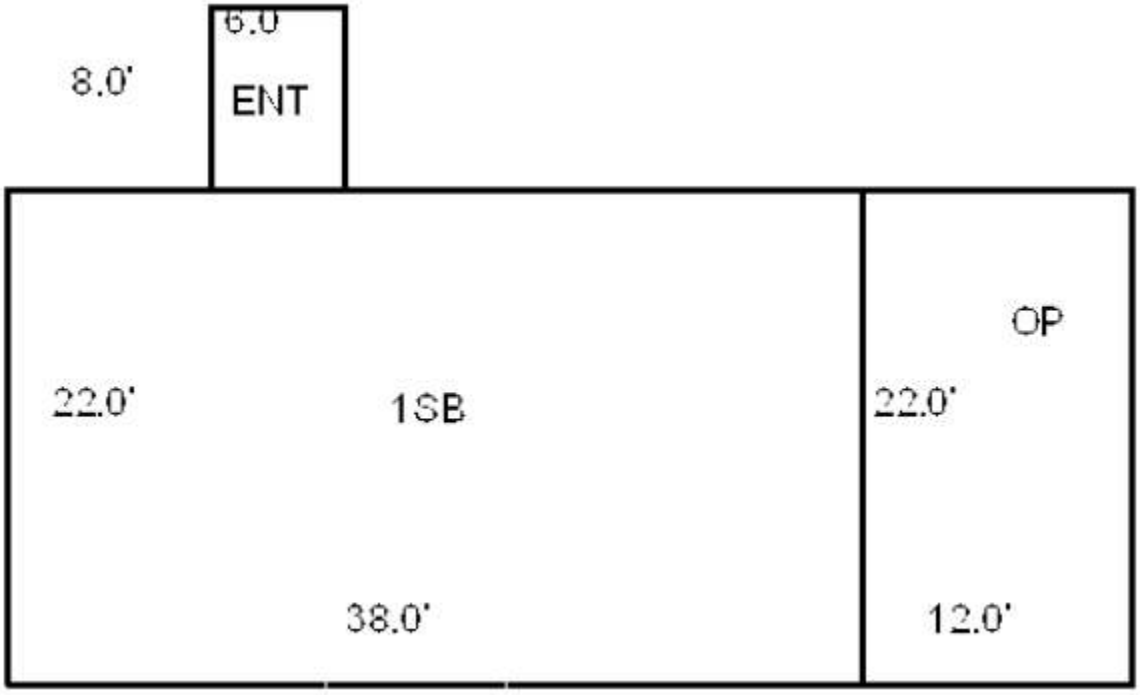
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	GOOD	TYPICAL	Average	Typical	156,428

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	99,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1950	264	C 90	10.041	Avg.	67%	100%	95%	6.391
BSMT ENTRY.....	1950	48	C 90	676	Avg.	67%	100%	95%	430
Frame Garage	1950	884	C 90	29.194	Avg.	67%	100%	95%	18.582
836 SFLA							Outbuilding Total		25,403

Accpt Land 150,400 Accepted Bldg 125,000 Total 275,400


6.0
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Name: NORMANDIN, RICHARD J
NORMANDIN, SUZANNE B
Map/Lot: 022-064
Account: 37 Card: 1 of 1 Location: 17 BURMA RD

Neighborhood 60	BURMA RD
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	05/28/1987
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B4309P0036
Reference 2	LOT SIZE: .48
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	74,130.00	75,772	100%		75,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.48					Land Total	87,322

Dwelling Description

				Replacement Cost New	
Ranch	One Story	936 Sqft	Grade B 100	Base	220,339
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,650
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

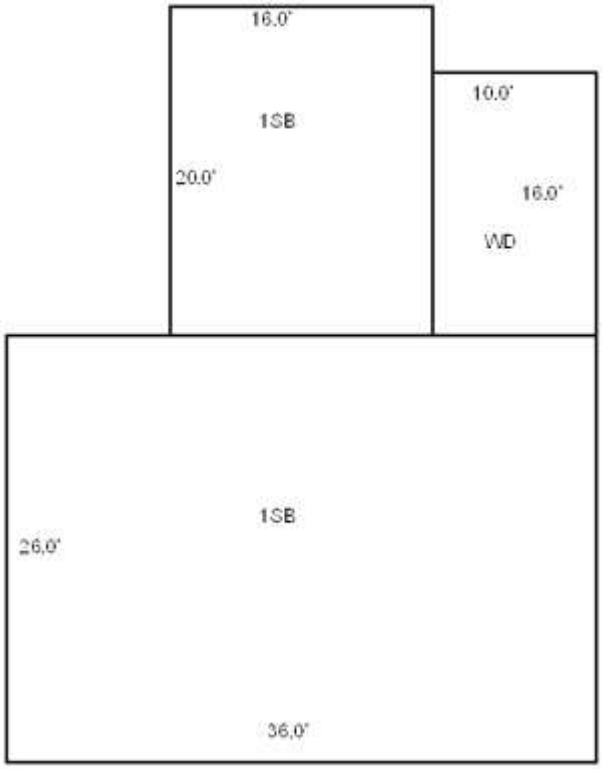
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	GOOD	GOOD	Above Average	Typical	235,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	73%	100%	105%	180,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1954	160	B 100	2.606	Avg+	73%	100%	105%	1.997
1 Story/BSMT	1954	320	B 100	43.954	Avg+	73%	100%	105%	33.690
1,256 SFLA							Outbuilding Total		35,687

Accpt Land	87,300	Accepted Bldg	216,400	Total	303,700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20.0'
16.0'
WD
1SB
26.0'
36.0'

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/17/1977
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B2284P0122
Reference 2	LOT SIZE:12.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.75	Acres-Rear Land 1-10	1,710.00	16,459	100%		16,459
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.75					Land Total	123,964

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	160 Sqft	Grade C 110	Base	104,525
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	264
Fin. Basement Area	749 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,279
Heating	100% Units	Cooling	0% None	Heat	528
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

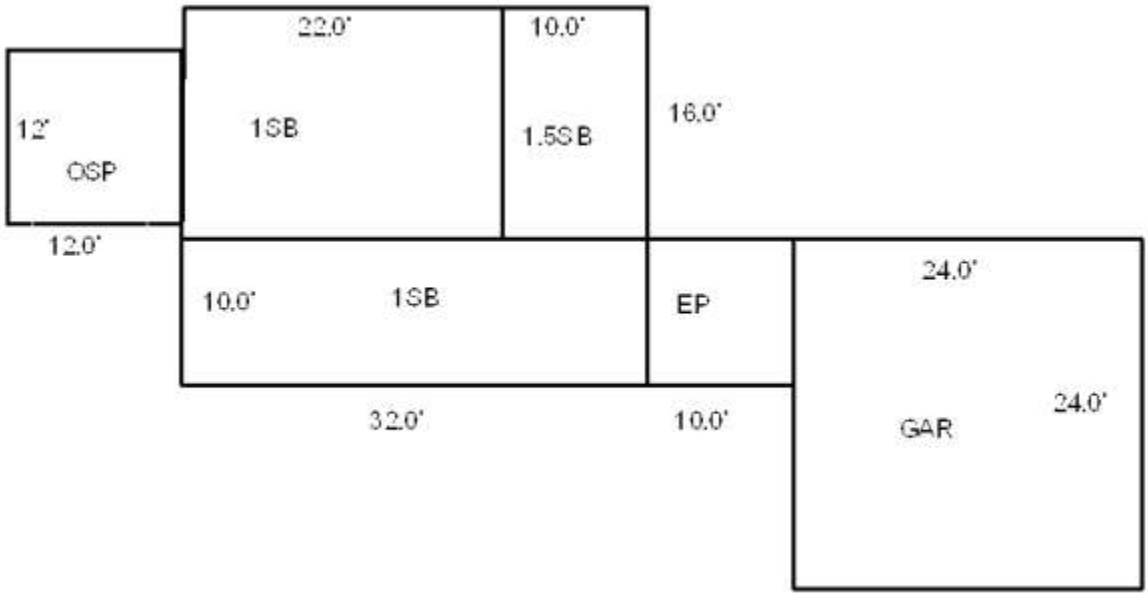
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	Old Type	Average	Typical	125,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	89,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1978	352	C 110	40.911	Avg.	75%	100%	95%	29.149
1 STORY/BASEMENT	1978	320	C 110	37.192	Avg.	75%	100%	95%	26.499
Encl Frame Porch	1978	100	D 100	6.374	Avg-	67%	100%	95%	4.057
Frame Garage	1993	576	C 110	23.482	Avg.	75%	100%	95%	16.731
OPEN SCR PORCH	1978	144	C 110	7.359	Avg.	75%	100%	95%	5.243
Frame Shed	1978	143	D 100	1.790	Avg.	73%	100%	95%	1.242
912 SFLA							Outbuilding Total		82,921

Accpt Land 124,000 Accepted Bldg 172,300 Total 296,300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10.0'
12'
OSP
1SB
1.5SB
16.0'
12.0'
10.0'
1SB
EP
24.0'
32.0'
10.0'
GAR
24.0'

Map/Lot: 008-020-1
Account: 39 Card: 1 of 1 Location: 967 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B2075P0237
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	160,778
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,728
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

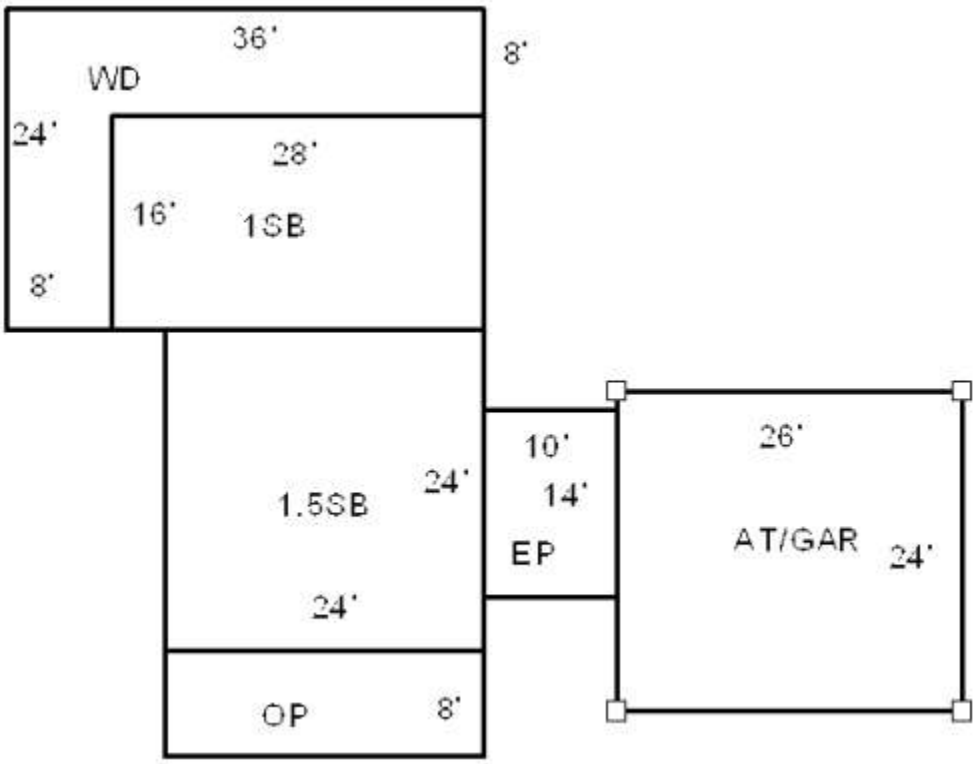
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	GOOD	GOOD	Good	Typical	164,170

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	82%	100%	95%	127,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1970	416	C 100	5.212	Good	82%	100%	95%	4.060
1 Story/BSMT	1970	448	C 100	47.336	Good	82%	100%	95%	36.875
Open Frame Porch	1970	192	C 100	8.114	Good	82%	100%	95%	6.320
ENCL. PORCH	1970	140	C 100	11.265	Good	82%	100%	95%	8.775
1/2S AD/GAR.....	1970	624	C 100	43.081	Good	82%	100%	95%	33.560
Frame Shed	1970	96	C 100	1.502	Avg+	74%	100%	95%	1.055
1,624 SFLA							Outbuilding Total		90,645

Accpt Land 107,500 Accepted Bldg 218,500 Total 326,000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8'
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16'
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EP
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AT/GAR
24'
OP
8'

Name: RIDLON, LINDA D. ET AL
C/O BONNIE A. BEST
Map/Lot: 008-017
Account: 40 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood	25 OAK WOODS RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	07/23/2015
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Related Parties

Reference 1	B17062P536 TG
Reference 2	LOT SIZE:10
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Mixed Wood	436.00	4,360	80%		3,488
Total Acres 10.00					Land Total	3,488

Accpt Land	3,500	Accepted Bldg	0	Total	3,500

Neighborhood 25	OAK WOODS RD
Tree Growth	2018
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Sale Data

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

Reference 1	TREE GROWTH - purchased 2011 for
Reference 2	LOT SIZE: 76.2 see comments
Tran/Land/Bldg	700 1 11
X.....	TG Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
2.40	Acres-Rear Land 1-10	1,710.00	4,514	100%		4,514
46.50	Acres-Mixed Wood	436.00	20,274	100%		20,274
22.00	Acres-Hardwood	344.00	7,568	100%		7,568
Total Acres 74.90					Land Total	139,861

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,200 Sqft	Grade B 100	Base	251,859
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,680
Rooms	5	HEARTHS		HEARTHS	2,080
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	3,120
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

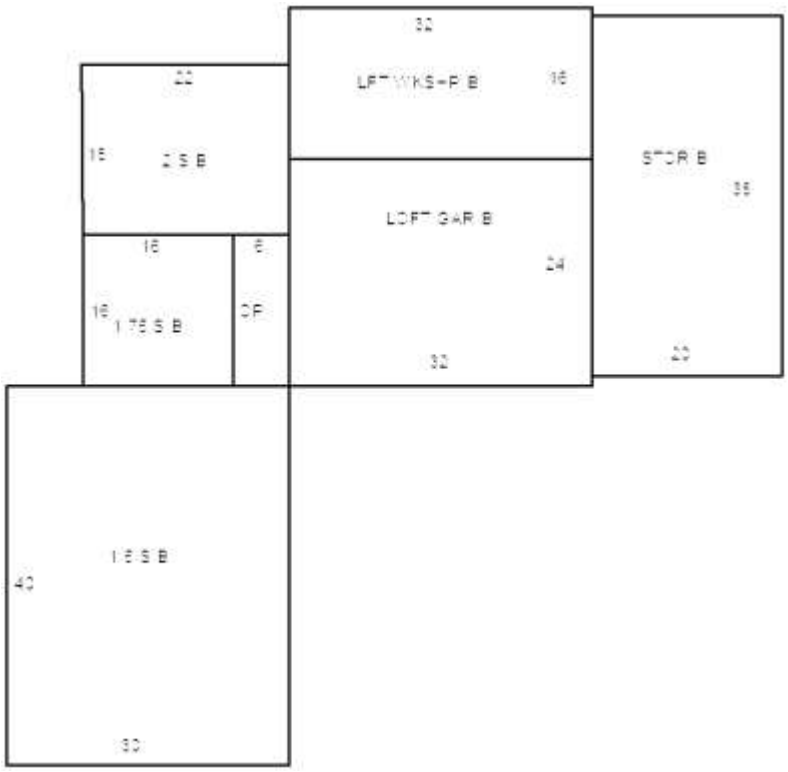
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1791	2013	TYPICAL	TYPICAL	Good	Typical	289,104

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	214,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2013	96	B 100	5.274	Good	78%	100%	95%	3.908
1.75 Story/BSMT	1930	256	B 100	52.745	Good	78%	70%	95%	27.359
2 Story/BSMT	2013	288	B 100	63.292	Good	78%	70%	95%	32.830
LOFT BARN BSMT	2013	768	B 100	42.198	Good	78%	100%	95%	31.268
LOFT BARN BSMT	2013	512	B 100	28.656	Good	78%	100%	95%	21.234
1 STORY	2013	760	B 100	90.481	Good	96%	100%	95%	82.519
Frame Garage	1800	320	D 100	9.702	Avg-	60%	100%	95%	5.530
Frame Shed	2012	140	C 100	2.191	Avg.	92%	100%	95%	1.915
1.25 ST BARN....	1800	1050	C 100	40.911	Avg.	67%	100%	95%	26.040
Open Frame Porch	2015	160	B 100	8.791	Good	78%	100%	95%	6.514
2,984 SFLA							Outbuilding Total		239,117

Accpt Land	139,900	Accepted Bldg	453,300	Total	593,200


30
22
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16
15
2 S B
STOR B
35
LOFT GAR B
24
16
6
16
1 FR S B
OP
32
22
1 F S B
40
30

Name: RICHARD P. GENEST REVOCABLE TRUST
GENEST, RICHARD P. & RITA M., TRUSTEES
Map/Lot: 008-033
Account: 42 Card: 1 of 1 Location: HARTFORD LN

Neighborhood 24	HARTFORD LANE		
Zoning/Use	FARM & FOREST		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1			
Reference 2	LOT SIZE:20.75		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	08/21/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
6.75	Acres-Rear Land 11-20	950.00	7,054	100%		7,054
Total Acres 20.75				Land Total		117,694

Accpt Land	117,700	Accepted Bldg	0	Total	117,700

Name: GENEST, RICHARD P. REV. TRUST
GENEST, RICHARD P. & RITA M., TRUSTEES
Map/Lot: 008-034
Account: 43 Card: 1 of 2 Location: 60 HARTFORD LN

Neighborhood 24	HARTFORD LANE
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/24/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Abutter

Reference 1	B15342P954
Reference 2	LOT SIZE:12
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.00	Acres-Rear Land 1-10	1,710.00	15,048	100%		15,048
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.00					Land Total	122,553

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 100	Base	345,555
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,224
Rooms	9	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

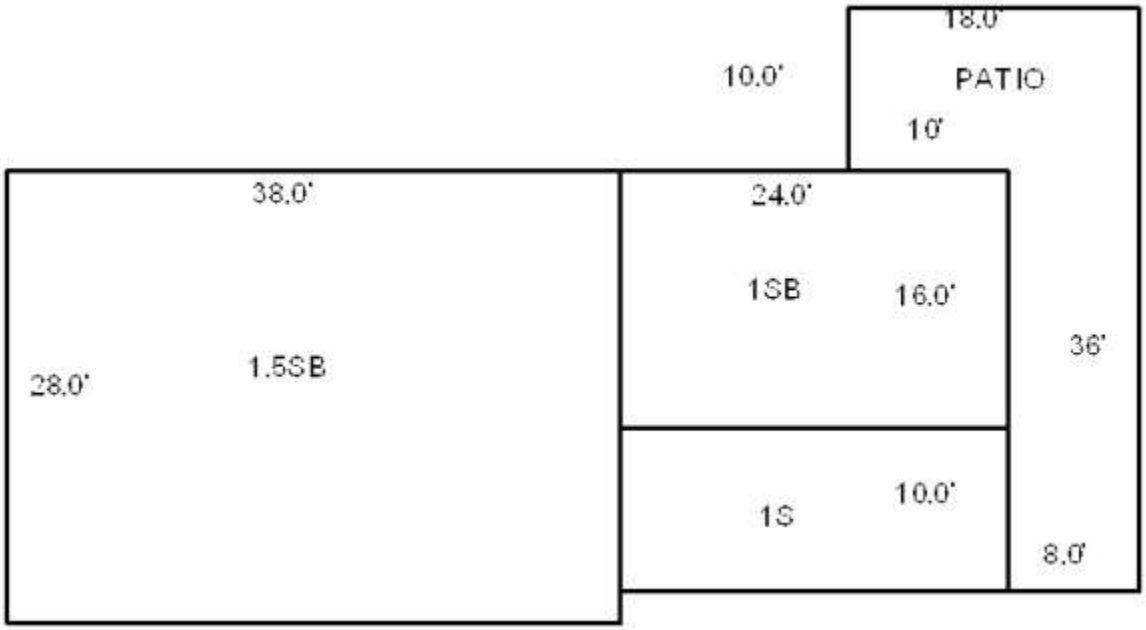
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	2000	GOOD	GOOD	Good	Typical	372,363

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	275,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2000	384	B 100	52.745	Good	78%	100%	95%	39,084
ONE STORY FRAME	2000	240	B 100	28.573	Good	78%	100%	95%	21,173
Patio	2000	388	B 100	3.158	Good	78%	100%	95%	2,340
Patio	2000	100	B 100	814	Good	78%	100%	95%	603
2,220 SFLA							Outbuilding Total		63,200

Accpt Land	122,600	Accepted Bldg	339,100	Total	461,700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10.0'
PATIO
10'
38.0'
24.0'
1SB
16.0'
36'
28.0'
1.5SB
10.0'
1S
8.0'

Neighborhood 24	HARTFORD LANE		
Zoning/Use	FARM & FOREST		
Topography			
Utilities	Well & Septic		
Street	Paved		

Sale Data

Sale Date	01/24/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Abutter

Reference 1	B9408P0148		
Reference 2	LOT SIZE:		
Tran/Land/Bldg	101 0 0		
X.....	0	Y.....	0
Exemption(s)	1 0 0	Land Schedule	1

Dwelling Description

Conventional	One & 1/2 Story	1,040 Sqft	Grade C 100	Replacement Cost New	
Exterior	CLAPBOARD	Masonry Trim	None	Base	237,149
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	0
					0
					0
Foundation	Slab on grade	Basement	Dry Full Bmt	Basement	1,040
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% Units	Cooling	0% None	Heat	3,120
Rooms	4	HEARTHS			
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

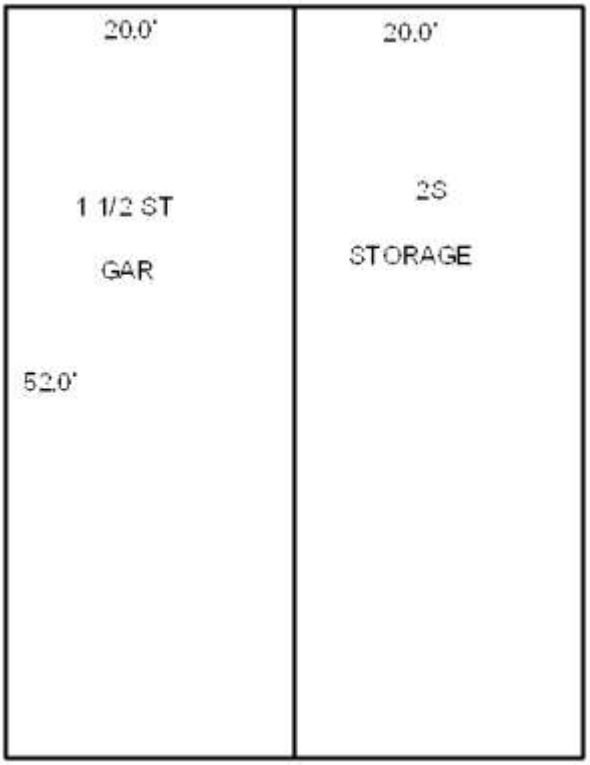
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	253,189

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	76%	85%	95%	155,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 STORY GARAGE	2000	1040	C 100	59,814	Avg.	76%	90%	95%	38,867
1,560 SFLA							Outbuilding Total		38,867

Accpt Land		0 Accepted Bldg		194,200 Total	194,200


20.0'
20.0'
1 1/2 ST
GAR
52.0'
2S
STORAGE

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	122,600	339,100	461,700	122,600	339,100	461,700
2	0	194,200	194,200	0	194,200	194,200
TOTAL	122,600	533,300	655,900	122,600	533,300	655,900

Name: TIBBETTS, JOHN H
TIBBETTS, JANA B
Map/Lot: 018-068
Account: 44 Card: 1 of 1 Location: 5 MILL LN

Neighborhood 8	MADISON ST
Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Gravel
Reference 1	B9880P0336
Reference 2	LOT SIZE: .31
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	70,600.00	69,077	100%		69,077
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.31					Land Total	80,077

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,296 Sqft	Grade C 100	Base	335,141
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	6,480
Rooms	12	HEARTHS		HEARTHS	800
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,592
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

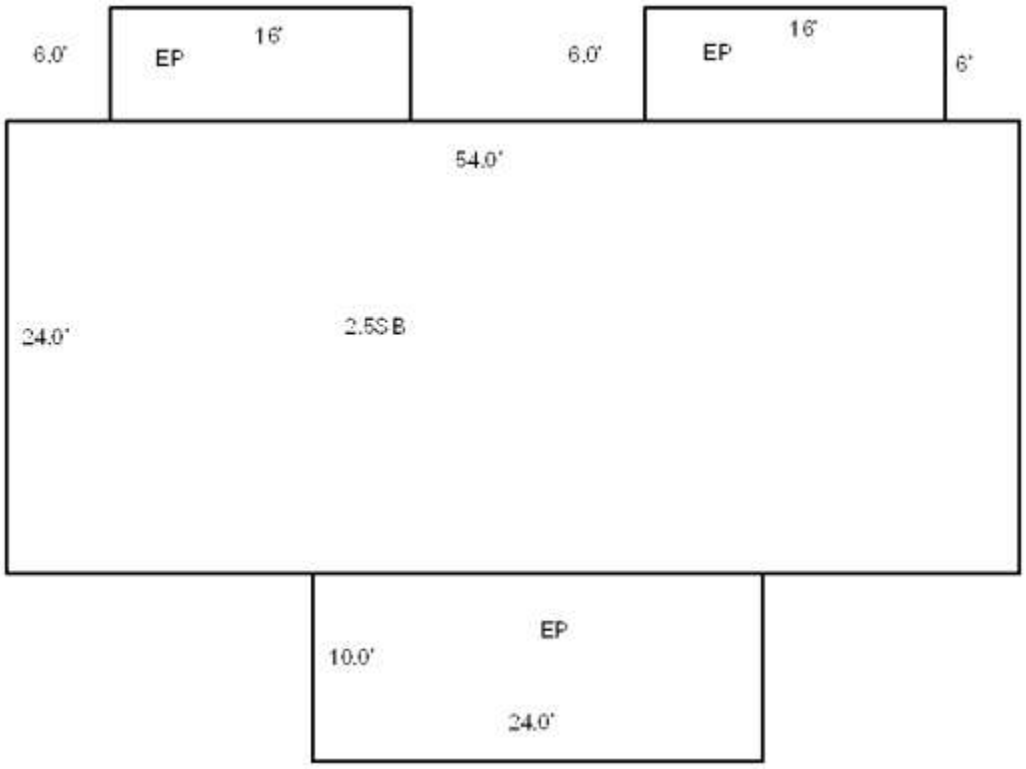
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1940	TYPICAL	TYPICAL	Average	Typical	356,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	239,167

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	96	C 100	7.649	Avg.	67%	100%	100%	5.125
Encl Frame Porch	1900	96	C 100	7.649	Avg.	67%	100%	100%	5.125
Encl Frame Porch	1900	240	C 100	19.123	Avg.	67%	100%	100%	12.812
2,592 SFLA								Outbuilding Total	23,062

Accpt Land	80,100	Accepted Bldg	262,200	Total	342,300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24.0'

Name: ALLAIRE, ARTHUR
ALLAIRE, MARGARET A
Map/Lot: 005-037B
Account: 45 Card: 1 of 1 Location: 45 SCHOOL HOUSE RD

Neighborhood 69 SCHOOL HOUSE

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/01/2009
Sale Price	325,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15716P444
Reference 2	LOT SIZE:3.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	72,675.00	91,117	100%		91,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.70					Land Total	106,792

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade C 110	Base	324,741
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,920
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

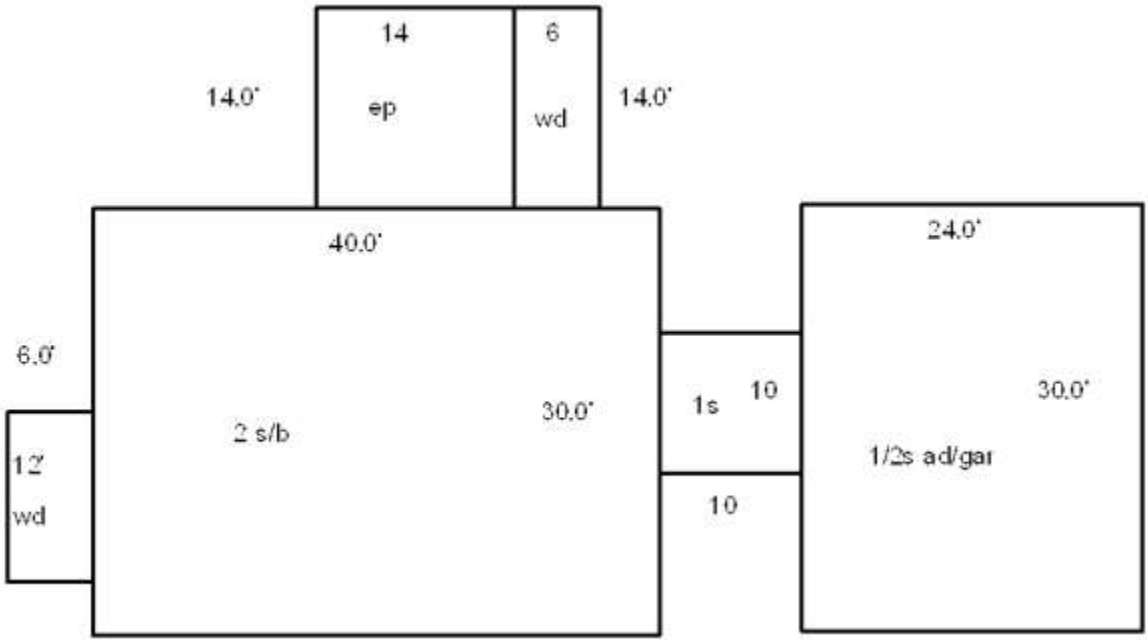
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	TYPICAL	Average	Typical	346,257

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	259,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1985	100	C 110	10.074	Ava.	79%	100%	95%	7.560
1/2S AD/GAR.....	1985	720	C 110	54.680	Ava.	79%	100%	95%	41.037
Wood Deck	1985	72	C 110	992	Ava.	79%	100%	95%	745
Encl Frame Porch	1985	196	C 110	17.179	Ava.	79%	100%	95%	12.892
WOOD DECK	1985	84	C 110	1.158	Ava.	79%	100%	95%	869
Wood Deck	1985	150	C 100	1.880	Ava.	79%	100%	95%	1.411
Frame Shed	1970	192	C 100	3.005	Ava.	69%	100%	95%	1.969
2,860 SFLA							Outbuilding Total		66,483

Accpt Land	106,800	Accepted Bldg	326,300	Total	433,100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12'
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1/2s ad/gar
10

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B3809P0161
Reference 2	LOT SIZE:0.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	78,185.00	85,473	100%		85,473
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.94					Land Total	95,923

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	943 Sqft	Grade C 100	Base	162,635
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,415
Fin. Basement Area	47 Sqft, Grade C 0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,829
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

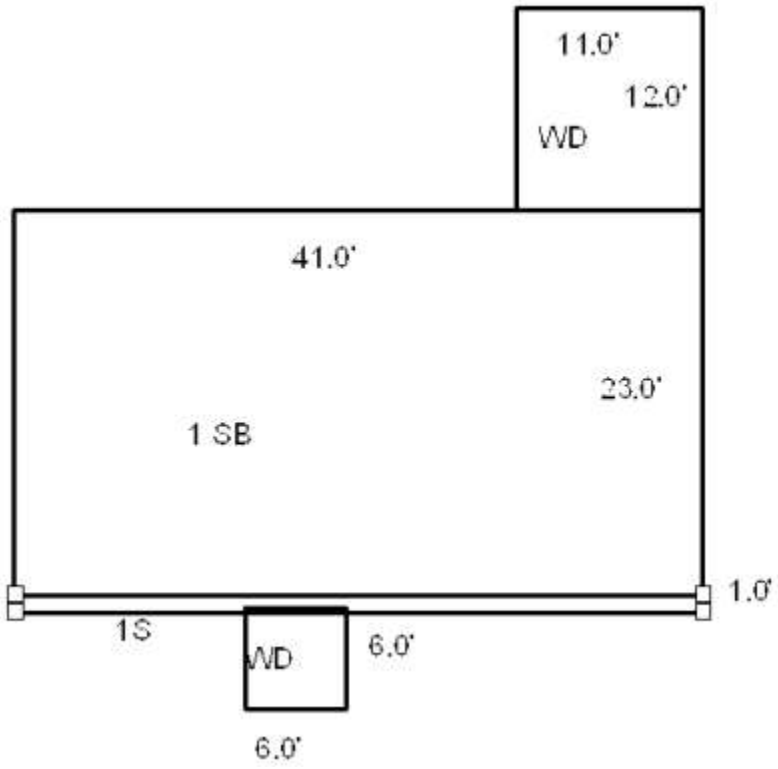
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	166,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	125,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
WOOD DECK	1986	132	C 100	1.654	Avg.	79%	100%	95%	1.242
1 STORY	1986	41	C 100	3.755	Avg.	79%	100%	95%	2.818
Wood Deck	1986	36	C 100	451	Avg.	79%	100%	95%	338
Frame Garage	1986	624	C 100	23.075	Avg.	79%	100%	95%	17.318
984 SFLA							Outbuilding Total		21,716

Accpt Land	95,900	Accepted Bldg	147,000	Total	242,900


11.0'
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WD
6.0'
6.0'

Name: OLDCASTLE MATERIALS, INC
C/O PIKE INDUSTRIES
Map/Lot: 010-053
Account: 49 Card: 1 of 1 Location: 5 HAMMOND RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B11781P001
Reference 2	LOT SIZE:0.23
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	72,675.00	69,016	50%	Size/Shape	34,508
Total Acres 0.23					Land Total	34,508

Accpt Land	34,500	Accepted Bldg	0	Total	34,500

Name: SOGGY DOLLAR, LLC
C/O H.A. MAPES, INC
Map/Lot: 017-056-1
Account: 50 Card: 1 of 1 Location: 91 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B12118P217
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	300 2 23
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	147,000	157,115	150%	Cor/Loc/Us	235,672
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	247,222

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CONV. STORE	1960	1260	B 100	218.508	V.G.	85%	100%	105%	195.019
CANOPY AVG	2006	400	B 100	10.592	Avg.	89%	100%	105%	9.898
STORAGE	2006	1260	B 100	20.524	Avg.	89%	100%	105%	19.179
								Outbuilding Total	224,096

Accpt Land 247,200 Accepted Bldg 224,100 Total 471,300

45.0'
28.0'
STORE
28.0'
45.0'

Name: CLOUGH, NORMAN D
CLOUGH, BARBARA A

Map/Lot: 007-026
Account: 51 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18027P910
Reference 2	LOT SIZE:9
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/19/2019
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.00	Acres-Rear Land 1-10	1,710.00	9,405	100%		9,405
Total Acres 9.00					Land Total	101,235

Accpt Land	101,200	Accepted Bldg	0	Total	101,200

Name: CLOUGH, NORMAN D
CLOUGH, BARBARA A
Map/Lot: 007-026-1
Account: 52 Card: 1 of 1 Location: 1151 LEBANON RD

Neighborhood	18 LEBANON RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & SepticSeptic
Street	No Street

Sale Data

Sale Date	08/01/2016
Sale Price	55,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17292P683
Reference 2	LOT SIZE:8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.00	Acres-Rear Land 1-10	1,710.00	7,524	100%		7,524
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.00					Land Total	115,029

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,688 Sqft	Grade B 100	Base	344,285
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,292
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,583
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

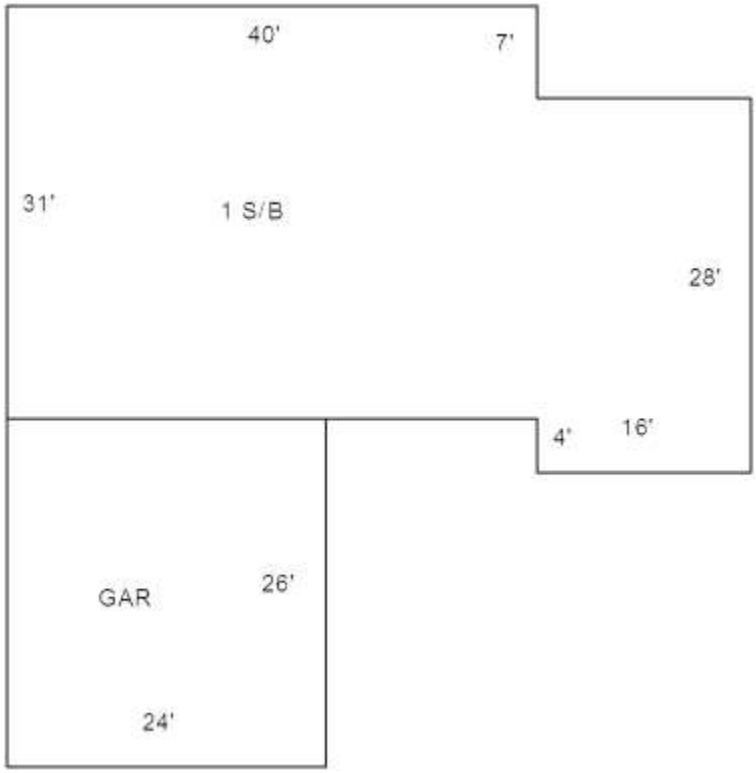
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	364,456

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	328,922

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2017	624	B 100	29.998	Avg.	95%	100%	95%	27,073
Frame Shed	2017			- - - - S O U N D V A L U E - - - -					2,000
1,688 SFLA							Outbuilding Total		29,073

Accpt Land	115,000	Accepted Bldg	358,000	Total 473,000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7'
31'
1 S/B
28'
4'
16'
GAR
26'
24'

Account: 53 Card: 1 of 1 Map/Lot: 018-048 Location: 12 PARTRIDGE LN

Neighborhood 8	MADISON ST		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography	LevelRolling	Sale Date	11/30/1984
Utilities	All Public	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B3424P265		
Reference 2	LOT SIZE: .25		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 30 0 Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	74,130.00	70,987	90%	Cor/Loc/Us	63,889
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.25					Land Total	75,439

Dwelling Description

				Replacement Cost New	
Ranch	One Story	848 Sqft	Grade D 100	Base	129,201
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet 1/4 Bmt	Basement	509
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,696
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

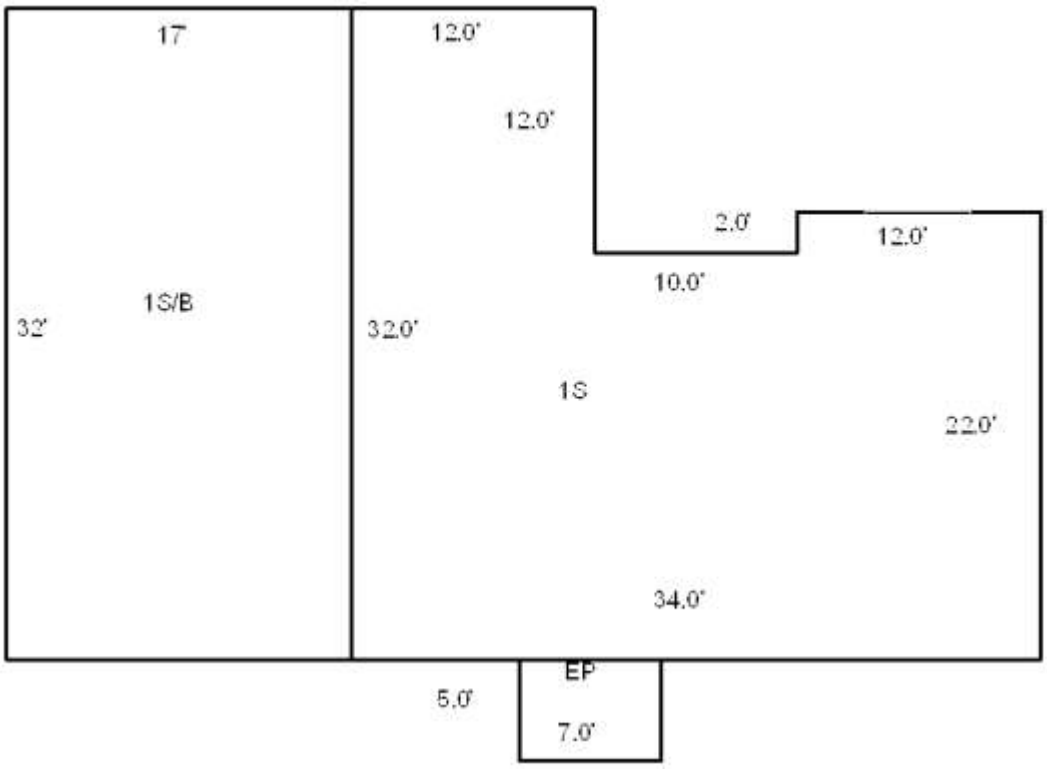
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	137,742

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	93,994

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2005	544	C 100	57.479	Avg.	88%	100%	105%	53.111
Encl Frame Porch	1940	35	D 100	2.231	Avg.	67%	100%	105%	1.570
1,392 SFLA							Outbuilding Total		54,681

Accpt Land	75,400	Accepted Bldg	148,700	Total	224,100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7.0'

Map/Lot: 004-014
Account: 54 Card: 1 of 1 Location: 26 BUTLER RD

Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B17567P685
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	101 1 11
X.....	HSEU Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	09/22/2017
Sale Price	30,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	72,675.00	82,678	50%		41,339
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.40					Land Total	57,014

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	184,706
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

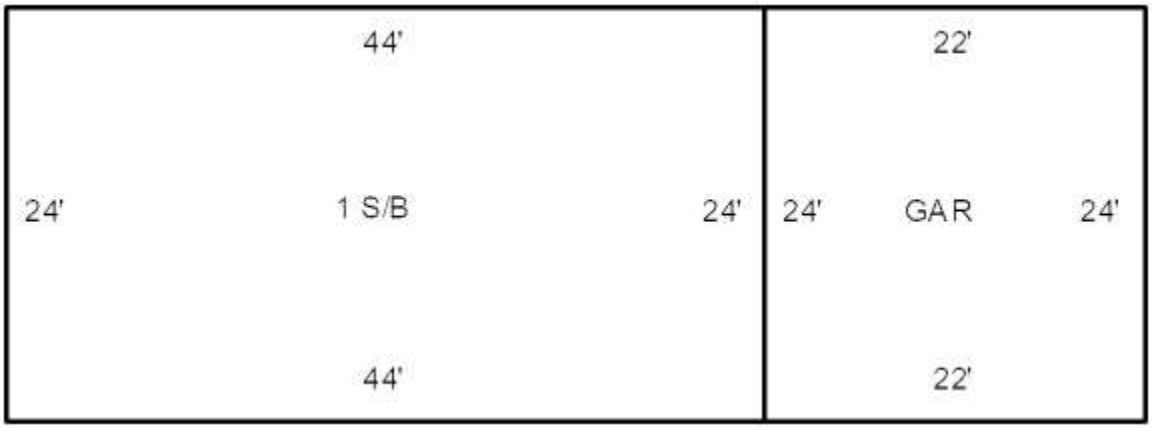
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	197,378

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	97%	40%	95%	72,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2021	528	C 100	19.618	Avg.	97%	10%	95%	1.808
1,056 SFLA							Outbuilding Total		1,808

Accpt Land 57,000 Accepted Bldg 74,600 Total 131,600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22'
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1 S/B
24'
24'
GAR
24'
44'
22'

Account: 55 Card: 1 of 1 Map/Lot: 017-042 Location: 42 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	Revoc. Trans. on Death Deed b18965 p395
Reference 2	LOT SIZE: 0.17
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	74,130.00	68,302	100%		68,302
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.17					Land Total	79,852

Dwelling Description / Replacement Cost New

Conventional	Two Story	868 Sqft	Grade C 100	Base	222,293
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	868
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	4,774
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,640
Attic	Floor & Stairs			Attic	1,736
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

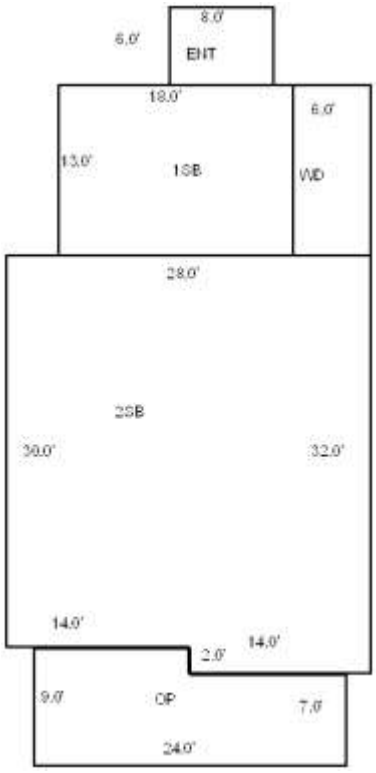
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	OLD TYPE	Old Type	Average	Typical	227,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	159,716

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	78	C 100	977	Avg.	67%	100%	105%	688
1 Story/BSMT	1900	234	C 100	24.724	Avg.	67%	100%	105%	17.393
BSMT ENTRY.....	1900	48	C 100	751	Avg.	67%	100%	105%	528
Open Frame Porch	1900	192	C 100	8.114	Avg.	67%	100%	105%	5.708
1,970 SFLA							Outbuilding Total		24,317

Accpt Land	79,900	Accepted Bldg	184,000	Total	263,900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1SB
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14.0'
2.0'
9.0'
OP
7.0'
24.0'

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B11716P269
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	576 Sqft	Grade C 100	Base	177,329
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,016
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

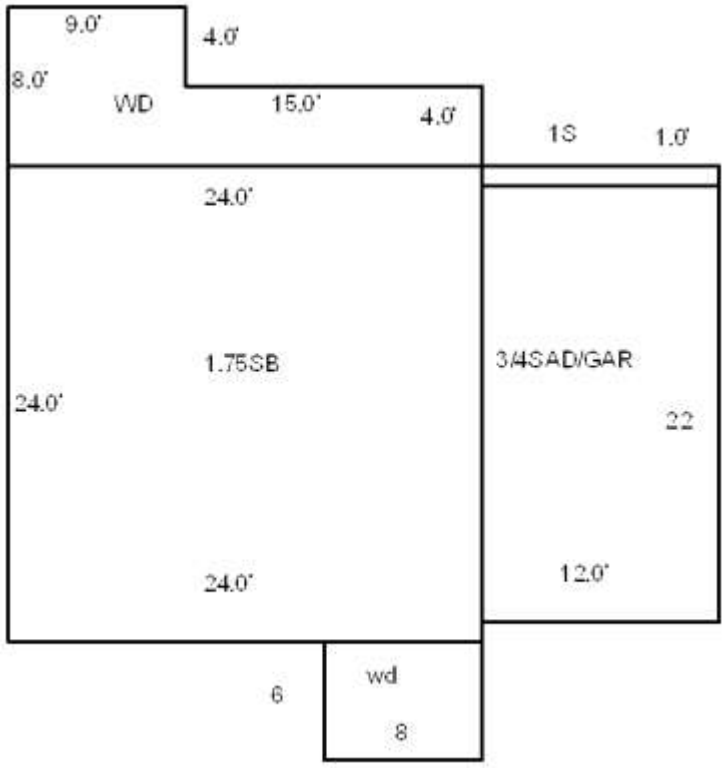
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	GOOD	GOOD	Above Average	Typical	185,489

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	77%	100%	105%	149,968

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1968	132	C 100	1.654	Avg+	77%	100%	105%	1.338
3/4S AD/GAR.....	1968	264	C 100	23.058	Avg+	77%	100%	105%	18.643
1 STORY	1968	12	C 100	1.099	Avg+	77%	100%	105%	888
WOOD DECK	1968	48	C 100	601	Avg+	77%	100%	105%	486
Frame Garage	2004	576	C 99	21.133	Avg.	99%	99%	105%	21.749
Wood Deck	1998	154	C 100	1.930	Avg-	80%	100%	105%	1.621
Frame Shed	1998	128	C 100	2.003	Avg-	80%	100%	105%	1.682
1,218 SFLA							Outbuilding Total		46,407

Accpt Land	96,500	Accepted Bldg	196,400	Total	292,900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3/4SAD/GAR
24.0'
22
24.0'
12.0'
wd
6
8

Name: DONOVAN, CHRISTOPHER J
DONOVAN, JESSICA A

Map/Lot: 006-091A
Account: 57 Card: 1 of 1 Location: 5 FALLS LANE

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Below Street
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	
Reference 2	LOT SIZE: 6.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	09/30/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.40	Acres-Rear Land 1-10	1,710.00	4,514	100%		4,514
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.40					Land Total	112,019

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	808 Sqft	Grade B 100	Base	285,278
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,576
Fin. Basement Area	252 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,990
Heating	100% HW BB	Cooling	0% None	Heat	5,515
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

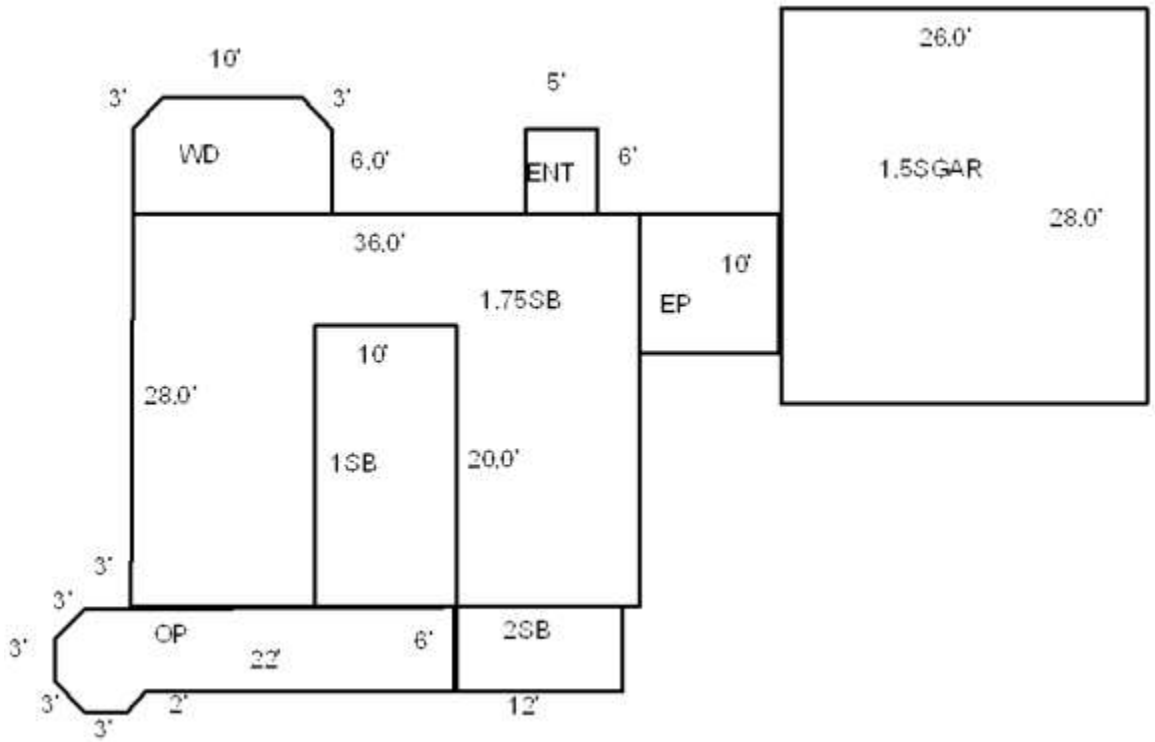
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	TYPICAL	Average	Typical	314,519

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	256,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1998	200	B 100	27.472	Avg.	86%	100%	95%	22.445
2 Story/BSMT	1998	72	B 100	15.824	Avg.	86%	100%	95%	12.929
Wood Deck	1998	111	B 100	1.808	Avg.	86%	100%	95%	1.477
BSMT ENTRY.....	1998	30	B 100	611	Avg.	86%	100%	95%	499
Encl Frame Porch	2001	100	B 100	10.358	Avg+	88%	100%	95%	8.659
1.50 ST GARAGE..	2001	728	B 100	45.462	Avg.	86%	100%	95%	37.142
Open Frame Porch	1998	172	B 100	9.450	Avg.	86%	100%	95%	7.721
AB.GR. POOL.....	2022	450	B 100	0	Avg.	86%	100%	95%	0
1,758 SFLA							Outbuilding Total		90,872

Accpt Land 112,000 Accepted Bldg 347,800 Total 459,800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28.0'
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1SB
20.0'
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OP
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2SB
3'
2'
12'
3'

Map/Lot: 006-090
Account: 58 Card: 1 of 1 Location: 182 MORRELLS MILL RD

Neighborhood 77 MORRELLS MILL/BB POND

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/12/2022
Sale Price	776,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B10025P0055
Reference 2	LOT SIZE:3.5
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	76,500.00	95,381	100%		95,381
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 3.50					Land Total	111,881

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade A 90	Base	433,618
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,728
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,368
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	22,810
Attic	Full Finished			Attic	46,368
FirePlaces	6			Fireplace	39,204
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

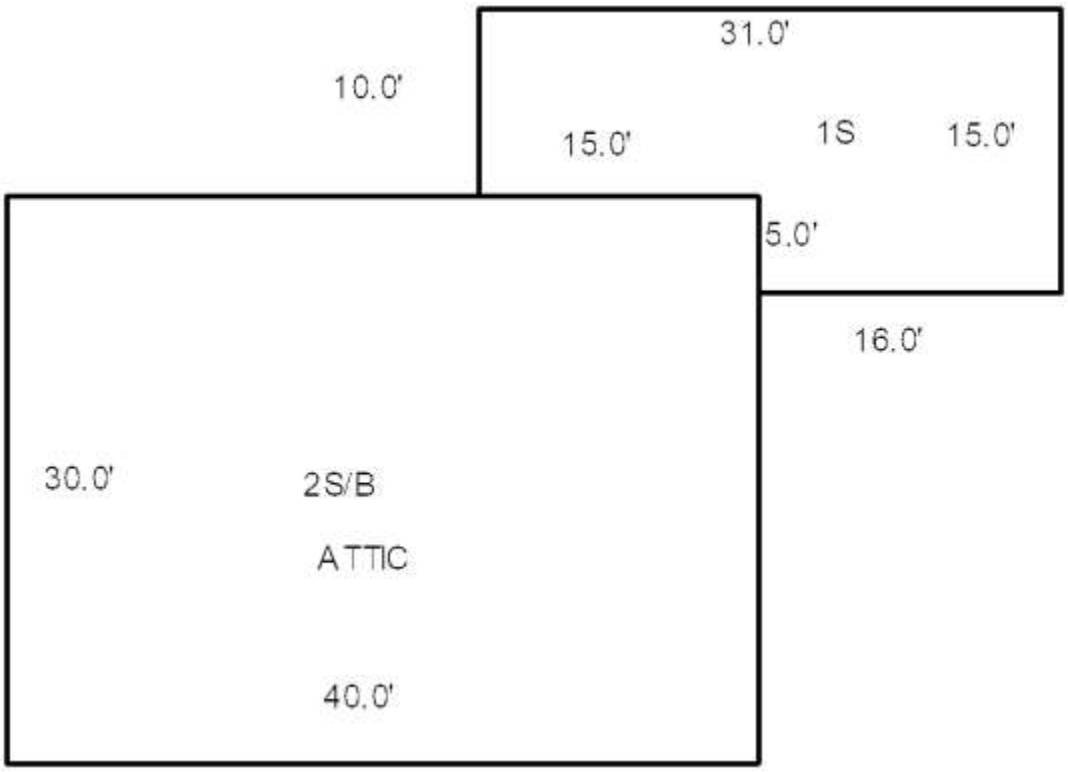
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	2000	TYPICAL	TYPICAL	Very Good	Typical	554,096

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	100%	470,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1763	390	A 90	51.431	V.G.	85%	100%	100%	43.716
1 ST BARN.....	1763	1333	A 90	61.843	V.G.	85%	100%	100%	52.567
1.25 ST BARN....	1763	864	C 100	33.921	Avg.	67%	100%	100%	22.727
2,790 SFLA								Outbuilding Total	119,010

Accpt Land	111,900	Accepted Bldg	590,000	Total	701,900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Map/Lot: 003-132
Account: 59 Card: 1 of 1 Location: 32 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography Level
Utilities Pub Wtr & Septic
Street Paved

Reference 1 B7535P0161
Reference 2 LOT SIZE:1.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
5.30	Acres-Rear Land 1-10	1,710.00	9,969	100%		9,969
Total Acres 9.30					Land Total	117,474

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	184,706
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,112
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

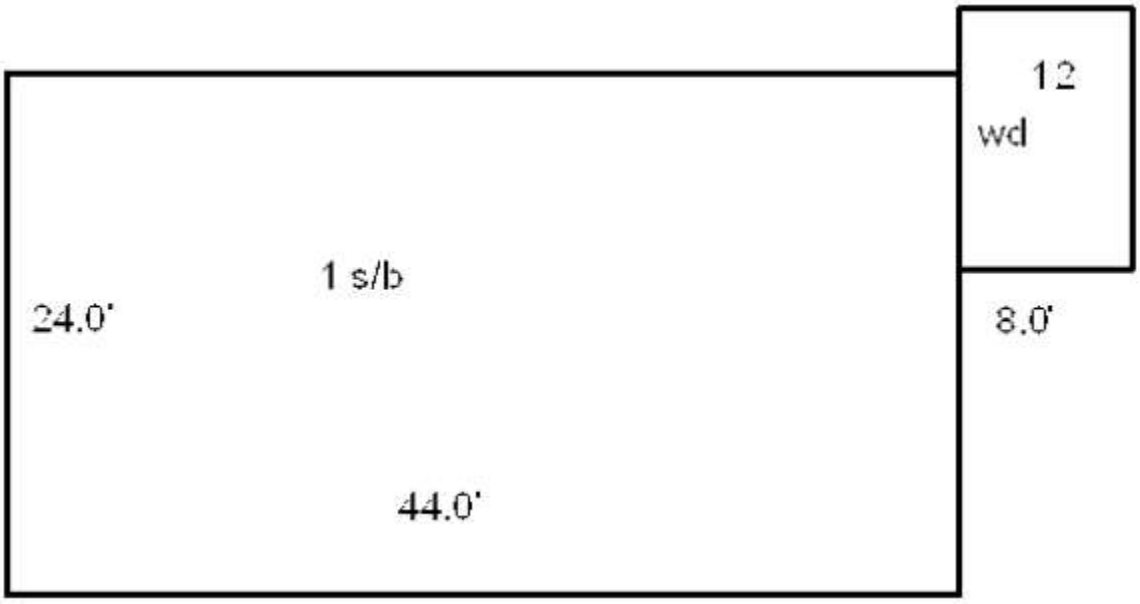
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	189,202

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	134,806

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1977	96	C 100	7,649	Avg.	75%	100%	95%	5,450
1,056 SFLA							Outbuilding Total		5,450

Accpt Land 117,500 Accepted Bldg 140,300 Total 257,800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24.0'
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Map/Lot: 005-046-2
Account: 60 Card: 1 of 1 Location: 58 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved
PERMIT STATUS FIELD REV NEEDED

Reference 1 B12198PG255
Reference 2 LOT SIZE:43
Tran/Land/Bldg 120 1 1
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Site -Condo Site	71,250.00	627,000	25%		156,750
Total Acres 0.00					Land Total	156,750

Land	181,500	Bldg Override	0	Total	181,500

Account: 61 Card: 1 of 1 Map/Lot: 004-094 Location: 25 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/10/2014
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16834P215
Reference 2	LOT SIZE: 2.44
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.44	Acres-Homesite (Fract)	61,200.00	73,601	100%		73,601
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 2.44					Land Total	86,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1977	14X66	B 100	30.008	Avg-	35%	100%	95%	9,978
Wood Deck	1977	48	C 100	601	Avg.	73%	100%	95%	417
Swimming Pool	1	1	C 100	12,100	Avg.	99%	50%	95%	5,690
Frame Garage	1977	840	C 100	30,853	Fair	62%	100%	95%	18,173
924 SFLA							Outbuilding Total		34,258

Accpt Land	86,800	Accepted Bldg	34,300	Total 121,100

Map/Lot: 001-053-1
Account: 62 Card: 1 of 1 Location: 114 RANDALL RD

		Sale Data	
Neighborhood 6	RANDALL RD		
Zoning/Use	RESIDENTIAL 1	Sale Date	03/14/2000
Topography	LevelRolling	Sale Price	0
Utilities	Well & SepticSeptic	Sale Type	
Street	Paved	Financing	
		Verified	
		Validity	Validity
Reference 1	B9974P0281		
Reference 2	LOT SIZE:1.25		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 17 0 Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	61,200.00	68,839	100%		68,839
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.25					Land Total	82,039

Dwelling Description / Replacement Cost New

Conventional	Two Story	828 Sqft	Grade C 100	Base	226,616
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,242
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,968
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	240,746

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	219,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2018	12	C 100	1.099	Ava.	96%	100%	95%	1.002
ONE STORY FRAME	2018	112	C 100	10.257	Ava.	96%	100%	95%	9.355
Open Frame Porch	2018	240	C 100	10.142	Ava.	96%	100%	95%	9.249
Wood Deck	2018	300	C 100	3.759	Ava.	96%	100%	95%	3.429
BSMT ENTRY.....	2018	30	C 100	470	Ava.	96%	100%	95%	428
Frame Garage	2018	576	C 100	21.347	Ava.	96%	100%	95%	19.468
1,780 SFLA							Outbuilding Total		42,931

Accpt Land	82,000	Accepted Bldg	262,500	Total	344,500

Neighborhood 8 MADISON ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B2489P0261
Reference 2 LOT SIZE: .13
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	74,130.00	66,494	100%		66,494
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.13					Land Total	78,044

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	676 Sqft	Grade C 110	Base	222,813
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	744
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,462
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	Floor & Stairs			Attic	1,487
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

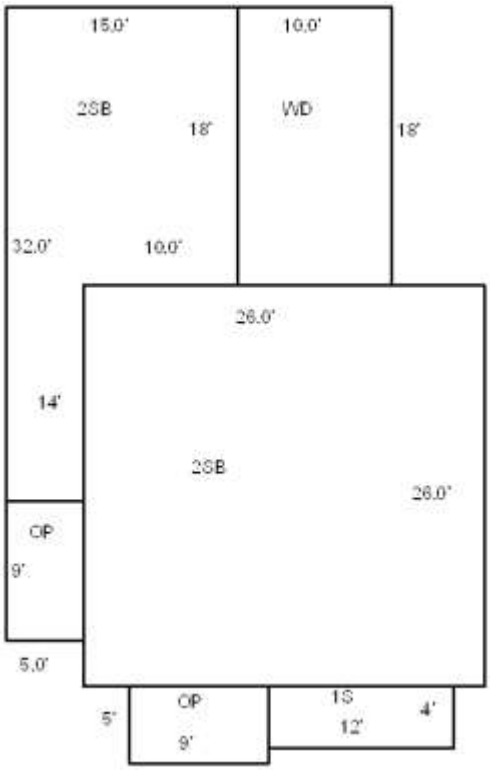
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1930	OLD TYPE	TYPICAL	Average	Typical	235,314

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	67%	95%	105%	157,266

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2 Story/BSMT	1900	340	C 110	63.225	Avg.	67%	95%	105%	42.255
Wood Deck	1900	180	C 110	2.480	Avg.	67%	95%	105%	1.658
1 STORY	1900	48	C 110	4.836	Avg.	67%	95%	105%	3.232
Open Frame Porch	1900	45	C 110	2.092	Avg.	67%	95%	105%	1.399
OPEN PORCH	1900	45	C 110	2.225	Avg.	67%	95%	105%	1.487
Frame Garage	1900	399	C 110	16.470	Avg.	67%	95%	105%	11.007
2,080 SFLA								Outbuilding Total	61,038

Accpt Land	78,000	Accepted Bldg	218,300	Total	296,300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Name: DREW, DAWN I
DREW, GREGG H
Map/Lot: 018-001
Account: 64 Card: 1 of 1 Location: 46 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B10225P0078
Reference 2	LOT SIZE: .28
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	74,130.00	71,796	100%		71,796
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.28					Land Total	83,346

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	700 Sqft	Grade C 80	Base	142,108
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,100
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

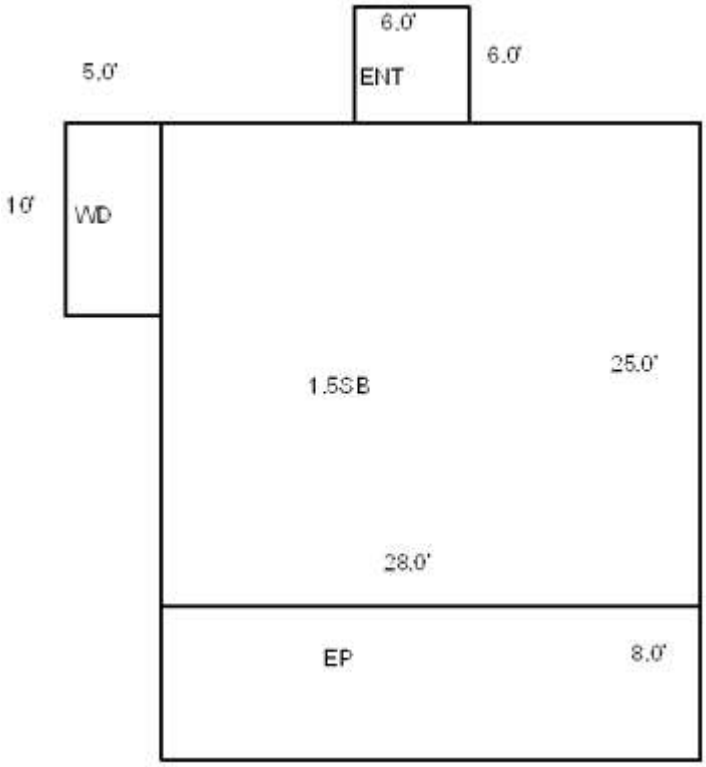
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	OLD TYPE	TYPICAL	Average	Typical	144,908

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	101,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	2002	624	C 100	26.633	Avg.	87%	100%	105%	24.330
BSMT ENTRY.....	1920	36	C 80	450	Avg.	67%	100%	105%	317
Encl Frame Porch	1920	224	C 80	14.278	Avg.	67%	100%	105%	10.044
1,050 SFLA							Outbuilding Total		34,691

Accpt Land	83,300	Accepted Bldg	136,600	Total	219,900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Map/Lot: 002-046
Account: 65 Card: 1 of 1 Location: 30 WILMER CHASE RD

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/14/2006
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Abutter

Reference 1	B14957P145
Reference 2	LOT SIZE:0.86
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	78,185.00	84,716	100%		84,716
Total Acres 0.86				Land Total		84,716

Accpt Land	84,700	Accepted Bldg	0	Total	84,700

Map/Lot: 002-045
Account: 66 Card: 1 of 1 Location: 38 WILMER CHASE RD

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
Reference 1	B7137P0133
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	78,185.00	80,244	100%		80,244
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.50					Land Total	90,694

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	648 Sqft	Grade C 110	Base	203,455
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,069
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,742
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

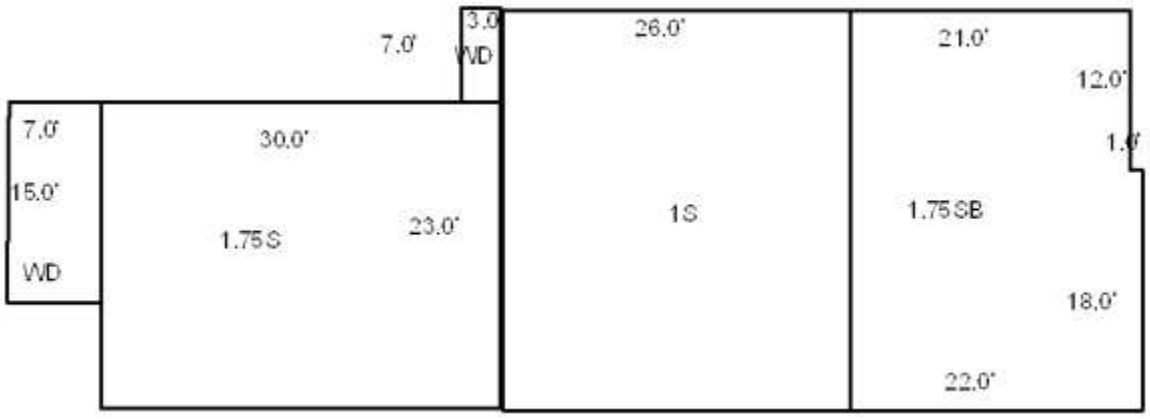
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Field8	214,074

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	162,696

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1975	105	C 110	1.448	Avg+	80%	100%	95%	1.100
1 & 3/4 STORY FR	1975	690	C 110	109.600	Avg+	80%	100%	95%	83.296
WOOD DECK	1975	21	C 110	289	Avg+	80%	100%	95%	219
ONE STORY FRAME	1975	780	C 110	78.575	Avg+	80%	100%	95%	59.717
Frame Shed	1975	392	B 100	7.976	Avg+	77%	100%	95%	5.835
CARPORT.....	1975	336	B 100	4.792	Avg.	72%	100%	95%	3.278
Frame Shed	1975	160	C 100	2.504	Avg+	77%	100%	95%	1.832
3,122 SFLA							Outbuilding Total		155,277

Accpt Land	90,700	Accepted Bldg	318,000	Total	408,700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1.75 S
23.0'
WD
1S
1.75 SB
18.0'
22.0'

Name: SHAW, HAROLD D
SHAW, JOAN M

Map/Lot: 005-055
Account: 67 Card: 1 of 1 Location: 392 TURKEY ST

Neighborhood 15	TURKEY ST
Tree Growth	2032
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/08/1981
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B2875P93 TG
Reference 2	LOT SIZE: 26.8
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
10.80	Acres-Softwood	421.00	4,547	100%		4,547
12.00	Acres-Hardwood	344.00	4,128	100%		4,128
Total Acres 26.80				Land Total		116,180

Dwelling Description

				Replacement Cost New	
Conventional	One Story	2,032 Sqft	Grade B 100	Base	371,821
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,925
Rooms	9				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	1/2 Finished			Attic	34,991
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

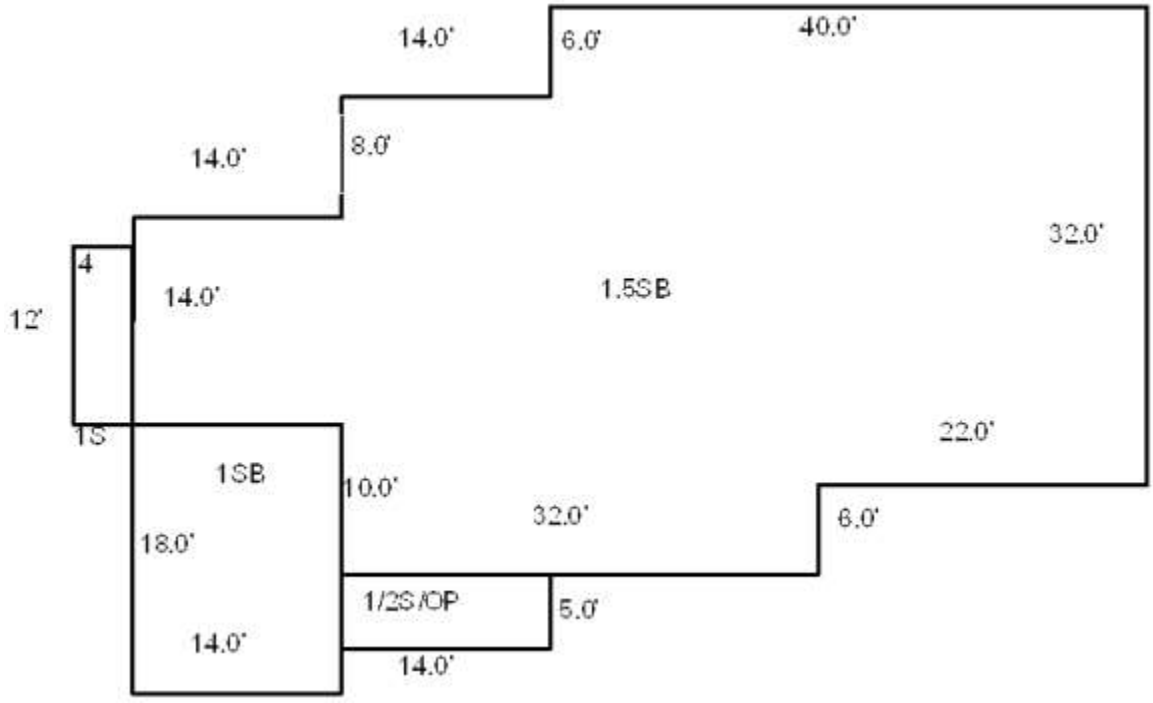
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	439,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	354,727

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2 ST/OP	1996	70	B 100	4.986	Avg.	85%	100%	95%	4.026
1 Story/BSMT	1996	252	B 100	34.614	Avg.	85%	100%	95%	27.951
ONE STORY FRAME	1996	48	B 100	5.715	Avg.	85%	100%	95%	4.615
GAZEBO	1996	256	B 100	10.577	Avg.	85%	100%	95%	8.540
1.25 ST GARAGE..	1996	1107	B 100	60.629	Avg.	85%	100%	95%	48.958
SHOP	1996	320	C 100	7.040	Avg+	86%	100%	95%	5.751
Frame Shed	1985	104	C 100	1.628	Avg.	77%	100%	95%	1.191
Open Frame Porch	1996	304	C 100	12.847	Avg+	86%	100%	95%	10.496
Frame Shed	2006	384	C 100	6.010	Avg.	89%	100%	95%	5.082
LEAN TO	2009	288	C 100	2.151	Avg.	91%	100%	95%	1.859
2,367 SFLA						Outbuilding Total			118,469

Accpt Land	116,200	Accepted Bldg	473,200	Total	589,400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18.0'
1/2S/OP
5.0'
14.0'
14.0'

Account: 68 Card: 1 of 1 Map/Lot: 001-020 Location: 51 COMPANY WOODS RD

Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B7913P0247
Reference 2	LOT SIZE:15
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	07/15/1996
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
1.00	Acres-Rear Land 11-20	1,425.00	1,568	100%		1,568
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 15.00					Land Total	135,890

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	810 Sqft	Grade C 110	Base	230,183
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,337
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,671
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

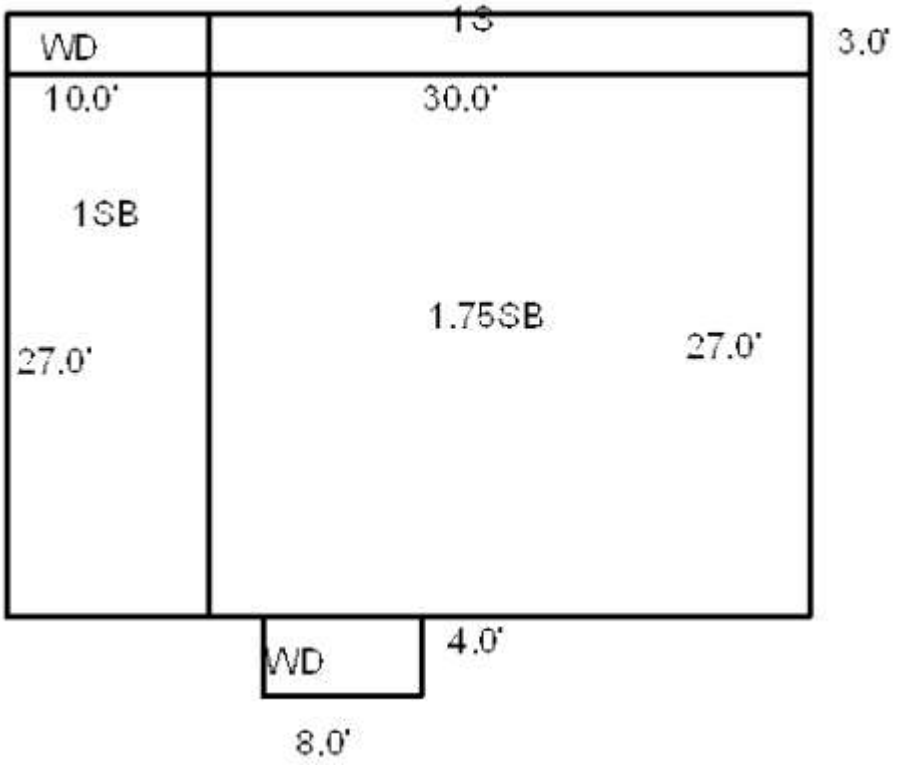
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	249,438

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	184,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1984	270	C 110	31.381	Avg.	78%	100%	95%	23,253
Wood Deck	1984	30	C 110	414	Avg.	78%	100%	95%	307
WOOD DECK	1984	32	C 110	441	Avg.	78%	100%	95%	327
ONE STORY FRAME	1984	90	C 110	9,066	Avg.	78%	100%	95%	6,717
Wood Deck	1984	100	C 110	1,378	Avg.	78%	100%	95%	1,021
Jacuzzi #	1984	1	C 110	3,630	Avg.	78%	100%	95%	2,689
1,575 SFLA							Outbuilding Total		34,314

Accpt Land	135,900	Accepted Bldg	219,100	Total	355,000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WD
4.0'
8.0'

Map/Lot: 001-016
Account: 69 Card: 1 of 1 Location: 49 DENNETT RD

Neighborhood 2	DENNETT RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B14113P195
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Sale Data

Sale Date	06/07/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	78,185.00	80,244	100%		80,244
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.50					Land Total	90,694

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

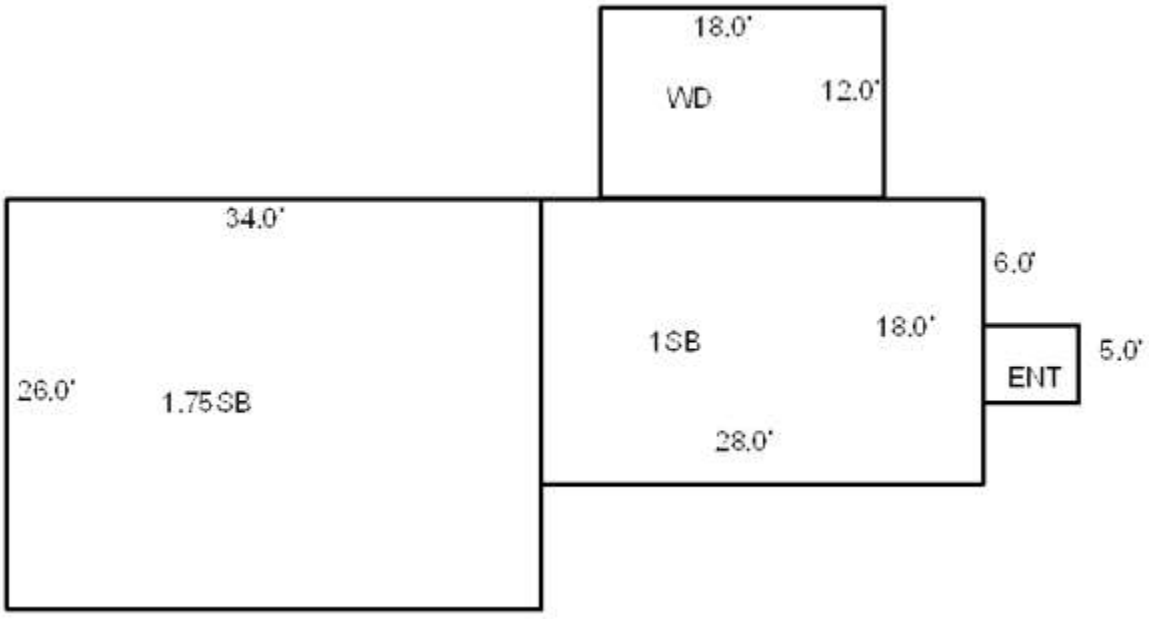
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Above Average	Typical	251,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	97%	95%	171,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1960	504	C 100	53.253	Avg+	74%	97%	95%	36.314
Wood Deck	1960	216	C 100	2.706	Avg+	74%	97%	95%	1.845
BSMT ENTRY.....	1960	30	C 100	470	Avg+	74%	97%	95%	321
Frame Shed	1960	132	C 100	2.066	Avg+	74%	97%	95%	1.409
2,051 SFLA								Outbuilding Total	39,889

Accpt Land	90,700	Accepted Bldg	211,100	Total	301,800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1.75SB
28.0'

Name: ENGLAND, MARTIN A
ENGLAND, JENNIFER C
Map/Lot: 014-018
Account: 70 Card: 1 of 1 Location: 76 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B13546P063
Reference 2	LOT SIZE: .51
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	09/30/2003
Sale Price	169,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	74,130.00	76,233	100%		76,233
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.51					Land Total	87,783

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	825 Sqft	Grade C 100	Base	230,584
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	825
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,125
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,650
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

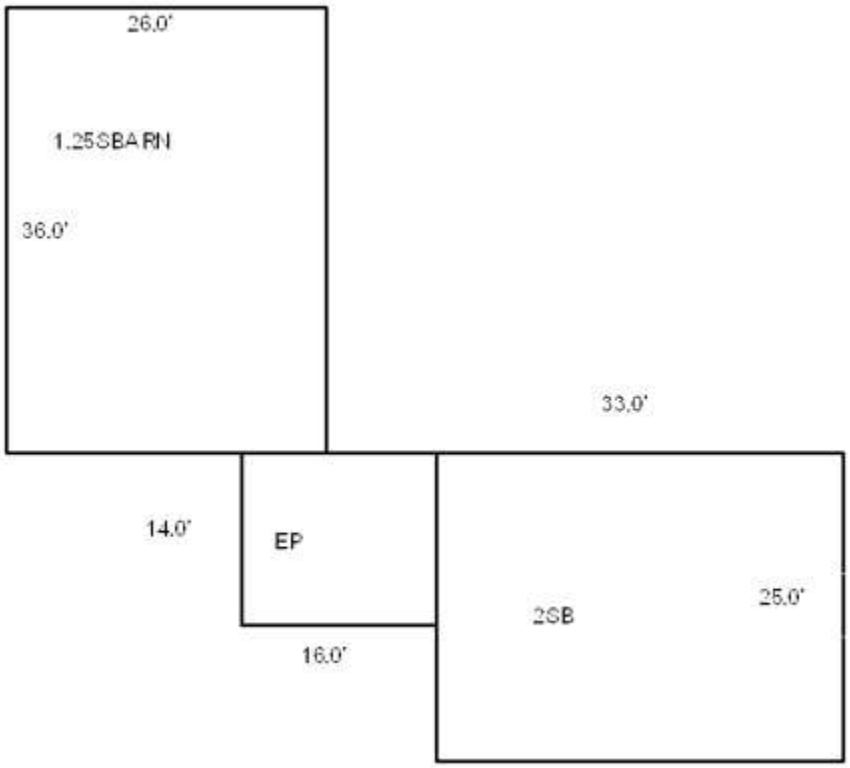
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1905	2004	OLD TYPE	Old Type	Average	Typical	237,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	100%	105%	166,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1905	936	C 100	36.627	Avg-	60%	100%	105%	23.075
Encl Frame Porch	1905	224	C 100	17.848	Avg.	67%	100%	105%	12.556
1,650 SFLA							Outbuilding Total		35,631

Accpt Land	87,800	Accepted Bldg	202,500	Total	290,300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14.0'
EP
25.0'
2SB
16.0'

Name: BOSTON, JOSHUA
BOSTON, AMANDA
Map/Lot: 003-114
Account: 72 Card: 1 of 1 Location: 72 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/03/2017
Sale Price	312,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17598P585
Reference 2	LOT SIZE: 3.6
Tran/Land/Bldg	101 1 11
X.....	9 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.60	Acres-Homesite (Fract)	72,675.00	90,867	100%		90,867
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.60					Land Total	106,542

Dwelling Description

Ranch	One Story	1,344 Sqft	Grade B 100	Replacement Cost New Base	287,586
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,621
Fin. Basement Area	672 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	15,880
Heating	100% HW BB	Cooling	0% None	Heat	5,242
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

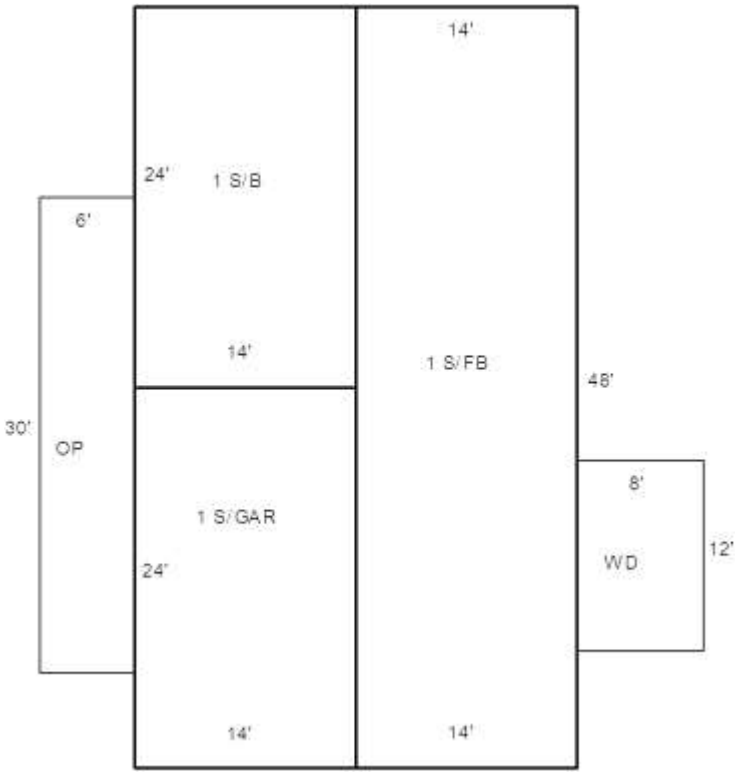
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	321,625

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	95%	290,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2017	180	B 100	9.889	Avg.	95%	100%	95%	8.925
Wood Deck	2017	96	B 100	1.564	Avg.	95%	100%	95%	1.412
1,344 SFLA							Outbuilding Total		10,337

Accpt Land	106,500	Accepted Bldg	300,600	Total	407,100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Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/24/2008
Sale Price	178,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15494P557
Reference 2	LOT SIZE:0.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	72,675.00	77,141	100%		77,141
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.70					Land Total	92,816

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	828 Sqft	Grade C 100	Base	151,691
Exterior	CLAPBOARD	Masonry Trim	166Sqft	Trim	830
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,242
Fin. Basement Area	331 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,554
Heating	100% HW BB	Cooling	0% None	Heat	2,484
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

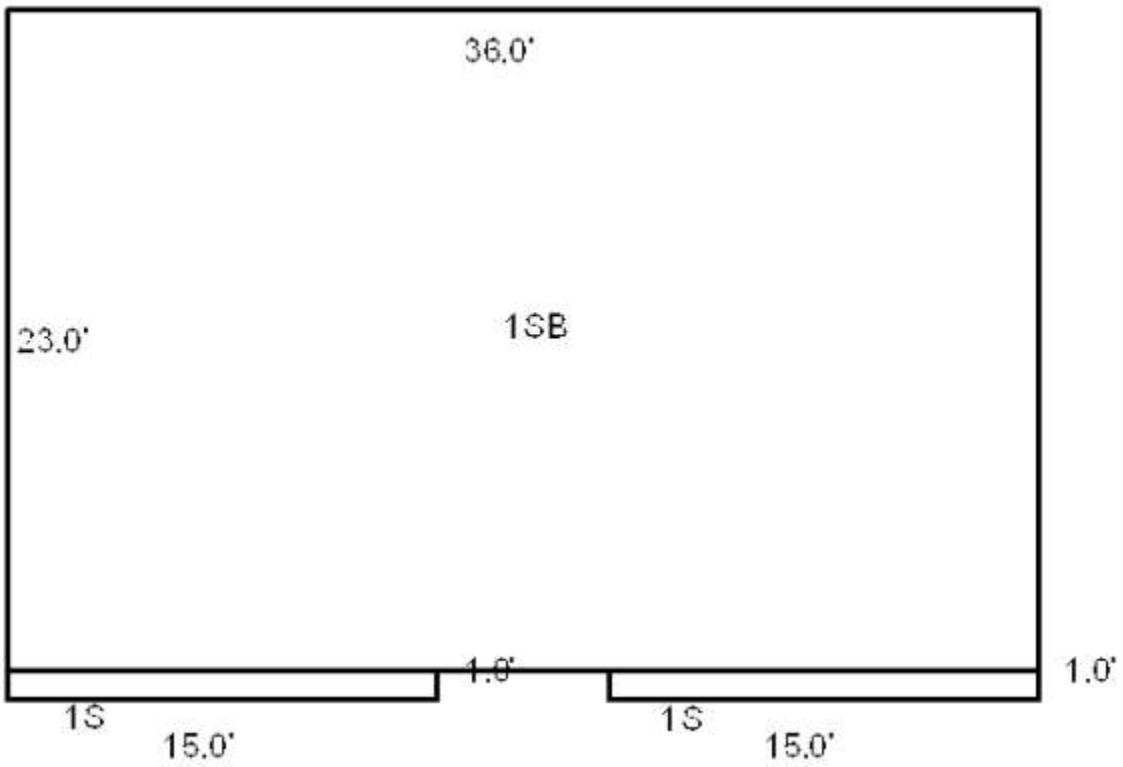
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	OLD TYPE	TYPICAL	Average	Typical	162,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	100%	95%	108,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1968	15	C 100	1.374	Ava.	70%	100%	95%	914
1 STORY	1968	15	C 100	1.374	Ava.	70%	100%	95%	914
CARPORT.....	1970	342	C 100	3.752	Ava-	62%	100%	95%	2.210
Wood Deck	1980	112	C 100	1.403	Ava.	70%	100%	95%	933
Frame Shed	1968	100	C 100	1.565	Ava.	70%	100%	95%	1.041
1.25 ST SHED....	1968	160	C 100	2.880	Ava.	70%	100%	95%	1.915
WOOD DECK	1990	98	C 100	1.228	Ava-	75%	100%	95%	875
858 SFLA							Outbuilding Total		8,802

Accpt Land	92,800	Accepted Bldg	117,100	Total	209,900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Name: HUGHES, ROBERT G
HUGHES-KEATING, MARGARET M
Map/Lot: 020-005
Account: 74 Card: 1 of 1 Location: 10 OLD COUNTY RD

Neighborhood 45 OLD COUNTY

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B14671P368
Reference 2 LOT SIZE:0.51
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	74,130.00	76,233	100%		76,233
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.51					Land Total	87,783

Dwelling Description

				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade C 100	Base	148,192
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,536
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

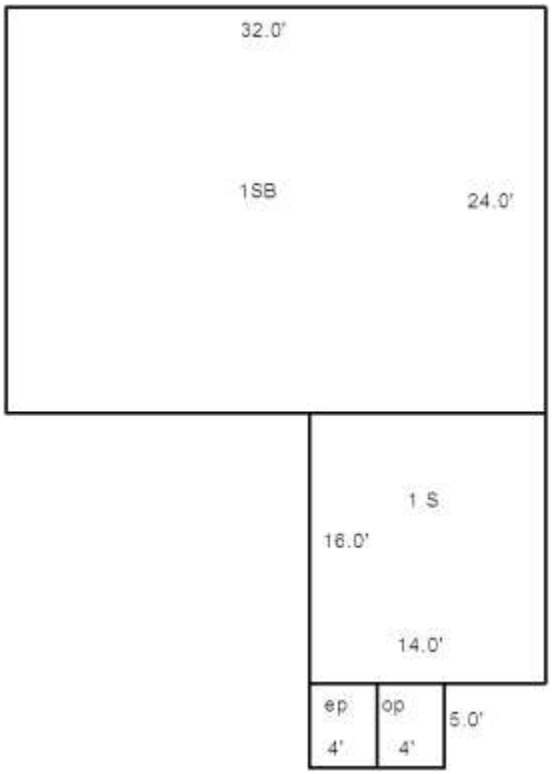
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	150,880

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	68%	100%	105%	107,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	2002	676	B 100	47.211	Avg.	87%	100%	105%	43.128
1 STORY	1963	224	C 100	20.514	Avg.	68%	100%	105%	14.648
Encl Frame Porch	1963	20	C 100	1.594	Avg.	68%	100%	105%	1.138
Open Frame Porch	1963	16	C 100	676	Avg.	68%	100%	105%	483
992 SFLA							Outbuilding Total		59,397

Accpt Land 87,800 Accepted Bldg 167,100 Total 254,900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6.0'

Name: BELMAIN, RICHARD R
BELMAIN, JANET E
Map/Lot: 006-008-1
Account: 75 Card: 1 of 1 Location: 342 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2435P0168
Reference 2 LOT SIZE:11.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.60	Acres-Rear Land 1-10	1,710.00	14,296	100%		14,296
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 11.60					Land Total	121,801

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	864 Sqft	Grade C 110	Base	228,999
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,277
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

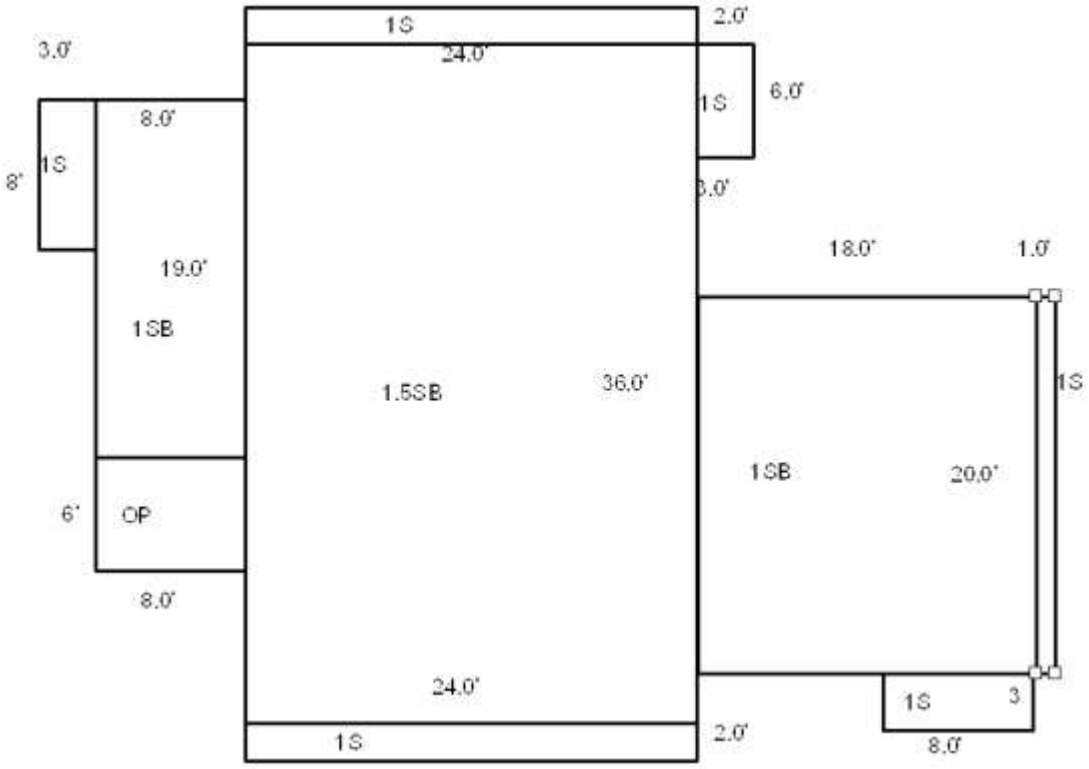
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	GOOD	TYPICAL	Above Average	Typical	241,390

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	183,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1974	24	C 110	2.418	Avg+	80%	100%	95%	1.837
1 Story/BSMT	1974	152	C 110	17.666	Avg+	80%	100%	95%	13.426
Open Frame Porch	1974	48	C 110	2.231	Avg+	80%	100%	95%	1.696
ONE STORY FRAME	1974	48	C 110	4.836	Avg+	80%	100%	95%	3.676
1 STORY	1974	48	C 110	4.836	Avg+	80%	100%	95%	3.676
ONE STORY FRAME	1974	18	C 110	1.813	Avg+	80%	100%	95%	1.378
1 STORY/BASEMENT	1974	360	C 110	41.842	Avg+	80%	100%	95%	31.800
ONE STORY FRAME	1974	24	C 110	2.418	Avg+	80%	100%	95%	1.837
ONE STORY FRAME	1974	20	C 110	2.015	Avg+	80%	100%	95%	1.531
Tennis Court	1974	160	C 100	12.100	Avg.	71%	100%	95%	8.161
1,990 SFLA							Outbuilding Total		69,018

Accpt Land 121,800 Accepted Bldg 252,500 Total 374,300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OP
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1S
3
2.0'
1S
8.0'

Account: 76 Card: 1 of 1 Map/Lot: 022-004 Location: 11 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/29/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	BK12450PG335
Reference 2	LOT SIZE: .16
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	74,130.00	67,889	100%		67,889
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.16					Land Total	79,439

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	816 Sqft	Grade C 95	Base	203,857
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	775
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% HW BB	Cooling	0% None	Heat	1,831
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,357
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

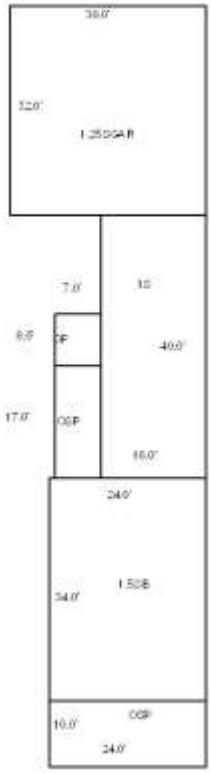
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1920	OLD TYPE	Old Type	Below Average	Typical	205,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	97%	105%	125,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1890	960	C 95	38.522	Ava-	60%	97%	105%	23.541
ONE STORY FRAME	1890	640	C 95	55.680	Ava-	60%	97%	105%	34.026
Open Frame Porch	1890	56	C 95	2.249	Ava-	60%	97%	105%	1.374
OPEN SCR PORCH	1890	119	C 95	5.352	Ava-	60%	97%	105%	3.271
OPEN SCR PORCH	1890	240	C 95	10.210	Ava-	60%	97%	105%	6.239
2,068 SFLA							Outbuilding Total		68,451

Accpt Land 79,400 Accepted Bldg 193,800 Total 273,200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1,536
10.0'
OP
24.0'

Name: BEAMIS, CORTNEY M
ROBERT P BEAMIS, TRUSTEE OF THE ROBERT
Map/Lot: 008-060
Account: 77 Card: 1 of 1 Location: 204 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/15/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B16321P657
Reference 2	LOT SIZE:8.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.75	Acres-Rear Land 1-10	1,710.00	8,935	100%		8,935
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.75					Land Total	116,440

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade B 90	Base	252,195
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Field6	Basement	Damp 3/4 Bmt	Basement	-225
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,391
Rooms	6	HEARTHS		HEARTHS	936
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,797
FirePlaces	1			Fireplace	7,079
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

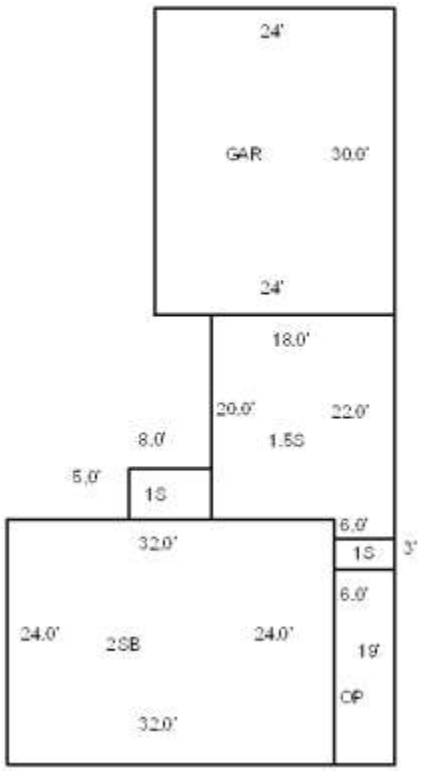
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1970	TYPICAL	TYPICAL	Average	Typical	267,173

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	170,056

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1800	720	B 90	31.043	Avg.	67%	100%	95%	19.759
1 & 1/2 STORY FR	1800	372	B 90	58.248	Avg.	67%	100%	95%	37.075
1 STORY	1800	40	B 90	4.286	Avg.	67%	100%	95%	2.728
1 STORY	1800	18	B 90	1.928	Avg.	67%	100%	95%	1.227
Open Frame Porch	1800	114	B 90	5.637	Avg.	67%	100%	95%	3.588
Swimming Pool	2000	800	C 100	12.100	Avg.	99%	100%	95%	11.380
Frame Shed	2000	120	B 90	2.197	Avg.	67%	100%	95%	1.398
LOFT BARN BSMT	1800	1900	B 90	91.869	Avg.	67%	100%	95%	58.474
2,152 SFLA							Outbuilding Total		135,629

Accpt Land	116,400	Accepted Bldg	305,700	Total	422,100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24.0'
2SB
24.0'
1S'
OP
32.0'

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B14019P223
Reference 2 LOT SIZE:11
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.00	Acres-Rear Land 1-10	1,710.00	13,167	100%		13,167
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 11.00					Land Total	120,672

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	339,127
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,880
Rooms	7	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

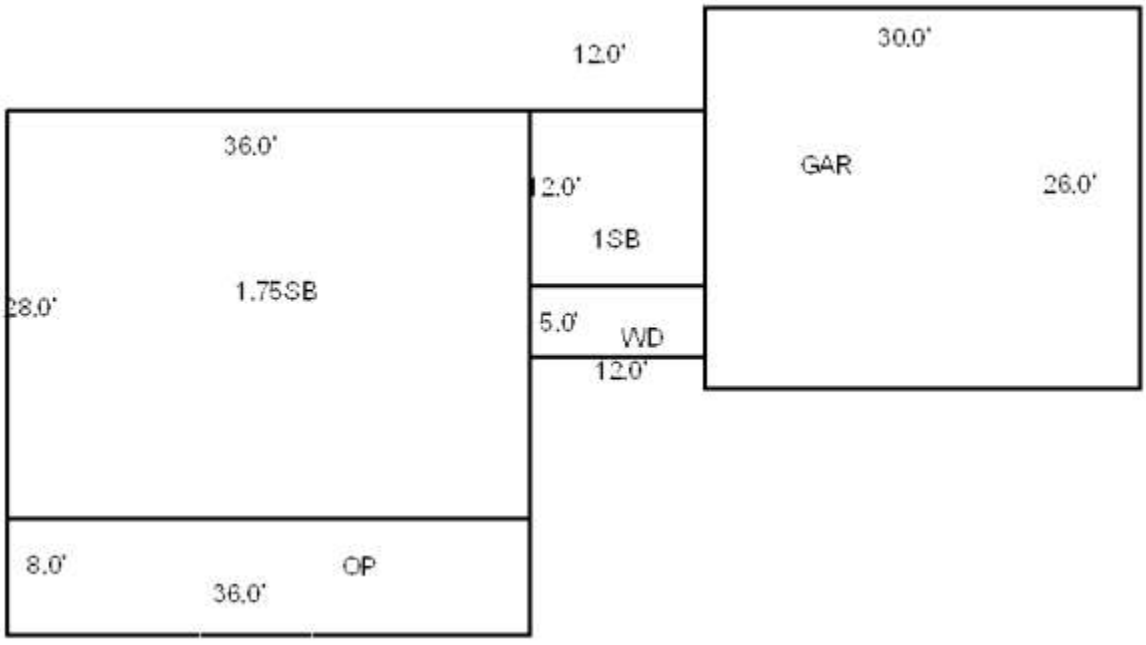
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Above Average	Typical	359,309

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	300,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1996	144	B 100	19.780	Avg+	88%	100%	95%	16,536
Wood Deck	1996	60	B 100	978	Avg+	88%	100%	95%	818
Open Frame Porch	1996	288	B 100	15,822	Avg+	88%	100%	95%	13,227
Frame Garage	1996	780	B 100	37,301	Avg+	88%	100%	95%	31,184
1/2S AD/GAR.....	2000	884	B 100	79,340	Avg+	88%	100%	95%	66,328
GARAGE FR COMML	2005	1200	C 100	82,456	Avg.	88%	100%	95%	68,933
2,350 SFLA							Outbuilding Total		197,026

Accpt Land 120,700 Accepted Bldg 497,400 Total 618,100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GAR
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5.0'
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12.0'
8.0'
OP
36.0'

Map/Lot: 018-091
Account: 79 Card: 1 of 1 Location: 31 MAIN ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0323P0301
Reference 2	LOT SIZE: .37
Tran/Land/Bldg	900 10 71
X.....	E Y..... 0
Exemption(s)	7 0 0 Land Schedule 4

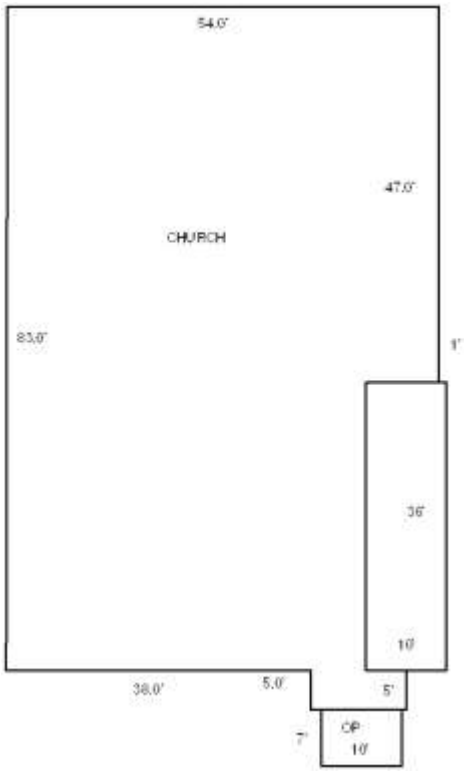
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	70,600.00	70,310	100%		70,310
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.37					Land Total	81,310

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT FIN AVG	0	4938	C 100	386.497	Avg.	67%	50%	100%	129.476
Open Frame Porch	0	70	C 100	2.958	C Gr	67%	50%	100%	991
CHURCH	0	4938	C 100	768.037	C Gr	67%	100%	100%	514.585
								Outbuilding Total	645,052

Accpt Land 81,300 Accepted Bldg 645,100 Total 726,400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7'
OP
10'

Map/Lot: 013-003
Account: 80 Card: 1 of 1 Location: 229 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B0680P0235
Reference 2 LOT SIZE:1.27
Tran/Land/Bldg 900 13 77
X..... 0 Y..... 0
Exemption(s) 9 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.27	Acres-Homesite (Fract)	76,500.00	86,186	100%		86,186
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 1.27					Land Total	102,686

Dwelling Description / Replacement Cost New

Conventional	Two & 1/2 Story	2,432 Sqft	Grade C 100	Base	527,317
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	15,200
Rooms	2				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	2	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

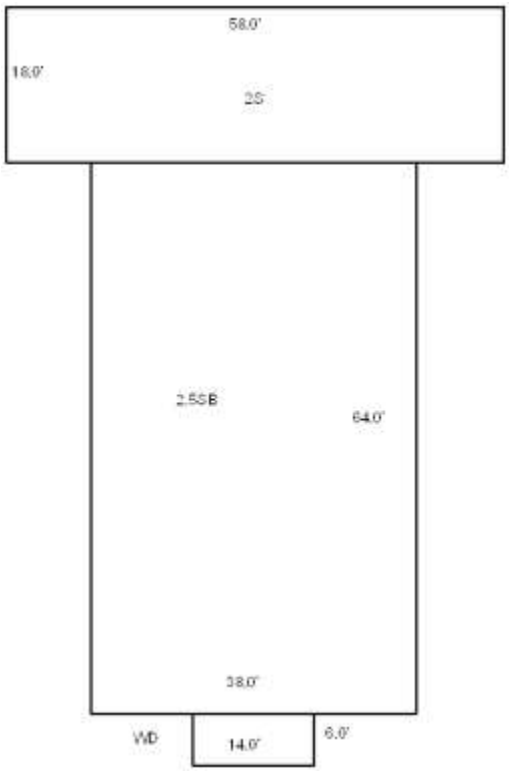
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	548,805

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	100%	400,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	1900	1044	C 100	169.138	Avg+	73%	100%	100%	123.471
Wood Deck	1900	84	C 100	1.053	Avg+	73%	100%	100%	769
8,168 SFLA							Outbuilding Total		124,240

Accpt Land 102,700 Accepted Bldg 524,900 Total 627,600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WD
14.0'
6.0'

Name: CLEMENT, ROBERT T TRUSTEE
ROBERT T. CLEMENT SPECIAL NEEDS TRUST
Map/Lot: 003-020
Account: 81 Card: 1 of 1 Location: CIDER MILL POND RD

Neighborhood 49	CIDER MILL
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15712P690
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	08/20/2009
Sale Price	63,200
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	76,500.00	81,764	100%		81,764
Total Acres 1.50				Land Total		81,764

Accpt Land	81,800	Accepted Bldg	0	Total	81,800

Name: DUGAL JR., DANIEL
TOWNSEND, CORINNE S
Account: 82 Card: 1 of 1 Map/Lot: 010-047 Location: 18 HAMMOND RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	11/02/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1 B17359P639
Reference 2 LOT SIZE:0.7
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	72,675.00	77,141	100%		77,141
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.70					Land Total	92,816

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,064 Sqft	Grade C 110	Base	312,010
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,756
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,022
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

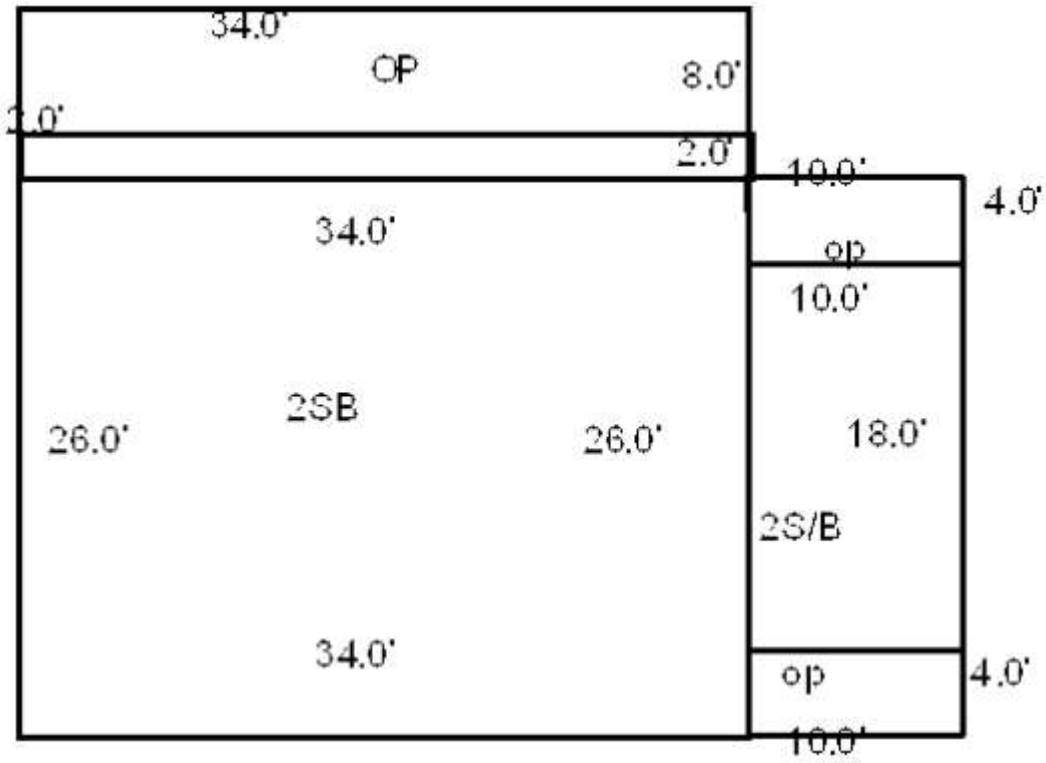
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	335,308

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	289,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN PORCH	2009	312	C 110	14.637	Avg.	91%	100%	95%	12.654
ONE STORY FRAME	2009	68	C 110	6.850	Avg.	91%	100%	95%	5.922
Frame Garage	2009	450	C 100	16.810	Avg.	91%	100%	95%	14.532
2,196 SFLA							Outbuilding Total		33,108

Accpt Land 92,800 Accepted Bldg 323,000 Total 415,800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10.0'
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2S/B
34.0'
op
4.0'
10.0'

Account: 83 Card: 1 of 1 Map/Lot: 018-029 Location: 9 SNOWS COURT

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL INDUSTRIAL
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	03/29/2019
Sale Price	205,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17920P870
Reference 2 LOT SIZE:0.3
Tran/Land/Bldg 101 1 11
X..... R Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	82,300.00	80,261	60%	Access	48,157
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.30					Land Total	59,157

Dwelling Description

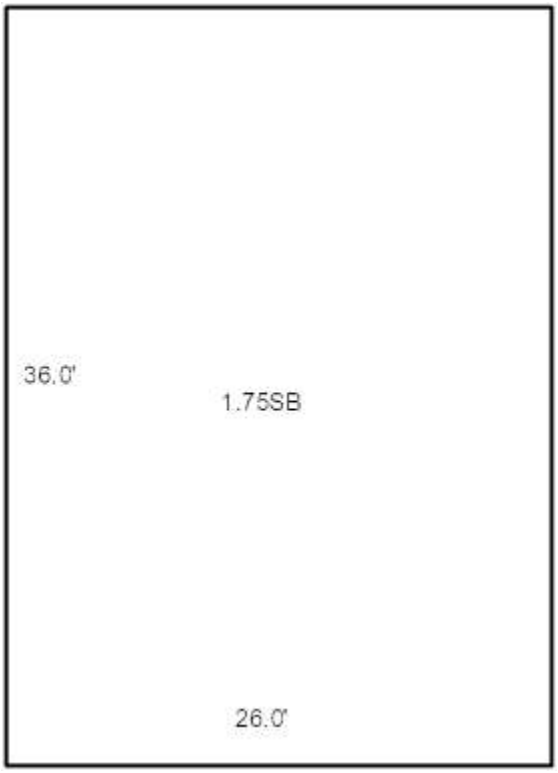
				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 90	Base	218,413
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	842
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,686
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,638	Insulation	-1,474
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1940	OLD TYPE	TYPICAL	Above Average	Typical	221,467

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	Location	73%	100%	90%	145,504

Accpt Land 59,200 Accepted Bldg 145,500 Total 204,700


36.0'
1.75SB
26.0'

Account: 84 Card: 1 of 1 Map/Lot: 004-020 Location: 362 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	07/09/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B18302P330
Reference 2	LOT SIZE: 5.43
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.43	Acres-Rear Land 1-10	3,045.00	4,790	100%		4,790
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.43					Land Total	110,008

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,436 Sqft	Grade C 100	Base	232,885
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,154
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,308
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

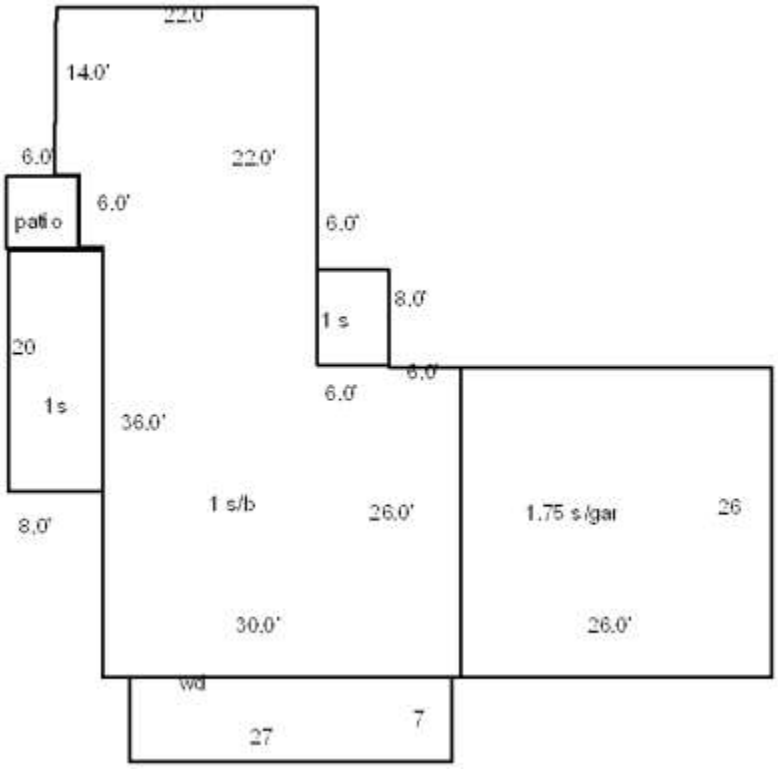
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	245,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	105%	175,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1964	160	C 100	14.653	Avg.	68%	100%	105%	10.462
Patio	1964	36	C 100	225	Avg.	68%	100%	105%	161
3/4 S APT/GAR	1964	676	C 100	68.783	Avg.	68%	100%	105%	49.111
Wood Deck	1964	189	C 100	2.368	Avg.	68%	100%	105%	1.690
1 STORY	1964	48	C 100	4.396	Avg.	68%	100%	105%	3.138
Frame Garage	1980	336	C 100	12.704	Avg.	68%	100%	105%	9.071
2,151 SFLA							Outbuilding Total		73,633

Accpt Land 110,000 Accepted Bldg 248,900 Total 358,900


22.0
14.0'
6.0'
22.0'
patio
6.0'
6.0'
8.0'
1 s
20
6.0'
6.0'
1 s
36.0'
1 s/b
26.0'
1.75 s/gar
26
8.0'
30.0'
26.0'
wd
7
27

Map/Lot: 007-016-1
Account: 85 Card: 1 of 1 Location: 1370 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 01/14/2022
Sale Price 350,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B13654P339
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,812 Sqft	Grade C 100	Base	280,556
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	2,718
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,436
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

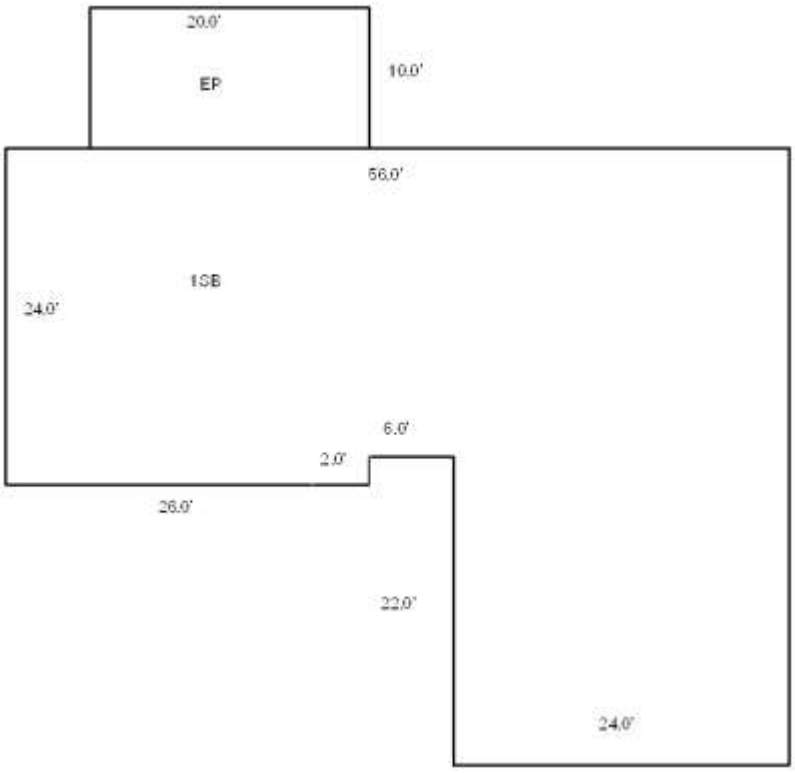
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	289,510

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	203,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1975	200	C 100	15.936	Avg.	74%	100%	95%	11.203
Frame Garage	1975	384	C 100	14.433	Avg.	74%	100%	95%	10.146
Frame Shed	1975	156	C 100	2.441	Avg.	74%	100%	95%	1.716
1,812 SFLA							Outbuilding Total		23,065

Accpt Land 107,500 Accepted Bldg 226,600 Total 334,100


20.0'
EP
10.0'
56.0'
1SB
24.0'
6.0'
2.0'
26.0'
22.0'
24.0'

Map/Lot: 018-057
Account: 86 Card: 1 of 1 Location: 71 MADISON ST

Neighborhood 8 MADISON ST

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities All Public
Street Paved

Sale Data

Sale Date	07/10/2013
Sale Price	137,450
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B16648P296
Reference 2 LOT SIZE: .16
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	74,130.00	67,889	100%		67,889
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.16					Land Total	79,439

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	832 Sqft	Grade C 100	Base	152,185
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,080
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

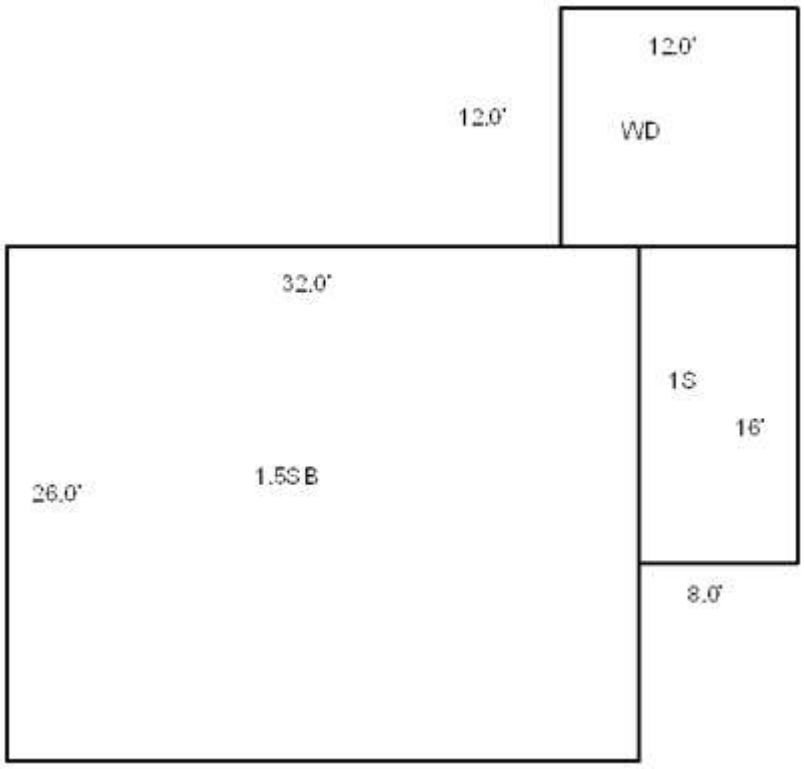
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1944	0	TYPICAL	TYPICAL	Average	Typical	155,097

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	109,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1944	128	C 100	11.722	Avg.	67%	100%	105%	8.247
Wood Deck	1944	144	C 100	1.804	Avg.	67%	100%	105%	1.269
1/2 ST/SHOP	1944	416	C 100	34.187	Avg-	60%	100%	105%	21.538
960 SFLA							Outbuilding Total		31,054

Accpt Land 79,400 Accepted Bldg 140,200 Total 219,600


12.0'
12.0'
WD
32.0'
1S
16'
1.5S B
26.0'
8.0'

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2691P0104
Reference 2 LOT SIZE:18
Tran/Land/Bldg 109 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
4.00	Acres-Rear Land 11-20	950.00	4,180	100%		4,180
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 18.00					Land Total	130,495

Dwelling Description — Replacement Cost New

Log Home	One & 1/2 Story	384 Sqft	Grade C 100	Base	126,644
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,728
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

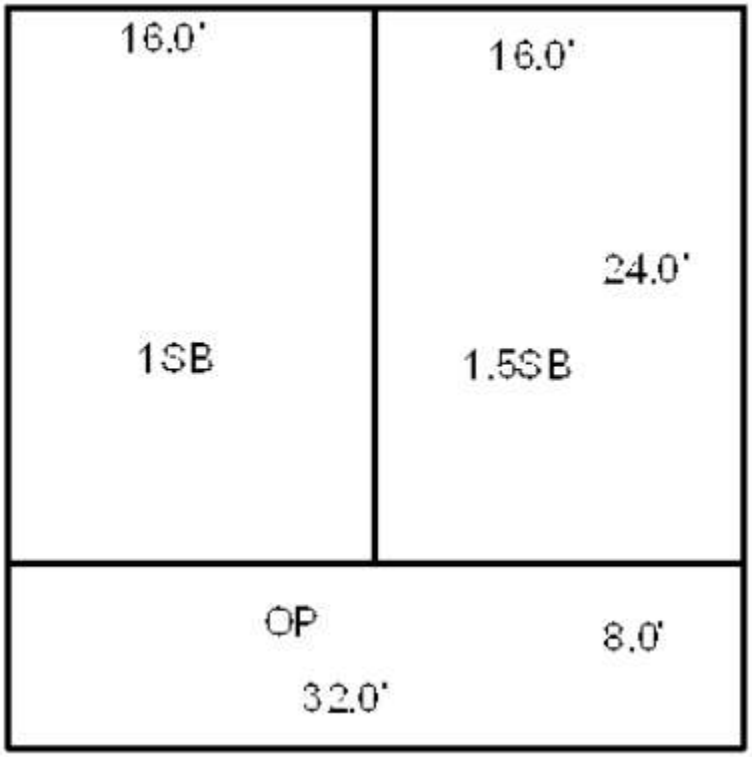
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	129,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	95%	94,911

Outbuildings/Additions/Improvements — Percent Good — Value

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 Story/BSMT	1982	384	C 100	40.573	Avg.	77%	100%	95%	29,679
Open Frame Porch	1982	256	C 100	10.819	Avg.	77%	100%	95%	7,914
960 SFLA							Outbuilding Total		37,593

Accpt Land	130,500	Accepted Bldg	132,500	Total	263,000

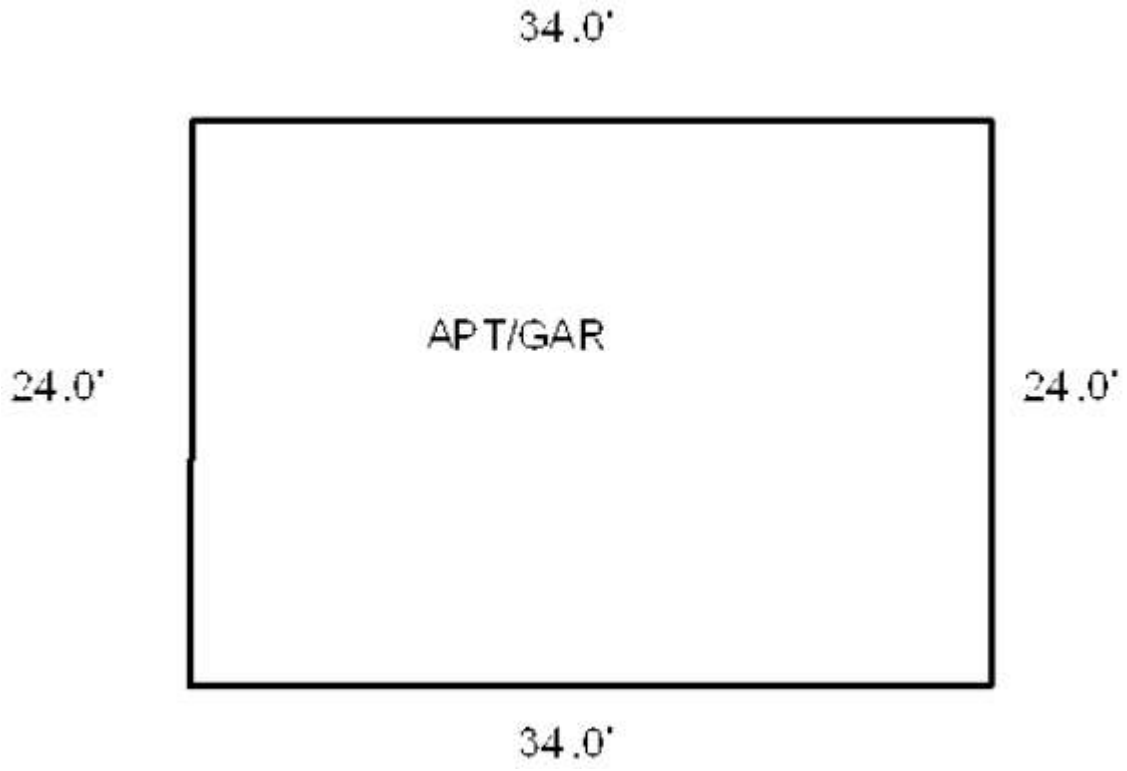

16.0'
16.0'
24.0'
1SB
1.5SB
OP
8.0'
32.0'

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	109 1 7
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT/GAR	1992	816	D 100	71.527	Avg.	81%	100%	95%	55,040
1,776 SFLA							Outbuilding Total		55,040

Accpt Land	0	Accepted Bldg	55,000	Total	55,000


34.0'
APT/GAR
24.0'
24.0'
34.0'

Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	130,500	132,500	263,000	130,500	132,500	263,000
2	0	55,000	55,000	0	55,000	55,000
TOTAL	130,500	187,500	318,000	130,500	187,500	318,000

Name: LEWIS, AARON G
LEWIS, REBECCA M
Map/Lot: 001-007
Account: 88 Card: 1 of 1 Location: 28 COMPANY WOODS RD

Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B4962P310 ADDN'L REF 14545/025
Reference 2	LOT SIZE: 2.64
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.64	Acres-Homesite (Fract)	78,185.00	94,771	70%	Restrictio	66,340
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.64					Land Total	76,790

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	247,535
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

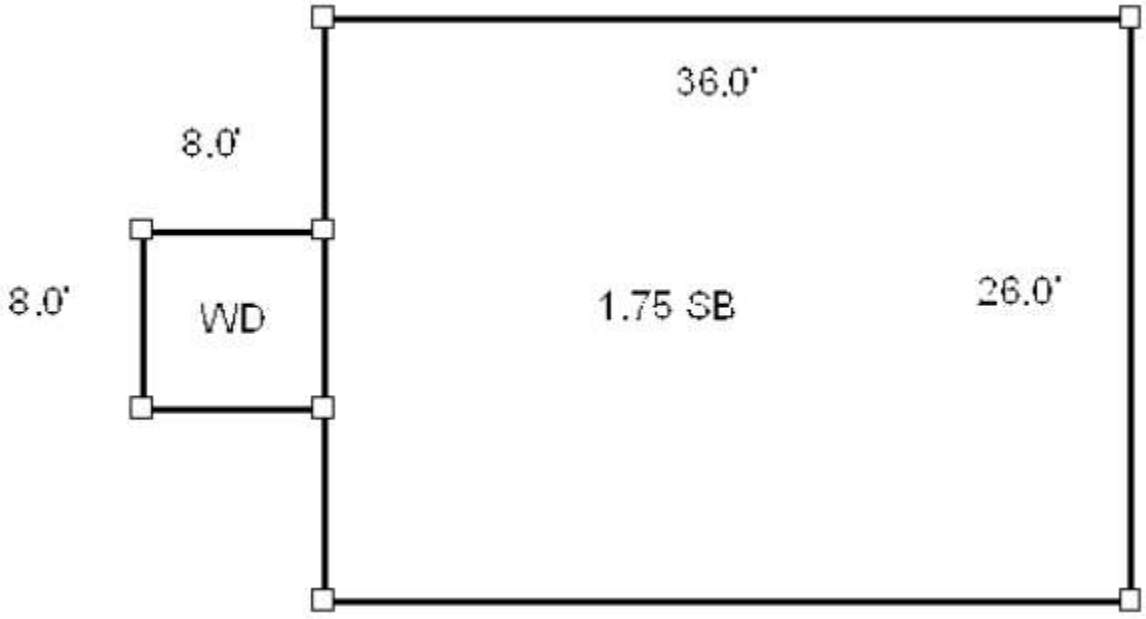
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	262,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	202,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1989	64	C 100	802	Avg.	81%	100%	95%	618
1,638 SFLA							Outbuilding Total		618

Accpt Land	76,800	Accepted Bldg	202,700	Total	279,500


36.0'
8.0'
8.0'
WD
1.75 SB
26.0'

Map/Lot: 001-002
Account: 89 Card: 1 of 1 Location: EASTERN AVE

Neighborhood 99 LANDLOCKED

Zoning/Use INDUSTRIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B6322P0266
Reference 2 LOT SIZE:20
Tran/Land/Bldg 900 12 99
X..... 0 Y..... 0
Exemption(s) 13 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
Total Acres 20.00					Land Total	42,900

Accpt Land 42,900 Accepted Bldg 0 Total 42,900

Map/Lot: 001-003
Account: 90 Card: 1 of 1 Location: COMPANY WOODS RD

Neighborhood 99 LANDLOCKED

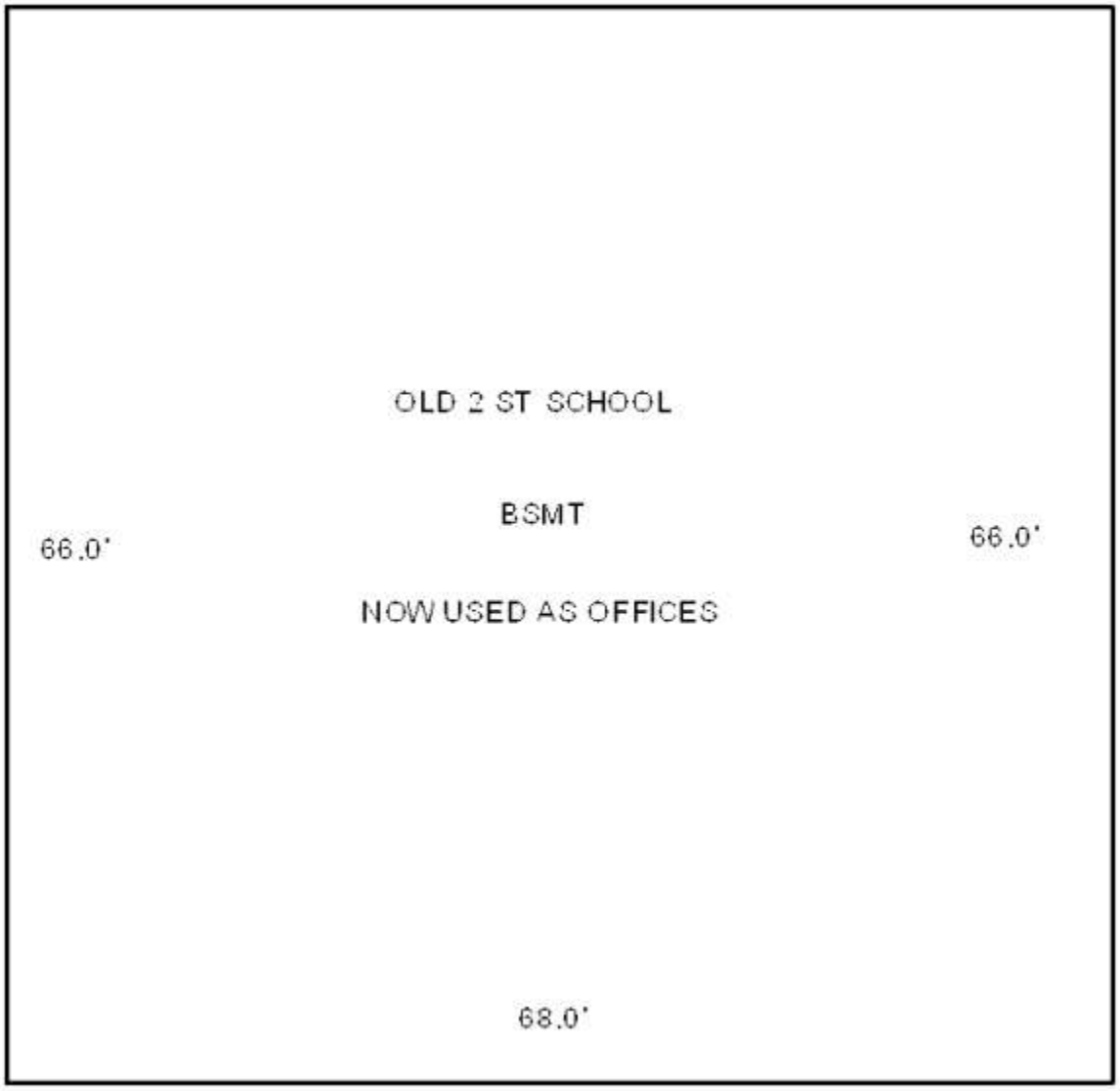
Zoning/Use INDUSTRIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1754P0311
Reference 2 LOT SIZE:8
Tran/Land/Bldg 900 10 99
X..... EX Y..... 0
Exemption(s) 7 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Rear Land 1-10	2,400.00	21,120	100%		21,120
Total Acres 8.00				Land Total		21,120

Accpt Land 21,100 Accepted Bldg 0 Total 21,100


OLD 2 ST SCHOOL
BSMT
66.0'
66.0'
NOW USED AS OFFICES
68.0'

Map/Lot: 002-008
Account: 91 Card: 1 of 1 Location: 129 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Well & SepticPublic Sewer
Street Paved

Reference 1 B1579P0281
Reference 2 LOT SIZE:13
Tran/Land/Bldg 900 10 71
X..... EX Y..... 0
Exemption(s) 7 0 0 Land Schedule 4

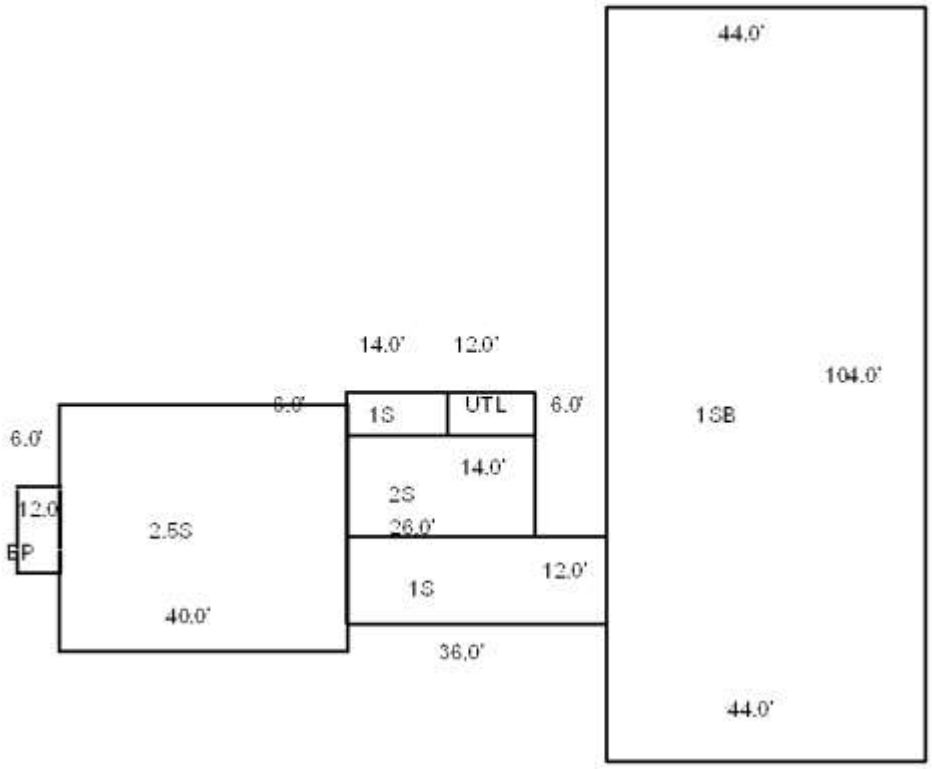
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
9.00	Acres-Rear Land 1-10	3,045.00	30,146	100%		30,145
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 13.00					Land Total	135,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	432	C 100	39.563	Avg.	74%	100%	105%	30.741
TWO STORY FRAME	0	364	C 100	58.972	C Gr	74%	100%	105%	45.821
1 STORY	0	84	C 100	7.693	C Gr	74%	100%	105%	5.978
ENCL. PORCH	0	72	C 100	5.847	C Gr	74%	100%	105%	4.543
2 & 1/2 STORY FR	0	1360	C 100	225.134	C Gr	74%	100%	105%	174.929
Encl Frame Porch	0	72	C 100	5.737	C Gr	74%	100%	105%	4.457
Frame Shed	0	120	C 100	1.878	C Gr	74%	100%	105%	1.460
CHURCH	0	4576	C 100	713.950	C Gr	74%	100%	105%	554.739
4,644 SFLA								Outbuilding Total	822,668

Accpt Land 135,400 Accepted Bldg 822,700 Total 958,100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1SB
6.0'
14.0'
2S
12.0'
2.5S
26.0'
EP
12.0'
1S
40.0'
36.0'
44.0'

Name: MAHONEY, KRISTEN C.
f/k/a COURTEAU, KRISTEN W.
Map/Lot: 017-030
Account: 92 Card: 1 of 1 Location: 12 NOWELL ST

Neighborhood 38	NOWELL ST
Zoning/Use	VILLAGE A, B, C COMMERCIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18212P911
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	03/24/2020
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	74,130.00	70,987	100%		70,987
Total Acres 0.25				Land Total		70,987

Accpt Land	71,000	Accepted Bldg	0	Total	71,000

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2974P186
Reference 2 LOT SIZE:1.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	72,675.00	82,678	100%		82,678
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.40					Land Total	98,353

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,476 Sqft	Grade C 100	Base	216,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,214
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,428
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

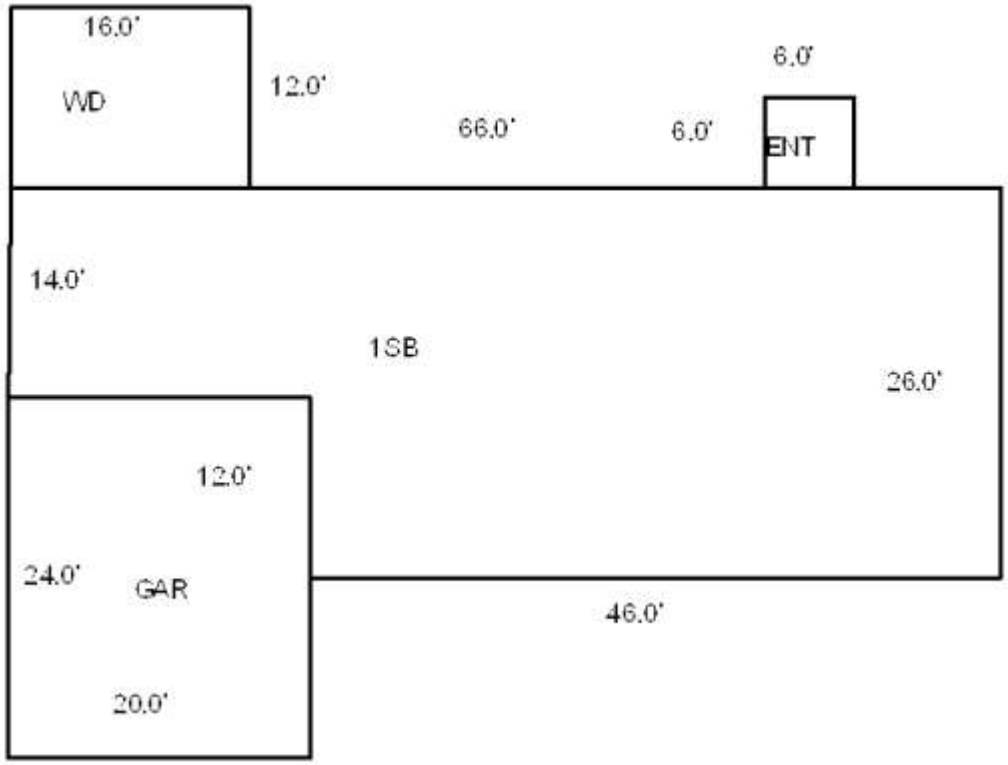
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	229,016

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	95%	169,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1983	192	C 100	2.406	Avg.	78%	100%	95%	1.783
BSMT ENTRY.....	1983	36	C 100	563	Avg.	78%	100%	95%	417
Frame Garage	1983	480	C 100	17.890	Avg.	78%	100%	95%	13.256
1,476 SFLA							Outbuilding Total		15,456

Accpt Land 98,400 Accepted Bldg 185,200 Total 283,600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GAR
46.0'
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Account: 94 Card: 1 of 1 Map/Lot: 017-009 Location: SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P723
Reference 2	LOT SIZE:3.25
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	02/13/2019
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.25	Acres-Homesite (Fract)	74,130.00	91,743	100%		91,743
Total Acres 3.25				Land Total		91,743

Accpt Land	91,700	Accepted Bldg	0	Total	91,700

Map/Lot: 017-010
Account: 95 Card: 1 of 1 Location: 36 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 02/13/2019
Sale Price 0
Sale Type Land & Buildings
Financing
Verified Buyer
Validity Related Parties

Reference 1 B17894P763
Reference 2 LOT SIZE:.50
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	825 Sqft	Grade C 100	Base	222,531
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,031
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,332
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

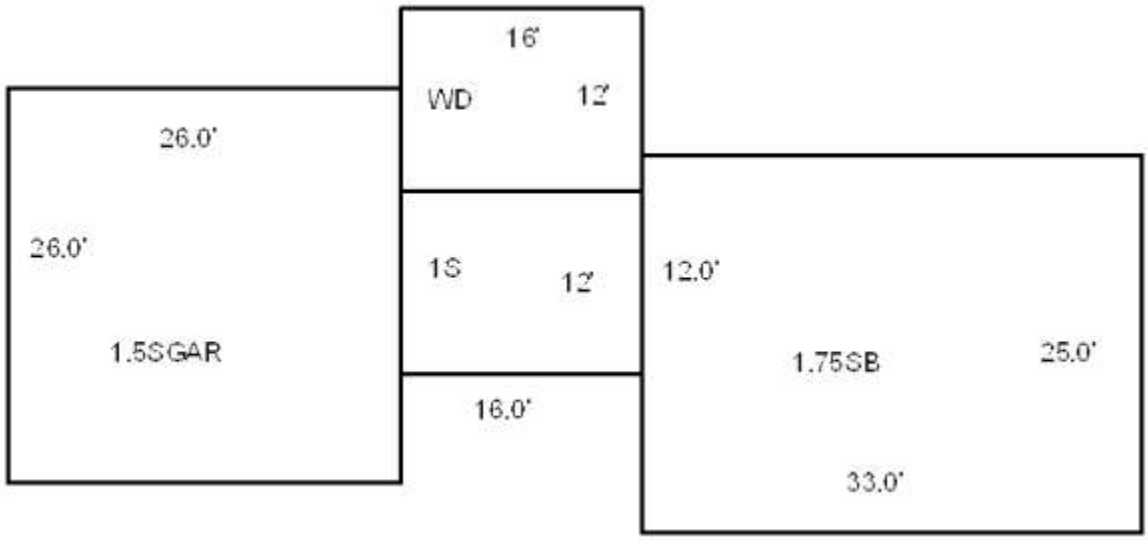
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	GOOD	Above Average	Typical	233,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	179,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	1958	676	C 100	32.538	Avg+	73%	100%	105%	24.941
Wood Deck	1958	192	C 100	2.406	Avg+	73%	100%	105%	1.844
ONE STORY FRAME	1958	192	C 100	17.583	Avg+	73%	100%	105%	13.478
1.25 ST SHED....	1973	216	C 100	3.888	Avg+	73%	100%	105%	2.980
1,636 SFLA							Outbuilding Total		43,243

Accpt Land 87,600 Accepted Bldg 222,600 Total 310,200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Name: THE B.E.A. IRREVOCABLE TRUST
ERIC A GRAY, TRUSTEE

Map/Lot: 005-012
Account: 96 Card: 1 of 1 Location: 544 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B9838P0347
Reference 2	LOT SIZE: 22.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/27/2021
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
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
8.60	Acres-Rear Land 11-20	950.00	8,987	100%		8,987
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 22.60					Land Total	135,302

Dwelling Description

Conventional	Two Story	884 Sqft	Grade B 100	Replacement Cost New	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	308,027
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,149
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,895
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,298
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

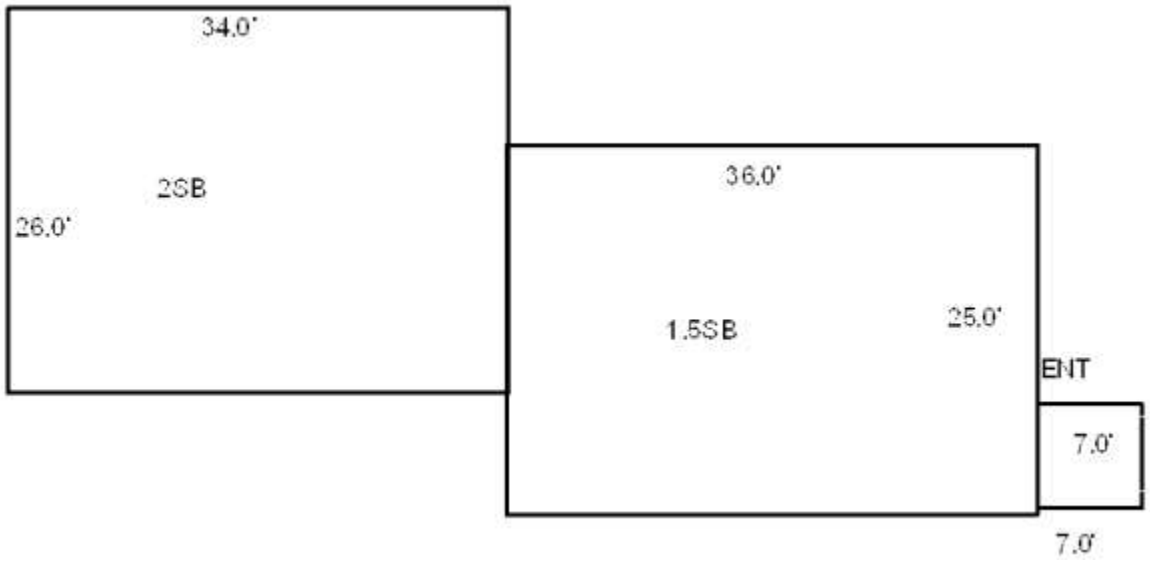
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1600	1984	TYPICAL	TYPICAL	Above Average	Typical	332,780

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	230,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1600	900	C 100	133.137	Avg.	67%	100%	95%	84,742
BSMT ENTRY.....	1600	49	B 100	997	Avg+	73%	100%	95%	692
1/2 APT/GAR	2016	1120	C 100	105.190	Avg.	95%	100%	95%	94,934
3,678 SFLA							Outbuilding Total		180,368

Accpt Land	135,300	Accepted Bldg	411,200	Total	546,500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2SB
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36.0'
1.5SB
25.0'
ENT
7.0'
7.0'

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/23/2019
Sale Price	239,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18003P357
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	76,500.00	81,201	100%		81,201
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.40					Land Total	92,201

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	201,999
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

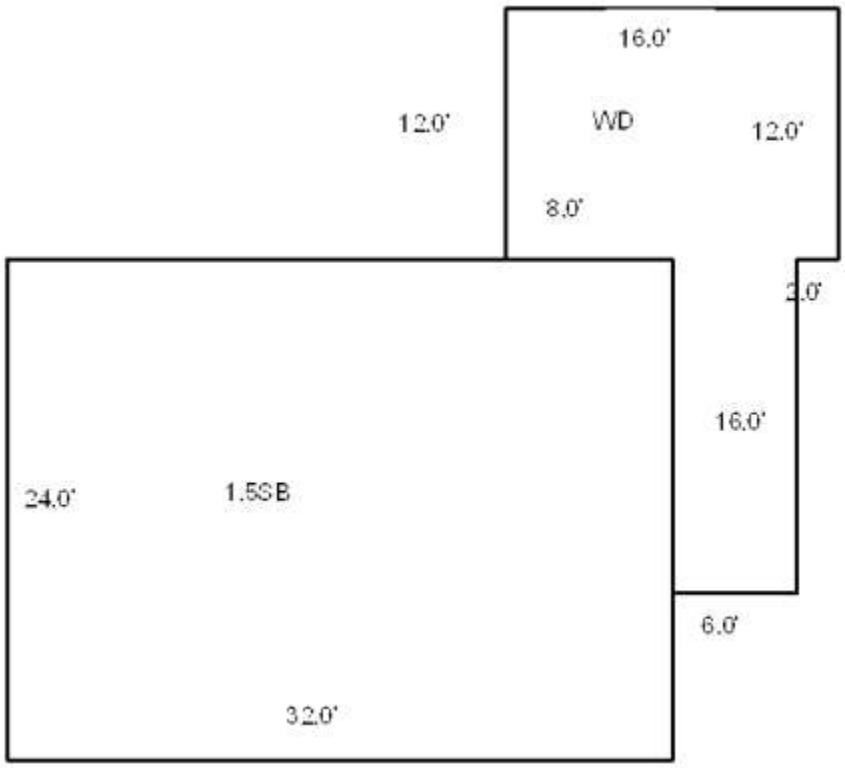
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Above Average	Typical	212,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	100%	172,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1977	288	C 100	3.609	Avg+	81%	100%	100%	2.923
Frame Shed	1977	320	C 100	5.008	Avg+	81%	100%	100%	4.056
1,152 SFLA							Outbuilding Total		6,979

Accpt Land	92,200	Accepted Bldg	179,300	Total	271,500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16.0'
24.0'
1.5SB
6.0'
32.0'

Account: 98 Card: 1 of 1 Map/Lot: 021-028 Location: 3 DOVE DR

Neighborhood 56	MAPLE ST
Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	No Street
PERMIT STATUS	UC FOR APRIL 1
Value Change	Data Correction
Reference 1	B15276P92
Reference 2	LOT SIZE: .22
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	10/04/2007
Sale Price	293,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.36	Acres-Homesite (Fract)	74,130.00	84,089	100%		84,089
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.36					Land Total	95,639

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade C 100	Base	259,811
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,048
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	2,016
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

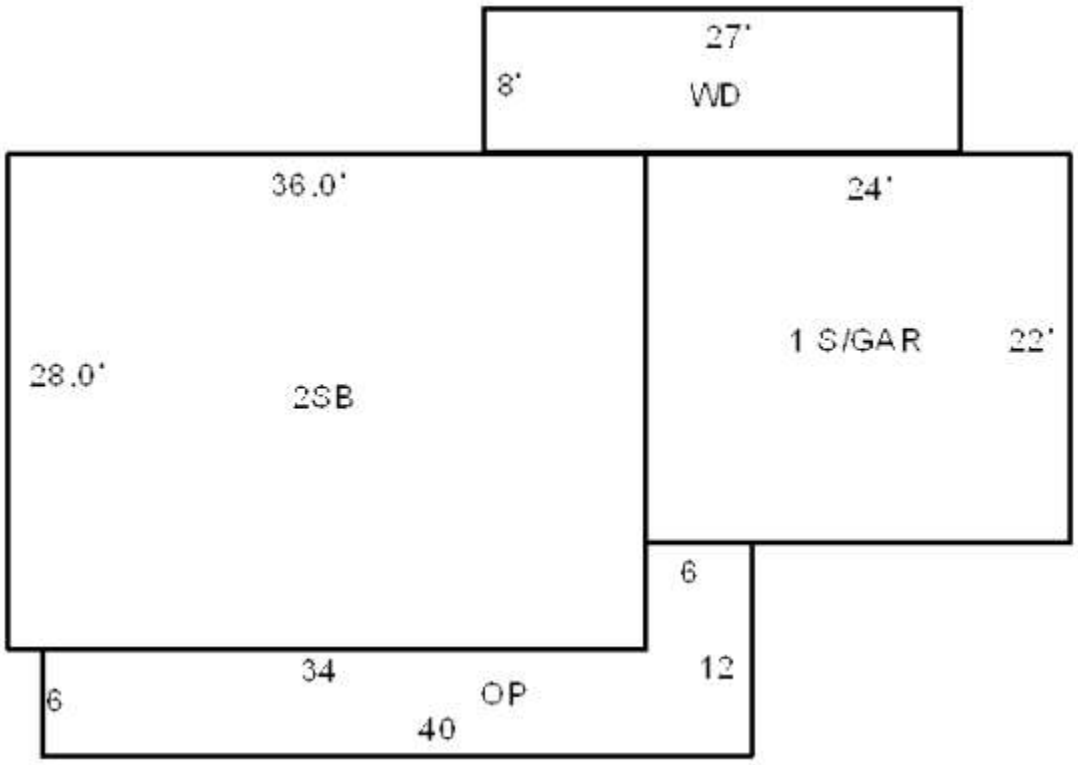
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	277,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	105%	253,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	2000	25	C 100	391	Avg.	87%	100%	105%	357
Frame Shed	2000			- - - - S O U N D V A L U E - - - -					500
Open Frame Porch	2000	276	C 100	11.664	Avg.	87%	100%	105%	10.655
1S AD/GAR.....	2000	528	C 100	55.788	Avg.	87%	65%	105%	33.126
Wood Deck	2000	216	C 100	2.706	Avg.	87%	100%	105%	2.472
2,544 SFLA							Outbuilding Total		47,110

Accpt Land	95,600	Accepted Bldg	300,400	Total	396,000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1 S/GAR
22'
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Name: PROVENCHER, MATTHEW
MATTHEWS, KERRIE L.
Map/Lot: 003-074A
Account: 99 Card: 1 of 1 Location: 170 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/12/2016
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17214P311
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,144 Sqft	Grade C 100	Base	190,700
Exterior	CLAPBOARD	Masonry Trim	114Sqft	Trim	570
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,716
Fin. Basement Area	1000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,820
Heating	100% Forced Warm	Cooling	0% None	Heat	2,860
Rooms	5				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

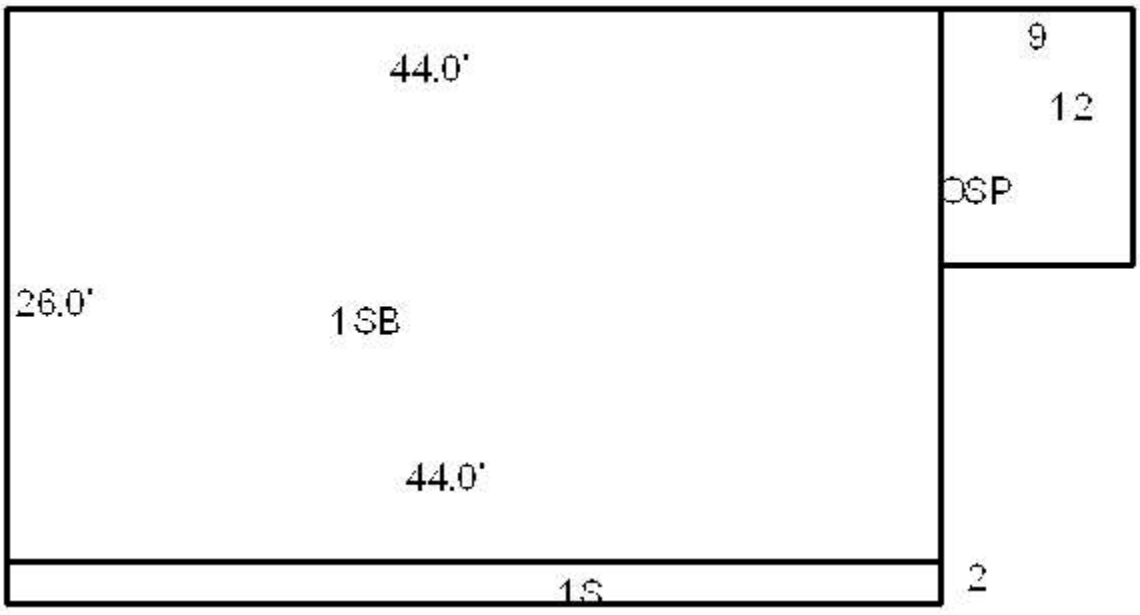
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	230,276

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	105%	174,089

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1972	88	C 100	8.059	Avg.	72%	100%	105%	6.092
OPEN SCR PORCH	1972	108	C 100	5.169	Avg.	72%	100%	105%	3.908
1,232 SFLA							Outbuilding Total		10,000

Accpt Land 96,500 Accepted Bldg 184,100 Total 280,600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Name: FORD, ERIC C
FORD, DONNA J

Map/Lot: 021-029
Account: 100 Card: 1 of 1 Location: 7 DOVE DR

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	All Public
Street	Gravel

Sale Data

Sale Date	03/09/2007
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15103P147
Reference 2	LOT SIZE: .23
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ADDITION ..	1978	264	D 100	10.018	Avg.	73%	100%	105%	7.679
Wood Deck	1978	144	D 100	1.443	Avg.	73%	100%	105%	1.106
Frame Garage	1978	924	D 100	27.102	Avg-	67%	100%	105%	19.066
14 Mobile Home.	1978	14X52	D 100	16.421	Avg.	40%	100%	105%	6.897
728 SFLA								Outbuilding Total	34,748

Accpt Land	81,900	Accepted Bldg	34,700	Total	116,600

Name: HUFF, G EDWARD
HUFF, TRACIE M
Map/Lot: 021-027-1
Account: 101 Card: 1 of 1 Location: 48 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Reference 1	B8401P28
Reference 2	LOT SIZE:2.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Acres-Homesite (Fract)	74,130.00	90,058	100%		90,058
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.70					Land Total	101,608

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,196 Sqft	Grade C 100	Base	187,732
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,495
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	3,588
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	1/4 Finished			Attic	8,024
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

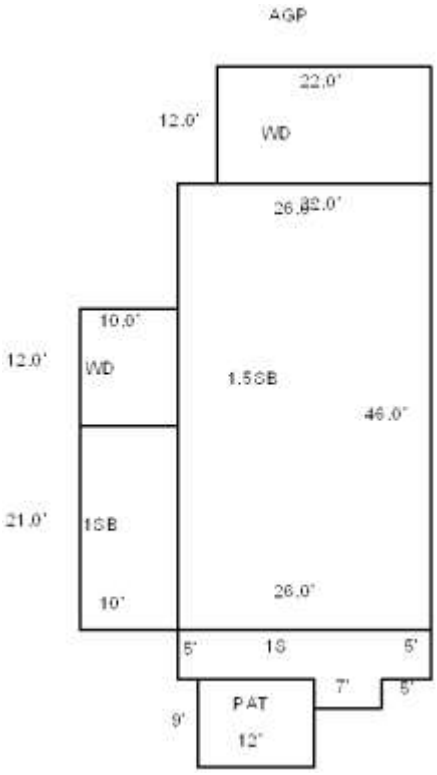
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	1990	GOOD	GOOD	Average	Typical	216,789

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	152,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1953	151	C 100	13.829	Avg.	67%	100%	105%	9.728
Patio	1953	108	C 100	676	Avg.	67%	100%	105%	476
1 Story/BSMT	1953	210	C 100	22.189	Avg.	67%	100%	105%	15.610
Wood Deck	1953	120	C 100	1.504	Avg.	67%	100%	105%	1.058
Frame Shed	1953	312	D 100	3.906	Avg-	60%	100%	105%	2.461
WOOD DECK	1953	264	C 100	3.308	Avg.	67%	100%	105%	2.327
1,557 SFLA							Outbuilding Total		31,660

Accpt Land 101,600 Accepted Bldg 184,200 Total 285,800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1SB
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5'
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9'
12'

Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/15/2017
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17627P61
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	68 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	72,675.00	78,178	100%		78,178
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.80					Land Total	93,853

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,100 Sqft	Grade C 100	Base	185,268
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	770 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	17,226
Heating	100% HW BB	Cooling	0% None	Heat	3,300
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

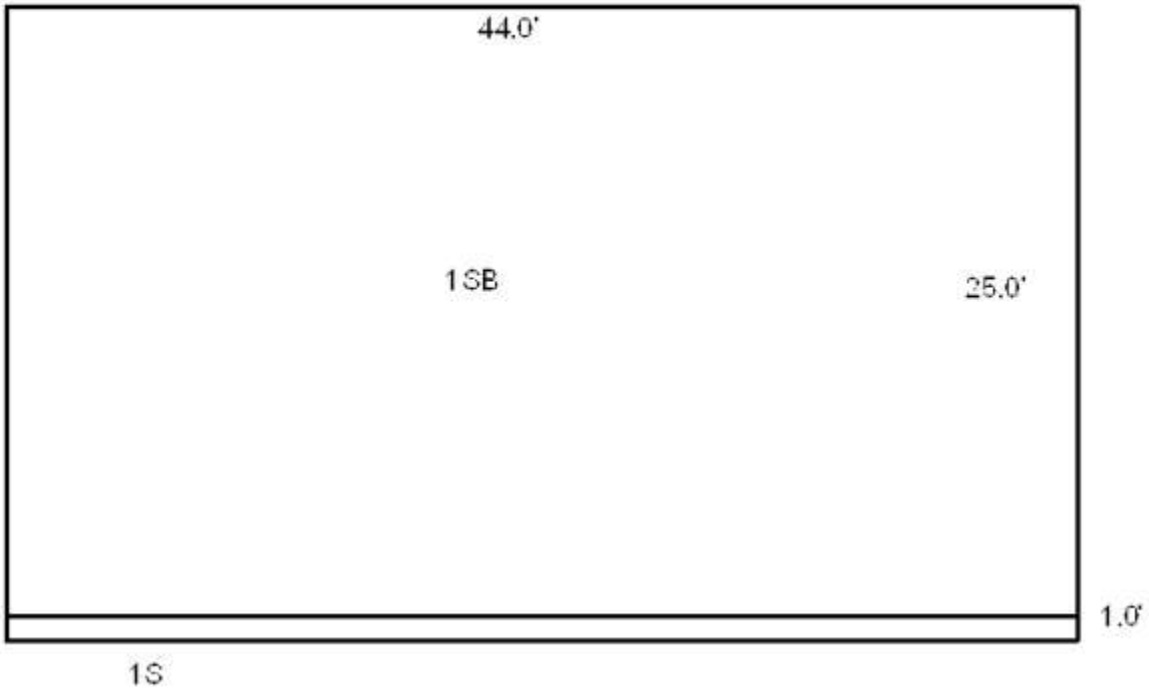
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	GOOD	TYPICAL	Average	Typical	224,854

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	95%	151,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1970	44	C 100	4.030	Avg.	71%	100%	95%	2.718
Wood Deck	1981	512	C 100	6.415	Avg.	71%	100%	95%	4.327
Frame Shed	1977	160	C 100	2.504	Avg.	71%	100%	95%	1.689
1,144 SFLA							Outbuilding Total		8,734

Accpt Land	93,900	Accepted Bldg	160,400	Total	254,300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1SB
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Name: LONGLEY, SEAN M
LONGLEY, PAMELA A
Map/Lot: 003-041
Account: 103 Card: 1 of 1 Location: 186 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B8536P0310
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 100	Base	233,255
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,184
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

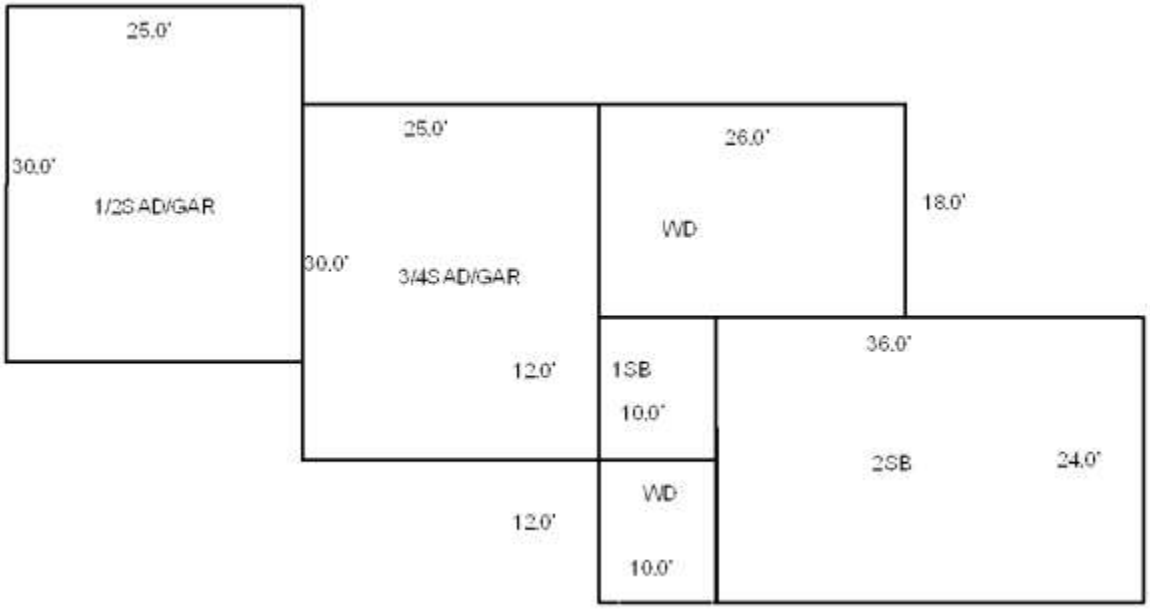
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	253,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	75%	100%	95%	180,765

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1977	750	C 100	51.780	Avg.	75%	100%	95%	36.893
3/4S AD/GAR.....	1977	750	C 100	65.505	Avg.	75%	100%	95%	46.673
Wood Deck	1977	468	C 100	5.864	Avg.	75%	100%	95%	4.178
1 Story/BSMT	1977	120	C 100	12.679	Avg.	75%	100%	95%	9.034
WOOD DECK	1977	120	C 100	1.504	Avg.	75%	100%	95%	1.072
Frame Garage	1977	720	C 100	26.532	Avg.	75%	100%	95%	18.904
2,785 SFLA							Outbuilding Total		116,754

Accpt Land 118,800 Accepted Bldg 297,500 Total 416,300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30.0'
1/2S AD/GAR
25.0'
30.0'
3/4S AD/GAR
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18.0'
1SB
10.0'
36.0'
2SB
24.0'
WD
12.0'
10.0'

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/10/2020
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	74,130.00	82,324	100%		82,324
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.10					Land Total	93,874

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	660 Sqft	Grade C 110	Base	215,198
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	3,993
Rooms	9	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	Floor & Stairs			Attic	1,452
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

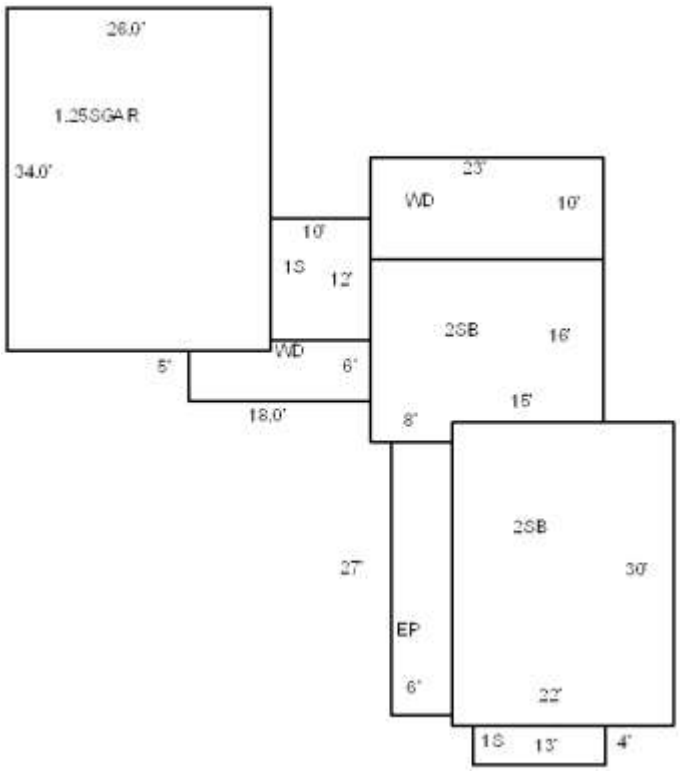
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1975	GOOD	TYPICAL	Above Average	Inadeq.	228,057

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	92%	105%	160,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1880	884	C 110	41.142	Avg+	73%	92%	105%	29.013
Wood Deck	1880	100	C 110	1.378	Avg+	73%	92%	105%	972
ONE STORY FRAME	1880	120	C 110	12.089	Avg+	73%	92%	105%	8.525
WOOD DECK	1880	230	C 110	3.170	Avg+	73%	92%	105%	2.235
2 Story/BSMT	1880	384	C 110	71.406	Avg+	73%	92%	105%	50.353
Encl Frame Porch	1880	162	C 110	14.199	Avg+	73%	92%	105%	10.013
1 STORY	1880	52	C 110	5.238	Avg+	73%	92%	105%	3.694
2,260 SFLA							Outbuilding Total		104,805

Accpt Land	93,900	Accepted Bldg	265,600	Total	359,500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27'
2SB
30'
EP
6'
22'
1S
13'
4'

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B9832P0010
Reference 2 LOT SIZE:4.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.20	Acres-Rear Land 1-10	1,710.00	376	100%		376
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.20					Land Total	107,881

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 100	Base	329,100
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,224
Rooms	9	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,075
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

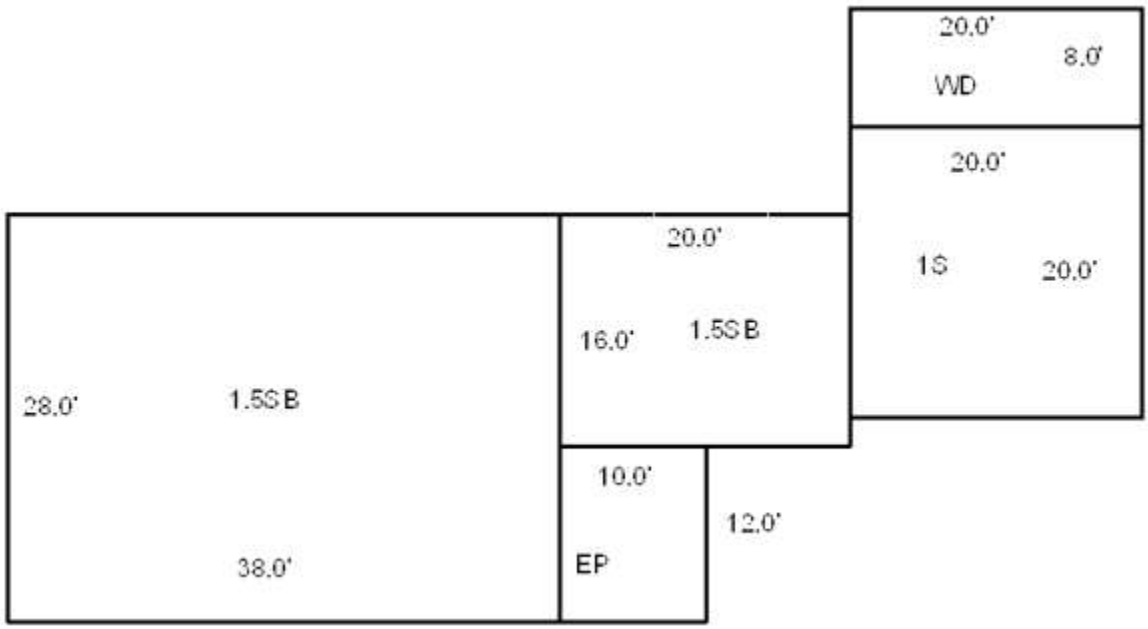
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	1960	TYPICAL	TYPICAL	Above Average	Typical	356,264

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	247,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1900	320	B 100	61.539	Avg+	73%	100%	95%	42.677
ONE STORY FRAME	1986	400	B 100	47.622	Avg+	73%	100%	95%	33.026
Wood Deck	1986	160	B 100	2.606	Avg+	73%	100%	95%	1.807
Encl Frame Porch	1763	120	B 100	12.431	Avg+	73%	100%	95%	8.621
LOFT BARN BSMT	1920	1440	C 100	59.804	Avg.	67%	100%	95%	38.066
LOFT BARN BSMT	1920	1500	C 100	62.245	Avg.	67%	100%	95%	39.619
LOFT BARN BSMT	1898	1911	C 100	78.969	Avg.	67%	100%	95%	50.264
Frame Shed	2016	320	C 100	5.008	Avg.	95%	100%	95%	4.520
2,476 SFLA							Outbuilding Total		218,600

Accpt Land 107,900 Accepted Bldg 465,700 Total 573,600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WD
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20.0'
20.0'
16.0'
1.5SB
28.0'
1.5SB
10.0'
12.0'
38.0'
EP

Name: BODWELL, DALE H
BODWELL, DEBRA A
Map/Lot: 006-037-1
Account: 106 Card: 1 of 1 Location: 258 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2662P0126
Reference 2 LOT SIZE:9.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.40	Acres-Rear Land 1-10	1,710.00	10,157	100%		10,157
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.40					Land Total	117,662

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,064 Sqft	Grade C 110	Base	292,509
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,145
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	316,071

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	219,195

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1974	676	C 110	31.665	Avg.	73%	100%	95%	21.959
ONE STORY FRAME	2000	448	C 110	45.131	Avg.	73%	100%	95%	31.299
Open Frame Porch	1974	28	C 110	1.301	Avg.	73%	100%	95%	902
GREENHOUSE.....	1974	128	C 110	1.684	Avg.	73%	100%	95%	1.168
OPEN SCR PORCH	1974	196	C 110	9.777	Avg.	73%	100%	95%	6.780
2,310 SFLA							Outbuilding Total		62,108

Accpt Land 117,700 Accepted Bldg 281,300 Total 399,000

14'
SP
12'
32.0'
26.0'
14.0'
1S
1.25SGAR
26.0'
8.0'
16'
GH
1.75SB
28.0'
4.0'
OP
7.0'
38.0'

Account: 107 Card: 1 of 1 Map/Lot: 008-026 Location: 147 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Tree Growth	2022
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/04/2020
Sale Price	550,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B18236P238TG
Reference 2	LOT SIZE: 142.33
Tran/Land/Bldg	700 1 11
X.....	IF Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
9.00	Acres-Rear Land 1-10	1,710.00	16,929	100%		16,929
73.00	Acres-Mixed Wood	436.00	31,828	100%		31,828
36.00	Acres-Hardwood	344.00	12,384	100%		12,384
20.00	Acres-Wasteland	47.50	1,045	100%		1,045
Total Acres 142.00					Land Total	169,691

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,120 Sqft	Grade B 100	Base	341,681
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,552
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

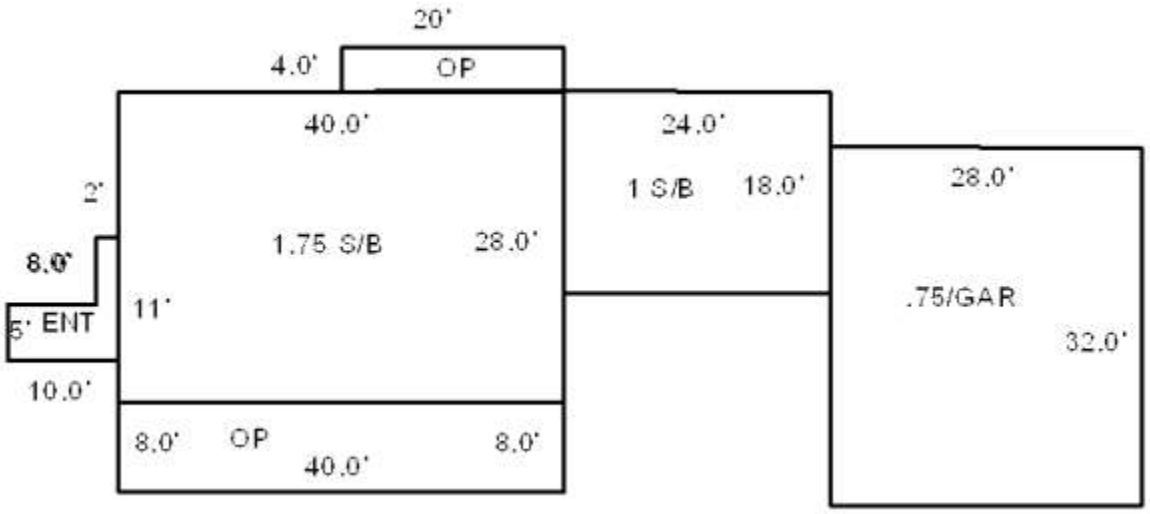
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	375,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	95%	331,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2012	432	B 100	59.338	Avg.	93%	100%	95%	52.425
3/4 S APT/GAR	2012	896	B 100	118.518	Avg.	93%	100%	95%	104.711
BSMT ENTRY.....	2012	62	B 100	1.261	Avg.	93%	100%	95%	1.114
Open Frame Porch	2012	80	B 100	4.395	Avg.	93%	100%	95%	3.883
OPEN PORCH	2012	320	B 100	17.737	Avg.	93%	100%	95%	15.670
2,784 SFLA							Outbuilding Total		177,803

Accpt Land	169,700	Accepted Bldg	509,500	Total	679,200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5' ENT
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8.0'
OP
8.0'
40.0'

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B2339P62
Reference 2	LOT SIZE:7.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/14/2022
Sale Price	452,009
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.70	Acres-Rear Land 1-10	1,710.00	6,960	100%		6,960
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.70					Land Total	114,465

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,114 Sqft	Grade C 110	Base	308,544
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,838
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	4,290
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

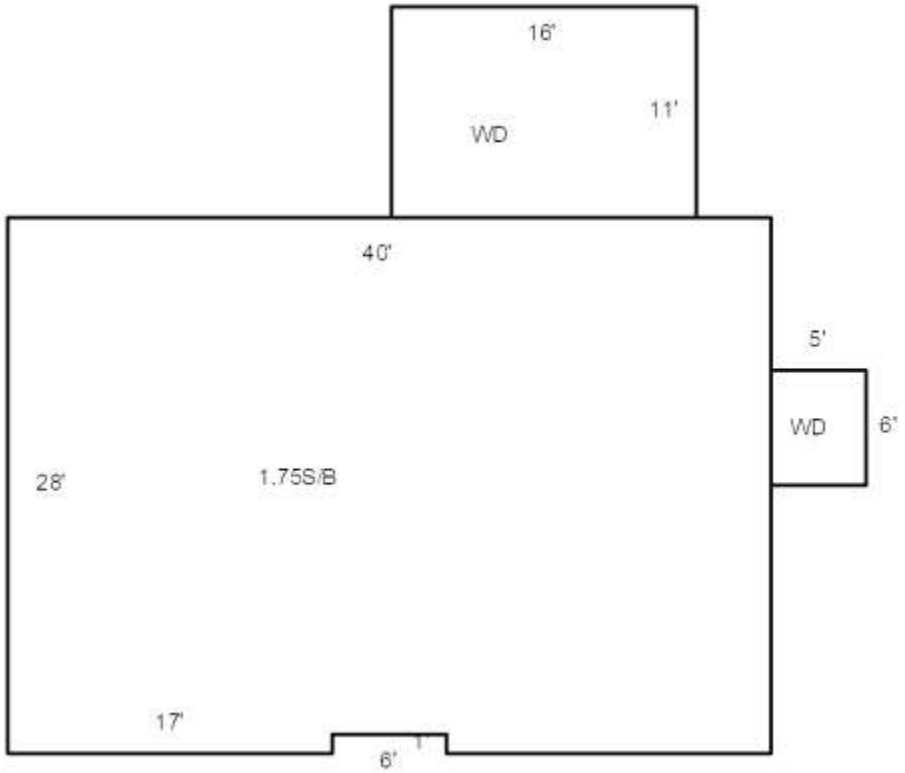
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	2022	GOOD	TYPICAL	Very Good	Typical	330,072

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	279,076

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	176	C 100	2.205	Avg.	98%	100%	95%	2,053
WOOD DECK	2022	30	C 100	376	Avg.	98%	100%	95%	350
Frame Shed	1976			- - - - S O U N D V A L U E - - - -					100
1,950 SFLA							Outbuilding Total		2,503

Accpt Land	114,500	Accepted Bldg	281,600	Total	396,100


16'
11'
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40'
5'
WD
6'
28'
1.75S/B
17'
6'

Name: RALPH, BRUCE R
RALPH, LAURIE A
Map/Lot: 001-012A
Account: 110 Card: 1 of 1 Location: 57 DENNETT RD

Neighborhood 2	DENNETT RD
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/01/1988
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B4757P276
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.00					Land Total	96,454

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	184,706
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,640
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

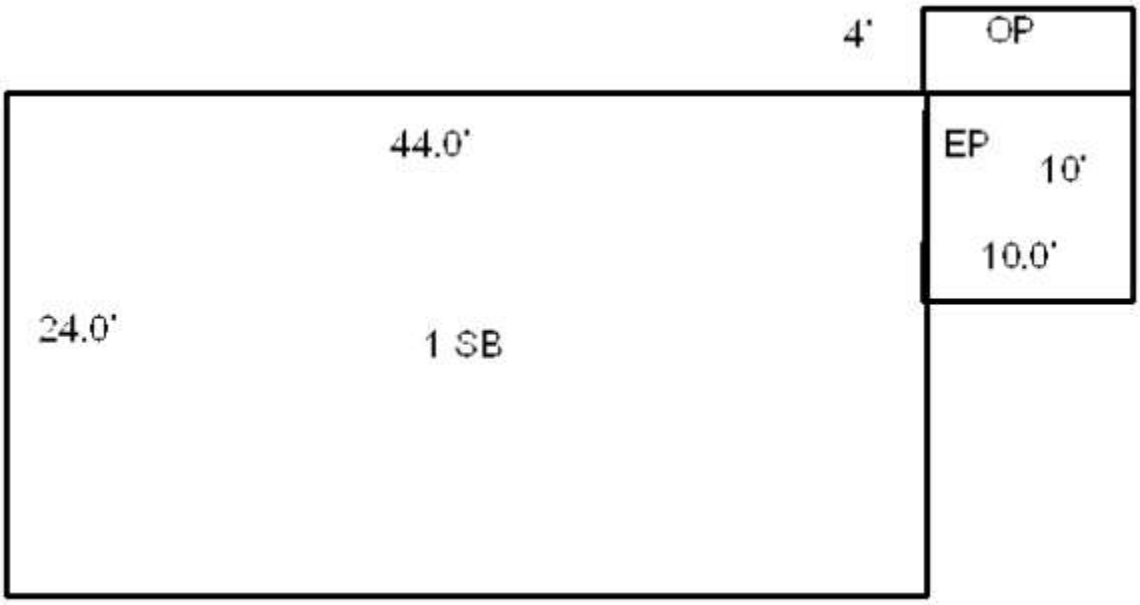
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	194,980

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	138,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1978	100	C 100	7.968	Avg.	75%	100%	95%	5.677
Open Frame Porch	1978	40	C 100	1.690	Avg.	75%	100%	95%	1.205
Frame Garage	1978	432	C 100	16.161	Avg.	75%	100%	95%	11.515
1,056 SFLA							Outbuilding Total		18,397

Accpt Land	96,500	Accepted Bldg	157,300	Total	253,800


4'
OP
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EP
10'
10.0'
24.0'
1 SB

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B14741P404
Reference 2	LOT SIZE: .83
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 18 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	74,130.00	80,038	100%		80,038
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.83					Land Total	91,588

Dwelling Description / Replacement Cost New

Ranch	One Story	1,554 Sqft	Grade C 100	Base	247,845
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,943
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,662
Rooms	5	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

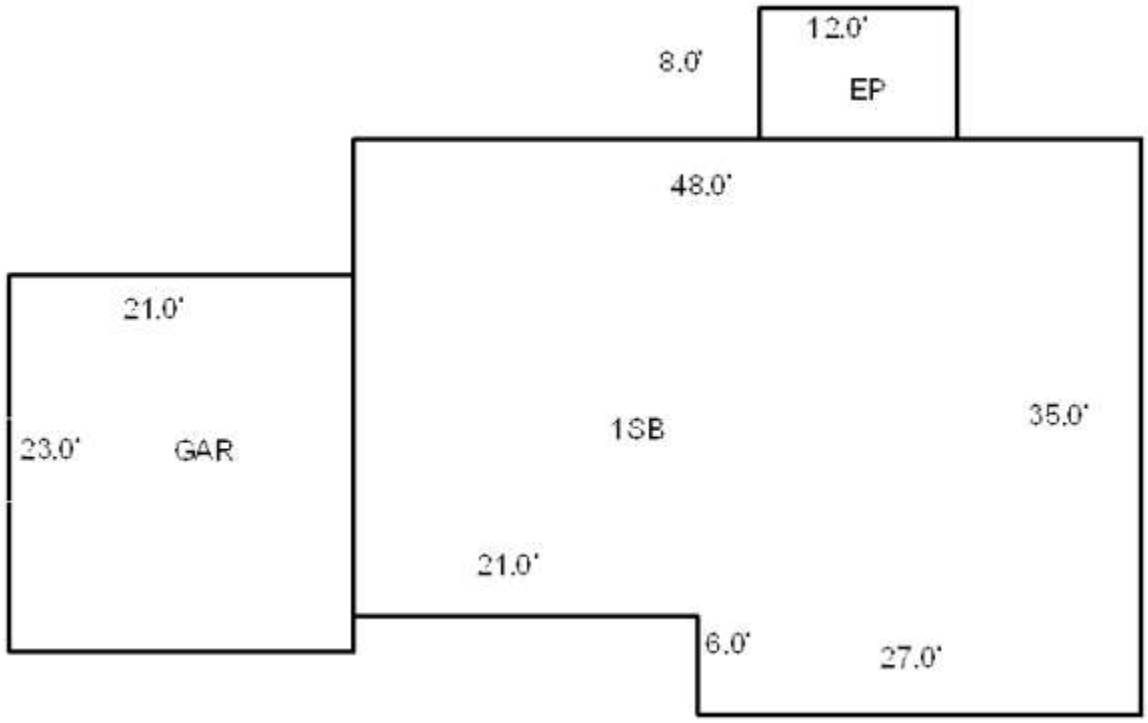
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	TYPICAL	TYPICAL	Average	Typical	261,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	69%	100%	105%	189,334

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1966	483	C 100	17.998	Avg.	69%	100%	105%	13,040
Encl Frame Porch	1966	96	C 100	7.649	Avg.	69%	100%	105%	5,542
1.25 ST SHED....	1966	96	C 100	1.728	Avg.	69%	100%	105%	1,252
1,554 SFLA							Outbuilding Total		19,834

Accpt Land	91,600	Accepted Bldg	209,200	Total	300,800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1SB
23.0'
GAR
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6.0'
27.0'

Map/Lot: 004-033-2
Account: 112 Card: 1 of 1 Location: 78 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 09/13/2018
Sale Price 190,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1 B17801P260
Reference 2 LOT SIZE:2 impr cond
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Ranch	One Story	748 Sqft	Grade C 100	Base	148,569
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	561
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	935
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

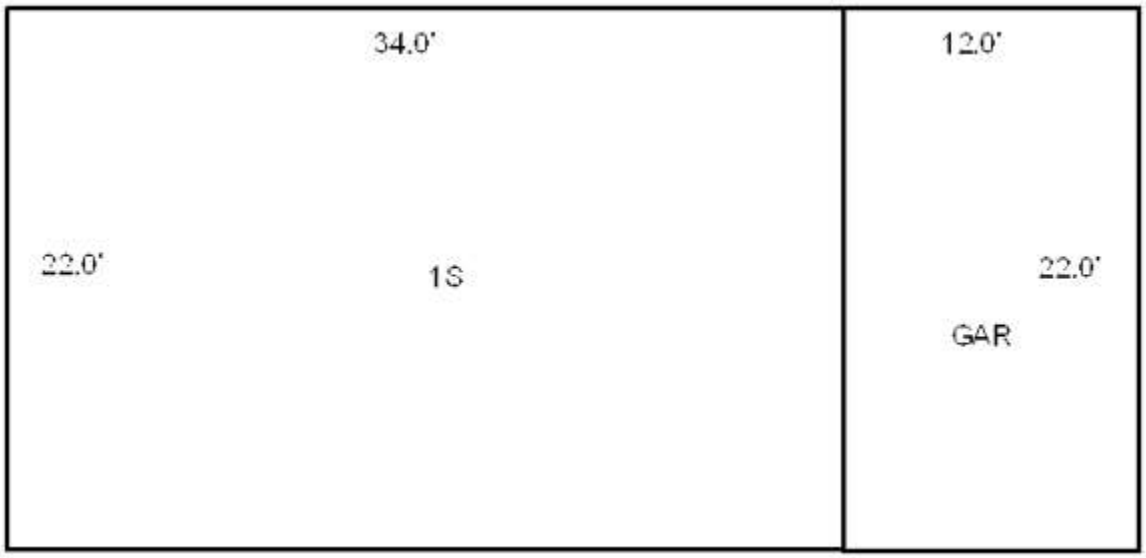
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Good	Typical	150,065

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	105%	124,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1960	264	C 100	10.112	Good	79%	100%	105%	8.387
748 SFLA							Outbuilding Total		8,387

Accpt Land 98,900 Accepted Bldg 132,900 Total 231,800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22.0'
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22.0'
GAR

Neighborhood 35 GUPTILLS LN

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B1856P0189
Reference 2	LOT SIZE: .66
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	78,185.00	82,503	80%	Topography	66,003
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.66					Land Total	76,453

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,211 Sqft	Grade C 100	Base	204,358
Exterior	ALUM/VINYL	Masonry Trim	100Sqft	Trim	500
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,633
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

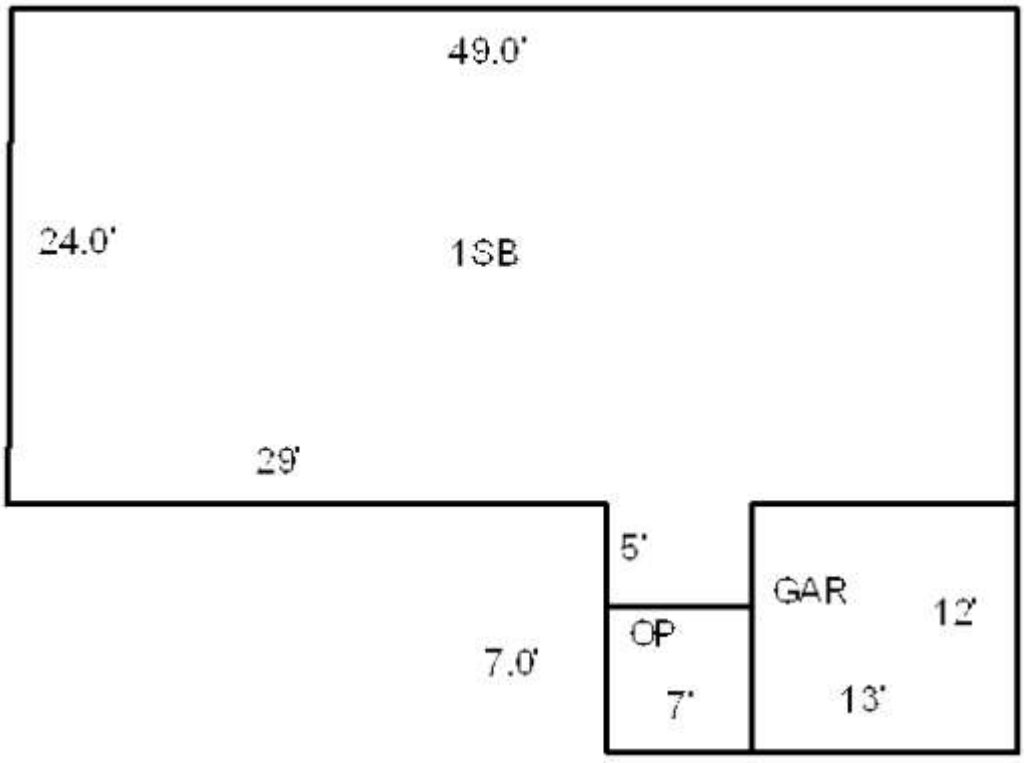
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	211,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	95%	142,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1970	156	C 100	6.223	Avg.	71%	100%	95%	4.197
Open Frame Porch	1970	49	C 100	2.071	Avg.	71%	100%	95%	1.396
1,211 SFLA							Outbuilding Total		5,593

Accpt Land 76,500 Accepted Bldg 148,000 Total 224,500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24.0'
1SB
29'
5'
GAR
12'
OP
7.0'
7'
13'

Neighborhood 44 DYER ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/12/2021
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: .19
Tran/Land/Bldg	101 1 11
X.....	RENO Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	74,130.00	69,066	100%		69,066
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.19					Land Total	80,616

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	812 Sqft	Grade B 90	Base	257,600
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,425
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	5,653
Rooms	9	HEARTHS		HEARTHS	936
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2020	TYPICAL	TYPICAL	Excellent	Typical	274,880

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	259,762

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BSMT	1890	104	B 90	12.857	Exc.	90%	100%	105%	12.150
Wood Deck	1890	190	B 90	2.786	Exc.	90%	100%	105%	2.632
ONE STORY FRAME	1890	60	B 90	6.430	Exc.	90%	100%	105%	6.076
1 & 1/2 STORY FR	1890	140	B 90	21.921	Exc.	90%	100%	105%	20.715
1 STORY	1890	15	B 90	1.607	Exc.	90%	100%	105%	1.518
Open Frame Porch	1890	25	B 90	1.236	Exc.	90%	100%	105%	1.168
WOOD DECK	1890	30	B 90	440	Exc.	90%	100%	105%	416
1 STORY	1890	36	B 90	3.857	Exc.	90%	100%	105%	3.645
1,846 SFLA								Outbuilding Total	48,320

Accpt Land	80,600	Accepted Bldg	308,100	Total	388,700

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5'
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13'
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10'
1.5S
14'
1.5SB
24'
1S
3'
5'
WD
8'
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4'
9'
OP
5'
6.5'
28'
5'

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/25/2016
Sale Price	222,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17175P34
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	74,130.00	83,043	100%		83,043
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.20					Land Total	94,593

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,140 Sqft	Grade B 100	Base	346,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,558
Rooms	6	HEARTHS		HEARTHS	3,120
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

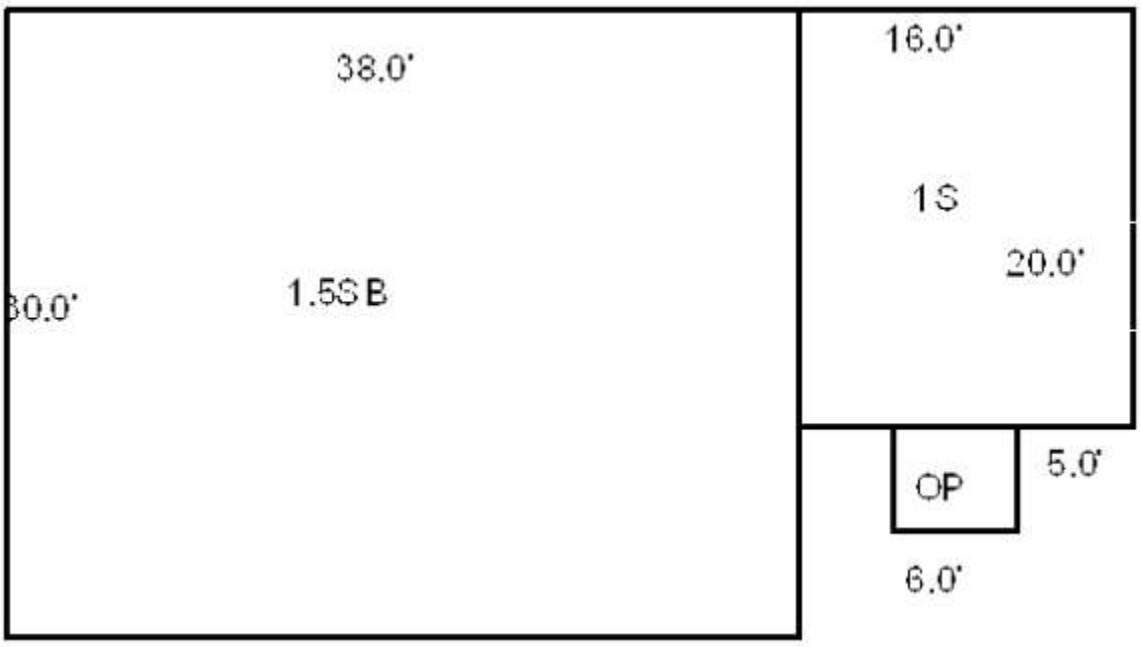
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1760	1996	GOOD	TYPICAL	Average	Typical	356,334

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	250,681

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1760	320	B 100	38.098	Avg.	67%	100%	105%	26.802
Open Frame Porch	1760	30	B 100	1.648	Avg.	67%	100%	105%	1.159
2,030 SFLA						Outbuilding Total			27,961

Accpt Land	94,600	Accepted Bldg	278,600	Total	373,200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20.0'
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OP
5.0'
6.0'

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved
Reference 1	B9295P0238
Reference 2	LOT SIZE: 3.26 (MERGE FY22)
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.26	Acres-Homesite (Fract)	78,185.00	96,792	100%		96,792
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.26					Land Total	107,242

Dwelling Description / Replacement Cost New

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	214,303
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,240
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

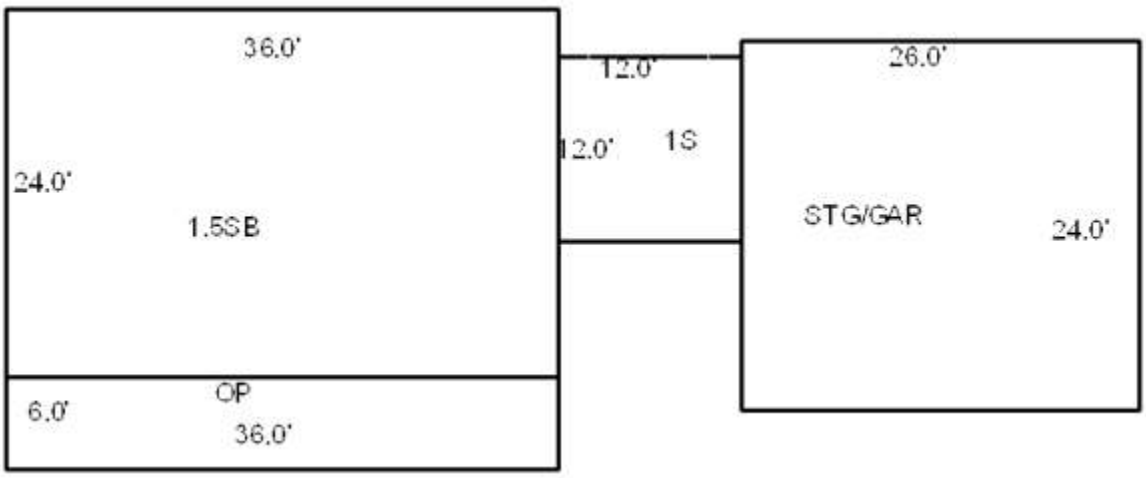
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	GOOD	TYPICAL	Average	Typical	226,759

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	165,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1982	144	C 100	13.188	Avg.	77%	100%	95%	9.647
STORAGE/GAR	1982	624	C 100	26.633	Avg.	77%	100%	95%	19.482
Open Frame Porch	1982	216	C 100	9.128	Avg.	77%	100%	95%	6.678
Frame Shed	1982	96	B 100	1.953	Avg+	80%	100%	95%	1.484
1,440 SFLA							Outbuilding Total		37,291

Accpt Land	107,200	Accepted Bldg	203,200	Total	310,400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STG/GAR
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OP
6.0'
36.0'

Name: BABCOCK, DAVID M
BABCOCK, CATHY J
Map/Lot: 017-016
Account: 117 Card: 1 of 1 Location: 20 BREWER RD

Neighborhood 39 BREWER RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B8866P0291
Reference 2 LOT SIZE:.34
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	74,130.00	73,204	100%		73,204
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.34					Land Total	84,754

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,224 Sqft	Grade C 100	Base	206,006
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,530
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	3,672
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

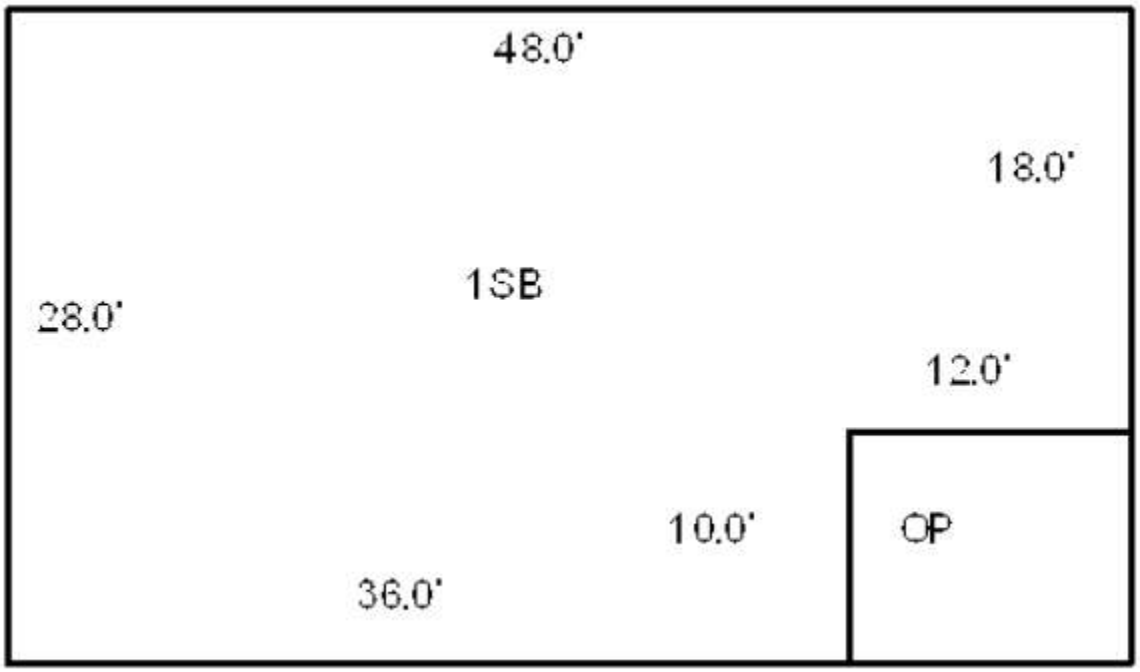
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Above Average	Typical	213,188

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	163,409

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1956	120	C 100	5.071	Avg+	73%	100%	105%	3.887
Frame Shed	1956	96	C 100	1.502	Avg+	73%	100%	105%	1.151
1,224 SFLA							Outbuilding Total		5,038

Accpt Land 84,800 Accepted Bldg 168,400 Total 253,200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OP
36.0'

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/20/2011
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16166P543
Reference 2	LOT SIZE:0.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	72,675.00	77,141	100%		77,141
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.70					Land Total	92,816

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	189,788
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

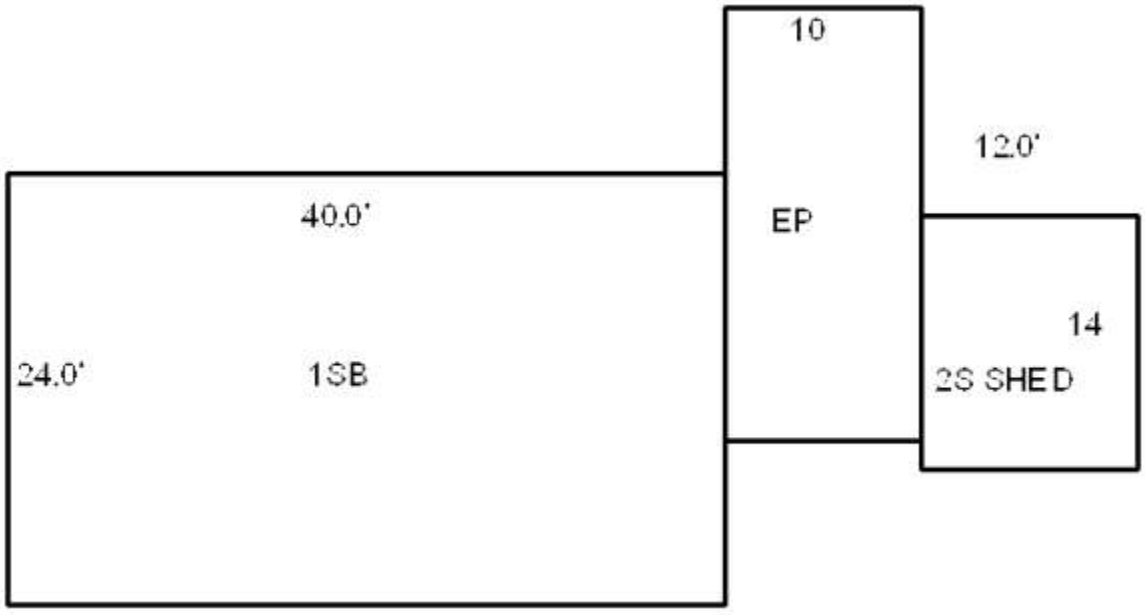
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	GOOD	TYPICAL	Average	Typical	201,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	95%	137,617

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1971	264	D 100	16.829	Avg-	63%	100%	95%	10.072
2S Frame Shed	1971	168	C 110	4.541	Avg.	72%	100%	95%	3.106
Shed.....	1971	100	D 100	1.252	Avg-	63%	100%	95%	750
Frame Shed	1971	240	D 100	3.005	Fair	58%	100%	95%	1.656
960 SFLA							Outbuilding Total		15,584

Accpt Land	Accepted Bldg	Total
92,800	153,200	246,000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12.0'
40.0'
EP
14
24.0'
1SB
2S SHED

Account: 119 Card: 1 of 1 Map/Lot: 008-072 Location: 745 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date 05/31/2018
Sale Price 195,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B177525P821
Reference 2 LOT SIZE:1
Tran/Land/Bldg 101 1 11
X..... 50 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	672 Sqft	Grade C 90	Base	181,624
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	454
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,629
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,128
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

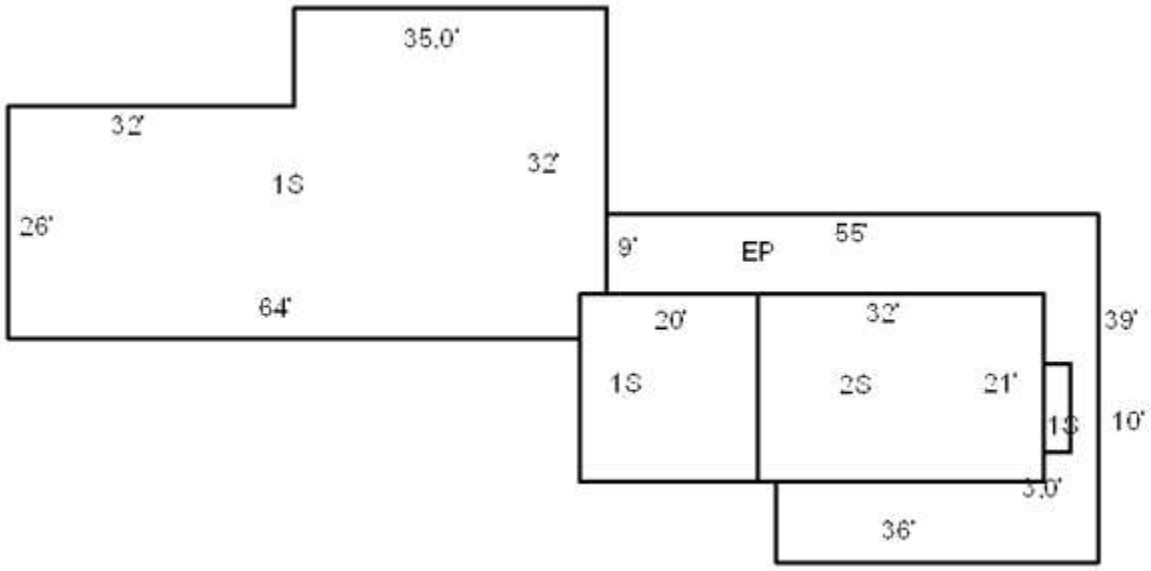
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1943	1960	TYPICAL	TYPICAL	Average	Typical	192,835

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	122,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1943	2112	C 90	29.748	Ava.	67%	100%	95%	18.934
1 Story/BSMT	1943	420	C 90	39.939	Ava.	67%	100%	95%	25.421
Encl Frame Porch	1943	945	C 90	67.768	Ava.	67%	100%	95%	43.135
1 STORY	1943	30	C 90	2.472	Ava.	67%	100%	95%	1.573
Swimming Pool	1979	1	C 100	12.100	Ava.	99%	100%	95%	11.380
Frame Shed	1960	225	C 90	3.169	Ava.	67%	100%	95%	2.017
1,794 SFLA							Outbuilding Total		102,460

Accpt Land 95,600 Accepted Bldg 225,200 Total 320,800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64'
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2S
21'
1S
10'
3.0'
36'

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/13/2013
Sale Price	227,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16697P798
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	76,500.00	84,956	100%		84,956
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 1.10					Land Total	101,456

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 110	Base	231,416
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	326 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,455
Heating	100% Electric	Cooling	0% None	Heat	1,964
Rooms	9	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

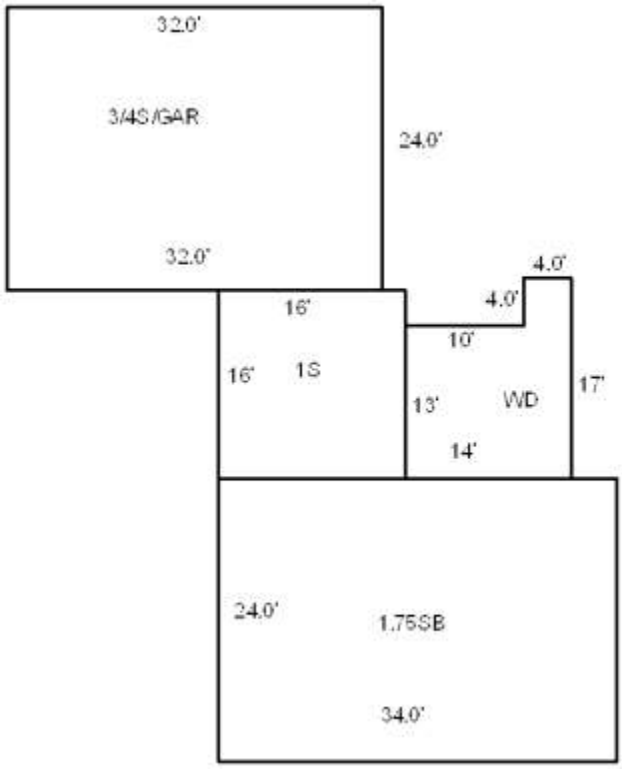
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	250,773

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	198,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	1986	768	C 110	45.230	Avg.	79%	100%	100%	35.732
ONE STORY FRAME	1986	256	C 110	25.788	Avg.	79%	100%	100%	20.373
Wood Deck	1986	198	C 110	2.729	Avg.	79%	100%	100%	2.156
Frame Shed	2014	168	C 100	2.629	Avg.	93%	100%	100%	2.445
1,684 SFLA								Outbuilding Total	60,706

Accpt Land	101,500	Accepted Bldg	258,800	Total	360,300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3/4S/GAR
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17'
13'
WD
14'
24.0'
1.75SB
34.0'

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B10082P0208
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	76,500.00	87,632	100%		87,632
Total Acres 1.50				Land Total		87,632

Accpt Land	87,600	Accepted Bldg		0 Total	87,600

Name: RENDELL, LARRY E JR
RENDELL, ANGELA R

Map/Lot: 009-021
Account: 122 Card: 1 of 1 Location: 179 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/12/2004
Sale Price	75,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Other Non Valid

Reference 1	B14011P112
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.00					Land Total	104,901

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	984 Sqft	Grade C 100	Base	222,904
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Field6	Basement	Field4	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,428
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,476
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

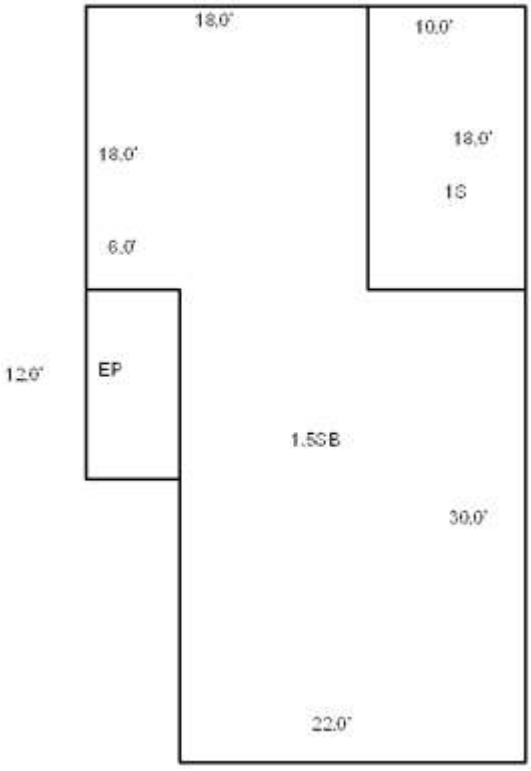
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	2003	Field5	Field7	Below Average	Typical	217,936

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	60%	100%	95%	124,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	0	180	C 100	16.484	Ava-	60%	100%	95%	9.396
Encl Frame Porch	0	72	C 100	5.737	Ava-	60%	100%	95%	3.270
1 ST BARN.....	0	2070	C 100	66.022	Ava-	60%	100%	95%	37.632
Frame Garage	0	240	C 100	9.247	Ava-	60%	100%	95%	5.271
1,656 SFLA							Outbuilding Total		55,569

Accpt Land 104,900 Accepted Bldg 179,800 Total 284,700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Map/Lot: 022-048
Account: 123 Card: 1 of 1 Location: 18 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/21/2015
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17102P599
Reference 2	LOT SIZE: .42
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	74,130.00	74,767	100%		74,767
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.42					Land Total	86,317

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	874 Sqft	Grade C 110	Base	258,610
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	961
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,768
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Floor & Stairs			Attic	1,923
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

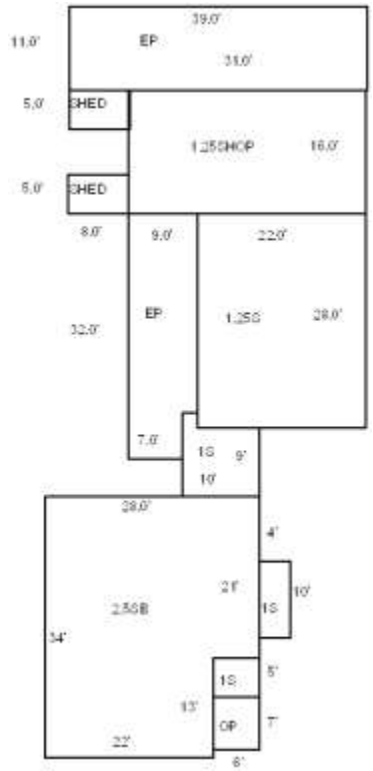
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1899	1972	TYPICAL	Old Type	Above Average	Inadeq.	283,509

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	95%	105%	206,444

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1899	429	C 110	37.601	Ava+	73%	95%	105%	27.381
Frame Shed	1899	40	C 110	689	Ava+	73%	95%	105%	502
1 1/4 S SHOP	1899	496	C 110	13.203	Ava+	73%	95%	105%	9.614
Shed.....	1899	40	C 110	689	Ava+	73%	95%	105%	502
Encl Frame Porch	1899	276	C 110	24.191	Ava+	73%	95%	105%	17.615
1.25 STORY	1899	616	C 110	63.641	Ava+	73%	95%	105%	46.342
ONE STORY FRAME	1899	94	C 110	9.470	Ava+	73%	95%	105%	6.896
1 STORY	1899	40	C 110	4.029	Ava+	73%	95%	105%	2.934
1 STORY	1899	30	C 110	3.022	Ava+	73%	95%	105%	2.200
Open Frame Porch	1899	42	C 110	1.953	Ava+	73%	95%	105%	1.423
2,682 SFLA								Outbuilding Total	115,409

Accpt Land	86,300	Accepted Bldg	321,900	Total	408,200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1S
2.5SB
34'
1S
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13'
OP
7'
22'
6'

Name: YOKE, ROBERT S JR
YOKE, CANDACE F
Map/Lot: 004-033
Account: 124 Card: 1 of 1 Location: 155 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities
Street Paved

Reference 1 B3701P0291
Reference 2 LOT SIZE:7.5
Tran/Land/Bldg 106 1 98
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
3.50	Acres-Rear Land 1-10	3,045.00	11,723	100%		11,723
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 7.50					Land Total	116,941

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	0	1200	D 100	40.392	Fair	55%	100%	105%	23.327
Frame Garage	0	1040	D 100	30.444	Fair	55%	100%	105%	17.581
Frame Garage	0	1800	D 100	52.338	Fair	55%	100%	105%	30.225
Frame Shed	0	120	D 100	1.502	Fair	55%	100%	105%	867
								Outbuilding Total	72,000

Accpt Land 116,900 Accepted Bldg 72,000 Total 188,900

Name: BYDG, FAITH
BYDG, ERIK

Map/Lot: 022-061
Account: 125 Card: 1 of 1 Location: 5 BURMA RD

Neighborhood 60 BURMA RD

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/03/2019
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17964P931
Reference 2	LOT SIZE: 1.57
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.57	Acres-Homesite (Fract)	74,130.00	85,305	100%		85,305
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.57					Land Total	96,855

Dwelling Description

				Replacement Cost New	
Ranch	One & 1/2 Story	1,272 Sqft	Grade C 100	Base	282,082
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,590
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,724
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

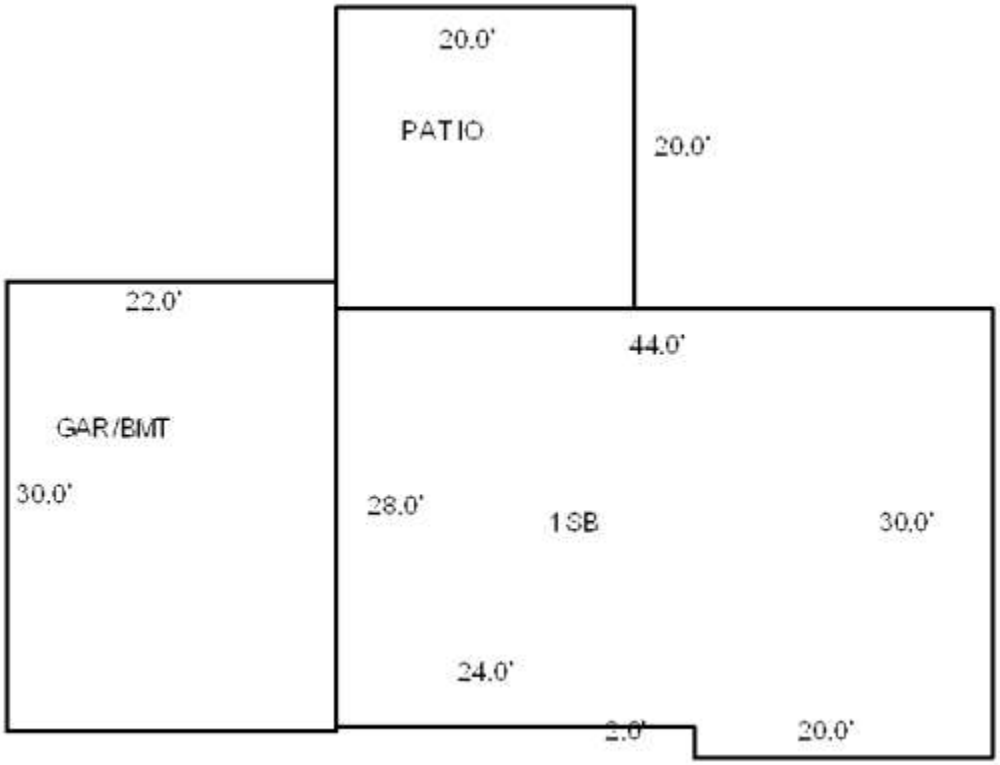
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	TYPICAL	TYPICAL	Average	Typical	298,116

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	105%	215,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S GAR/BSMT.....	1966	660	C 100	32.635	Avg.	69%	100%	105%	23.644
1 STORY	1966	400	C 100	36.632	Avg.	69%	100%	105%	26.540
2,308 SFLA							Outbuilding Total		50,184

Accpt Land	96,900	Accepted Bldg	266,200	Total	363,100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24.0'
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20.0'

Map/Lot: 018-095
Account: 126 Card: 1 of 1 Location: 34 CHURCH AVE

Neighborhood 41 CHURCH ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/10/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B14591P480
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	720 Sqft	Grade C 100	Base	230,599
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,600
Rooms	10	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

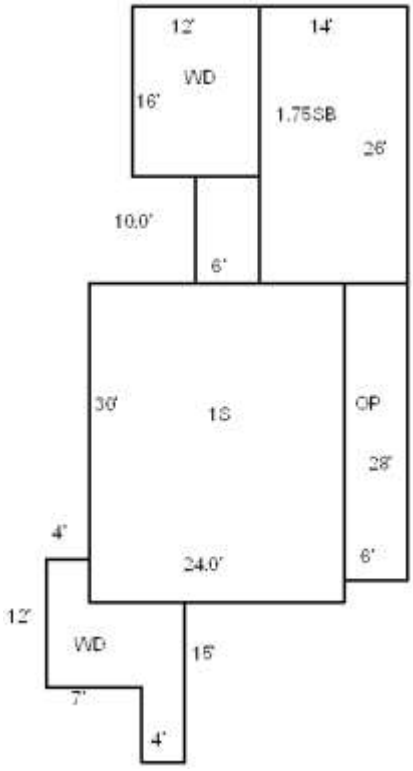
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1975	TYPICAL	TYPICAL	Average	Typical	247,079

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	173,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1890	192	C 100	2.406	Ava.	67%	100%	105%	1.693
1.75 Story/BSMT	1890	364	C 100	57.690	Ava.	67%	100%	105%	40.585
ONE STORY FRAME	1975	60	C 100	5.495	Ava.	67%	100%	105%	3.866
Open Frame Porch	1975	168	C 100	7.100	Ava.	67%	100%	105%	4.995
WOOD DECK	1975	148	C 100	1.854	Ava.	67%	100%	105%	1.304
Frame Shed	1930	260	C 100	4.069	Ava.	67%	100%	105%	2.862
2,497 SFLA							Outbuilding Total		55,305

Accpt Land	87,600	Accepted Bldg	229,100	Total	316,700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WD
16'
1.75SB
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4'
24.0'
6'
12'
WD
15'
7'
4'

Map/Lot: 017-021
Account: 127 Card: 1 of 1 Location: 19 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 07/12/2019
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Family Member
Validity Related Parties

Reference 1 B17999P652
Reference 2 LOT SIZE: 0.81
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	74,130.00	79,843	100%		79,843
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.81					Land Total	91,393

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,664 Sqft	Grade C 100	Base	267,028
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	2,496
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	4,992
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

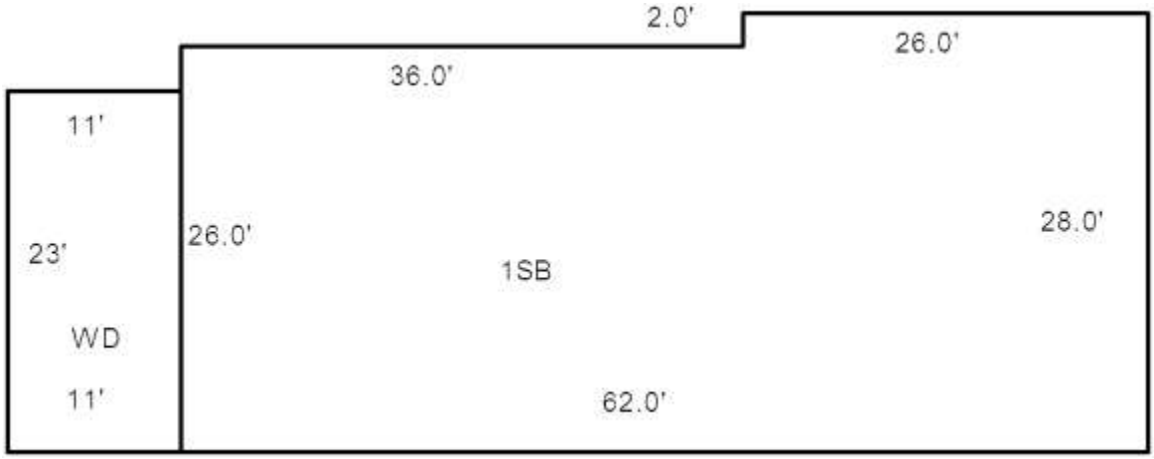
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	GOOD	Average	Typical	284,526

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	200,164

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1955	253	D 100	2.536	Avg-	60%	100%	105%	1.598
1,664 SFLA							Outbuilding Total		1,598

Accpt Land 91,400 Accepted Bldg 201,800 Total 293,200


2.0'
26.0'
36.0'
11'
26.0'
28.0'
23'
1SB
WD
11'
62.0'

Name: OLIVER, LINDA M
OLIVER, BARBARA E
Map/Lot: 003-098
Account: 128 Card: 1 of 1 Location: 2 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	07/22/2005
Sale Price	128,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14543P633
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	61,200.00	58,605	100%		58,605
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.25					Land Total	71,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ADDITION ..	1990	144	D 100	5,464	Avg.	80%	80%	95%	3,322
Frame Garage	1987	400	C 100	15,009	Avg.	78%	80%	95%	8,898
14 Mobile Home.	1987	14X60	B 100	27,830	Avg+	55%	80%	95%	11,633
840 SFLA								Outbuilding Total	23,853

Accpt Land 71,800 Accepted Bldg 23,900 Total 95,700

60.0'
1S
14.0'
1S
8.0'
18.0'

Account: 129 Card: 1 of 1 Map/Lot: 001-070 Location: SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1 VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B17995P920
Reference 2 LOT SIZE: 17.81
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Sale Data

Sale Date	08/31/2022
Sale Price	140,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	50%		49,396
10.00	Acres-Rear Land 1-10	2,280.00	25,080	50%		12,540
3.81	Acres-Rear Land 11-20	1,425.00	5,972	50%	Wetland	2,986
Total Acres 17.81					Land Total	64,922

Accpt Land 64,900 Accepted Bldg 0 Total 64,900

Neighborhood 47	VALLEY
Tree Growth	2026
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/01/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B14851P156 TG
Reference 2	LOT SIZE: 38.8
Tran/Land/Bldg	700 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	80%		73,464
6.20	Acres-Softwood	421.00	2,610	80%		2,088
20.00	Acres-Mixed Wood	436.00	8,720	80%		6,976
3.00	Acres-Hardwood	344.00	1,032	100%		1,032
5.60	Acres-Wasteland	47.50	293	100%		293
Total Acres 38.80				Land Total		83,853

Accpt Land 83,900 Accepted Bldg 0 Total 83,900

Name: SHAW, HAROLD D
SHAW, JOAN M

Map/Lot: 006-006
Account: 131 Card: 1 of 1 Location: 310 OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE:2.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/26/2019
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.80	Acres-Homesite (Fract)	72,675.00	88,612	100%		88,612
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.80					Land Total	104,287

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	972 Sqft	Grade B 90	Base	302,136
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,137
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,823
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	2			Fireplace	12,033
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

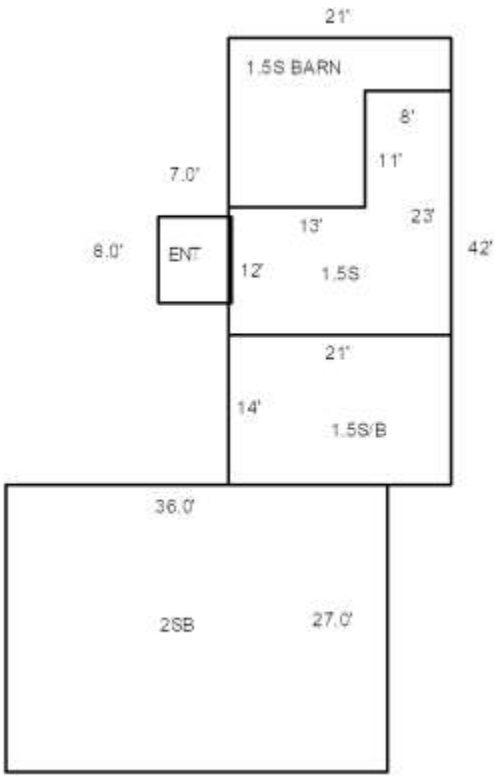
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2022	GOOD	TYPICAL	Excellent	Typical	331,395

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	283,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1850	294	B 100	56.538	Exc.	90%	80%	95%	38.672
BSMT ENTRY.....	1850	56	B 90	1.025	Exc.	90%	51%	95%	446
LOFT BARN BSMT	1850	1600	C 100	66.314	Avg-	60%	80%	95%	30.238
Frame Shed	1960	440	C 100	6.886	Fair	55%	85%	95%	3.058
1 & 1/2 STORY FR	1850	340	B 100	59.153	Exc.	90%	80%	95%	40.461
1.50 ST BARN....	1850	248	C 100	12.561	Avg.	67%	100%	95%	7.995
2,895 SFLA							Outbuilding Total		120,870

Accpt Land	104,300	Accepted Bldg	404,200	Total	508,500


21'
1.5S BARN
8'
11'
7.0'
13'
23'
8.0'
ENT
12'
1.5S
42'
21'
14'
1.5S/B
36.0'
2SB
27.0'

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B15257P833
Reference 2	LOT SIZE:3.36
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.36	Acres-Homesite (Fract)	76,500.00	88,631	100%		88,631
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.36					Land Total	99,631

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade B 100	Base	292,910
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	530
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,591
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,641
Rooms	5	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

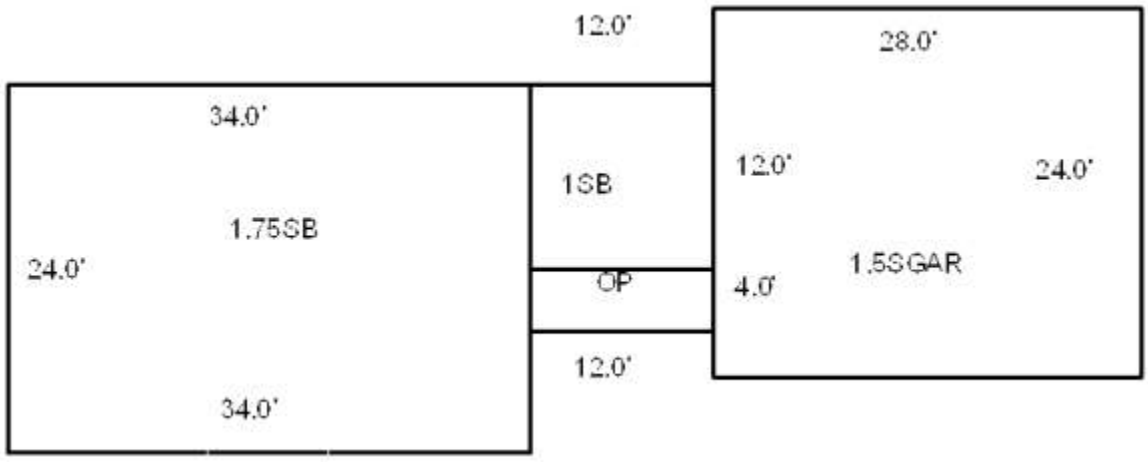
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	315,441

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	100%	255,507

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1990	144	B 100	19.780	Avg.	81%	100%	100%	16.022
Open Frame Porch	1990	48	B 100	2.636	Avg.	81%	100%	100%	2.135
1.50 ST GARAGE..	1990	672	C 100	32.350	Avg.	81%	100%	100%	26.204
Frame Shed	2008	300	C 100	4.695	Avg.	81%	100%	100%	3.803
1,572 SFLA							Outbuilding Total		48,164

Accpt Land 99,600 Accepted Bldg 303,700 Total 403,300


12.0'
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34.0'
1SB
12.0'
24.0'
1.75SB
24.0'
OP
1.5SGAR
4.0'
12.0'
34.0'

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/30/2017
Sale Price	276,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17446P241
Reference 2	LOT SIZE: .45
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 86 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	74,130.00	75,285	100%		75,285
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.45					Land Total	86,835

Dwelling Description | **Replacement Cost New**

Conventional	Two Story	816 Sqft	Grade C 110	Base	251,781
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,386
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Floor & Stairs			Attic	1,795
FirePlaces	2			Fireplace	11,314
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

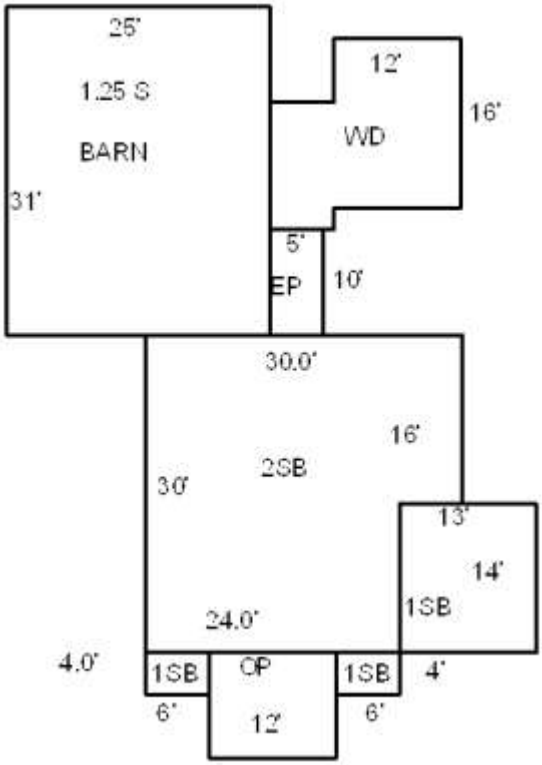
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1990	TYPICAL	TYPICAL	Average	Typical	279,886

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	196,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1800	775	C 110	33.634	Avg.	67%	100%	105%	23.662
Encl Frame Porch	1800	50	C 110	4.382	Avg.	67%	100%	105%	3.083
1 Story/BSMT	1800	182	C 110	21.153	Avg.	67%	100%	105%	14.882
1 STORY/BASEMENT	1800	24	C 110	2.790	Avg.	67%	100%	105%	1.962
Open Frame Porch	1800	120	C 110	5.578	Avg.	67%	100%	105%	3.924
1 STORY/BSMT	1800	24	C 110	2.790	Avg.	67%	100%	105%	1.962
Frame Shed	1800	240	D 100	3.005	Avg-	60%	100%	105%	1.893
Wood Deck	1800	264	C 110	3.639	Avg.	67%	100%	105%	2.560
SOLAR CL3 /KW	2022			----SOUND VALUE----					15.000
1,862 SFLA								Outbuilding Total	68,928

Accpt Land	86,800	Accepted Bldg	265,800	Total	352,600


25'
1.25 S
BARN
31'
12'
16'
WD
5'
EP
10'
30.0'
16'
2SB
30'
13'
14'
1SB
24.0'
4.0'
1SB
OP
1SB
4'
6'
12'
6'

Name: BRAGDON, RALPH E
BRAGDON, PATSY A
Map/Lot: 004-053
Account: 134 Card: 1 of 1 Location: 331 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use RESIDENTIAL 2
Topography RollingAbove Street
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	07/14/1981
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1 B2819P0231
Reference 2 LOT SIZE:0.6
Tran/Land/Bldg 103 1 9
X..... MH Y..... 0
Exemption(s) 1 30 0 Land Schedule 3

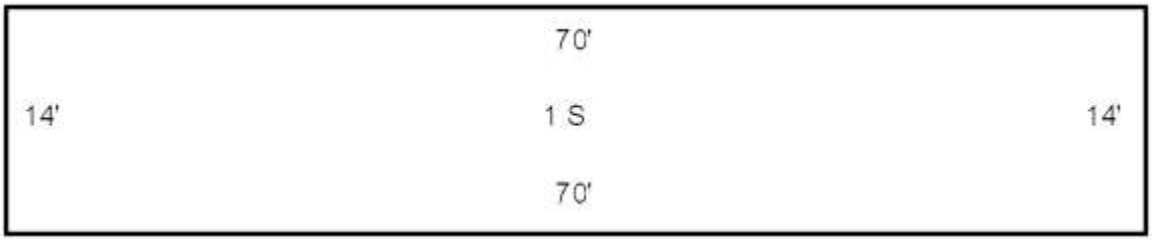
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	76,500.00	74,605	100%		74,605
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.60					Land Total	85,605

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1994	14X70	A 100	39,340	Avg+	64%	100%	100%	25,020
MH ENC. PORCH...	1994	144	C 100	3,725	Avg.	82%	100%	100%	3,054
MH OPEN PORCH...	1994	48	C 100	621	Avg.	82%	100%	100%	509
Frame Garage	1994	528	C 100	19,618	Avg.	82%	100%	100%	16,087
980 SFLA								Outbuilding Total	44,670

Accpt Land 85,600 Accepted Bldg 44,700 Total 130,300


70'
14'
1 S
14'
70'

Name: MATHEWS, NELSON
MATHEWS, CORRINE B
Map/Lot: 004-098
Account: 135 Card: 1 of 1 Location: 42 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use RESIDENTIAL 2
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	09/17/1993
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1 B6727P0293
Reference 2 LOT SIZE:0.9
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	76,500.00	77,692	100%		77,692
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.90					Land Total	88,692

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	197,656
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,780
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

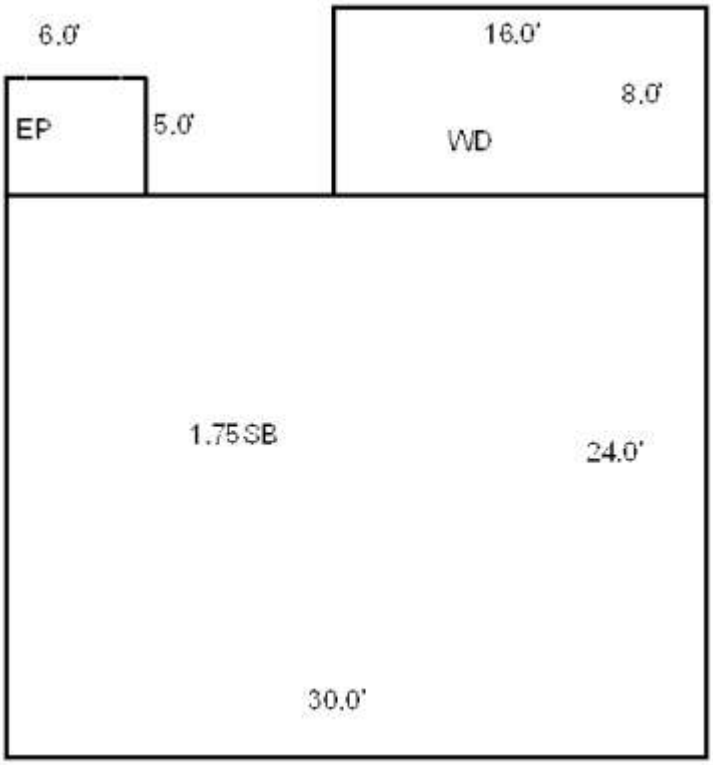
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	207,616

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	100%	166,093

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1987	128	C 100	1.604	Avg.	80%	100%	100%	1.283
Encl Frame Porch	1987	30	C 100	2.390	Avg.	80%	100%	100%	1.912
Barn	1987	1320	C 100	42.539	Avg.	80%	100%	100%	34.031
1,260 SFLA							Outbuilding Total		37,226

Accpt Land	88,700	Accepted Bldg	203,300	Total	292,000


6.0'
16.0'
8.0'
EP
5.0'
WD
1.75 SB
24.0'
30.0'

Name: PAPPAS, JULIE M
MANTOS, TYLER LEVESQUE
Map/Lot: 015-014
Account: 136 Card: 1 of 1 Location: 19 LOON LN

Neighborhood 55 LOON

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Gravel

Sale Data

Sale Date	12/20/2018
Sale Price	278,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17866P676 INCLUDES 020-009-44
Reference 2 LOT SIZE: 0.82 (MERGED)
Tran/Land/Bldg 101 1 11
X..... RENO Y..... 2019
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	74,130.00	79,941	100%		79,941
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.82					Land Total	91,491

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	528 Sqft	Grade C 110	Base	185,477
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	871
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,271
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

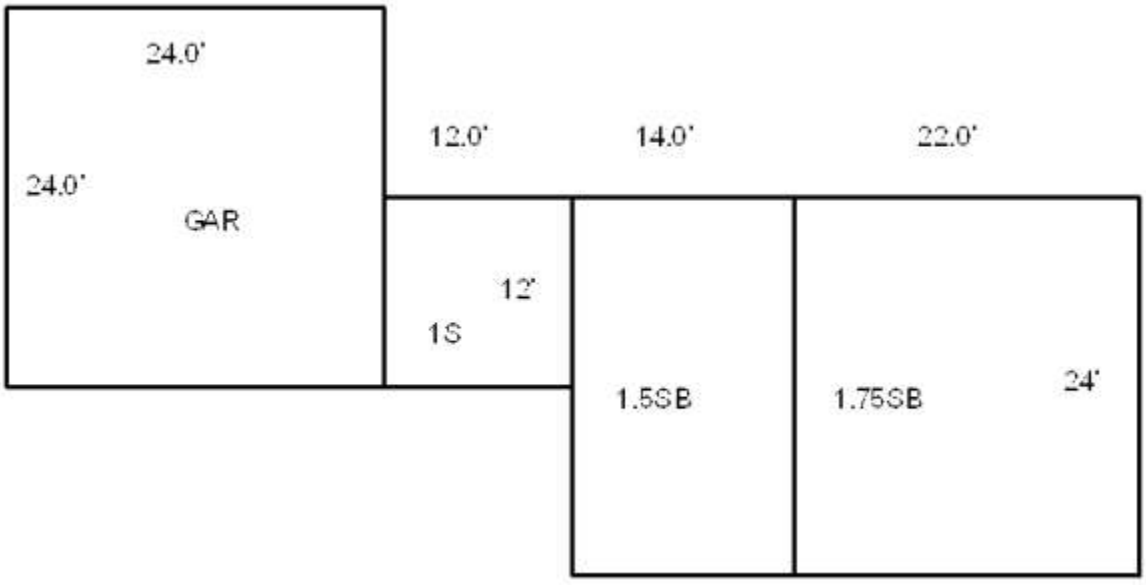
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Above Average	Typical	202,139

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	169,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1974	576	C 110	27.108	Avg+	80%	100%	105%	22.770
ONE STORY FRAME	1974	144	C 110	14.507	Avg+	80%	100%	105%	12.186
1.5 Story/BSMT	1974	336	C 110	54.674	Avg+	80%	100%	105%	45.926
1,572 SFLA							Outbuilding Total		80,882

Accpt Land	91,500	Accepted Bldg	250,700	Total	342,200


24.0'
12.0'
14.0'
22.0'
24.0'
GAR
12'
1S
1.5SB
1.75SB
24'

Neighborhood 62	HIGH ST
Tree Growth	2028
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/18/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	b18837p83 removed L. Catherine DePalma
Reference 2	LOT SIZE: 50.5
Tran/Land/Bldg	700 1 9
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

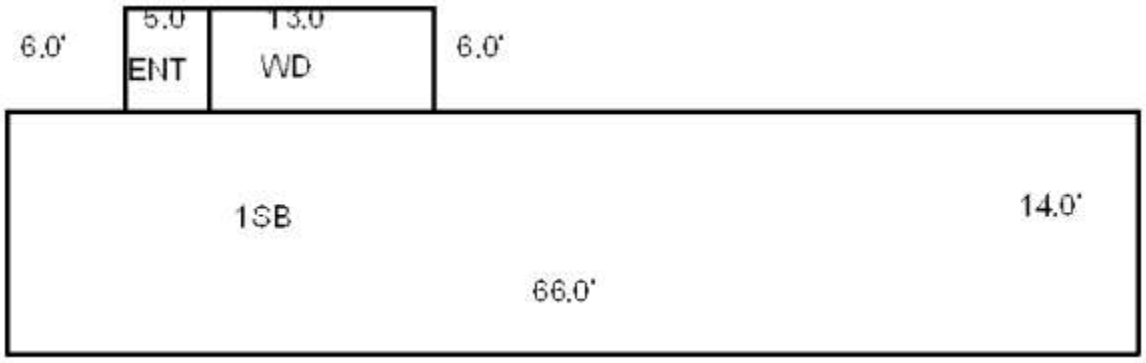
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
9.50	Acres-Rear Land 1-10	3,045.00	31,820	100%		31,820
12.00	Acres-Softwood	421.00	5,052	100%		5,052
24.00	Acres-Mixed Wood	436.00	10,464	100%		10,464
1.00	Acres-Hardwood	344.00	344	100%		344
Total Acres 50.50					Land Total	152,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home.	1979	14X66	A 100	37.524	Good	65%	100%	105%	25.610
BSMT ENTRY.....	1979	30	D 100	376	Avg.	74%	100%	105%	292
Wood Deck	1979	78	D 100	782	Avg.	74%	100%	105%	608
MH BASEMENT.....	1979	924	C 100	8.362	Avg.	74%	100%	105%	6.497
Frame Garage	1984	1120	D 100	32.749	Avg.	77%	100%	105%	26.478
924 SFLA							Outbuilding Total		59,485

Accpt Land	152,900	Accepted Bldg	59,500	Total 212,400


6.0'
5.0
ENT
13.0
WD
6.0'
1SB
14.0'
66.0'

Name: COOLEY, LESTER W
COOLEY, REBECCA S
Map/Lot: 021-009
Account: 139 Card: 1 of 1 Location: 17 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B6495P0296
Reference 2	LOT SIZE: .18
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	638 Sqft	Grade C 100	Base	183,196
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,790
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	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	1970	TYPICAL	TYPICAL	Average	Typical	191,904

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	100%	105%	135,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1890	80	C 100	7.326	Avg.	67%	100%	105%	5.153
1 STORY	1890	21	C 100	1.923	Avg.	67%	100%	105%	1.352
Frame Garage	1890	441	C 100	16.485	Avg-	60%	100%	105%	10.386
1,217 SFLA							Outbuilding Total		16,891

Accpt Land	80,200	Accepted Bldg	151,900	Total	232,100

10.0'
1S
8.0'
22.0'
1.75SB
29.0'
3.0'
7.0'
1S

Name: BREZAK, PAMELA L
BREZAK, CARL A
Map/Lot: 022-042
Account: 140 Card: 1 of 1 Location: 25 PROSPECT ST

Neighborhood 59	PROSPECT ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/26/1979
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B2470P0153
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 17 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,112 Sqft	Grade C 100	Base	191,806
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,668
Fin. Basement Area	280 Sqft, Grade D	Basement Gar	None	Fin Bsmt	4,435
Heating	100% Forced Warm	Cooling	0% None	Heat	2,780
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	14,956
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

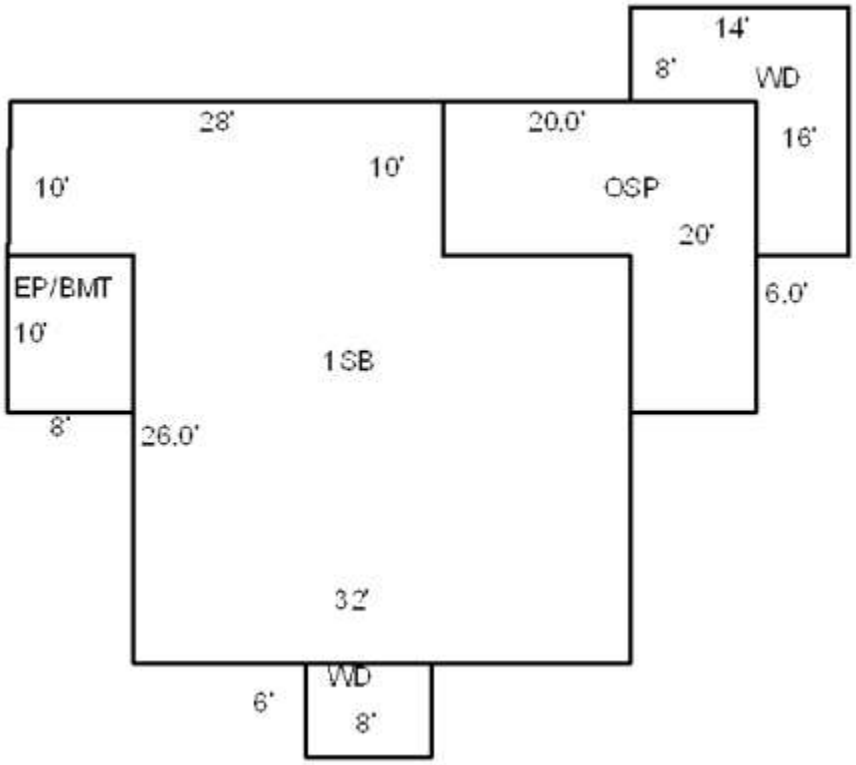
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	TYPICAL	TYPICAL	Average	Typical	215,645

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	151,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1953	280	C 100	12.438	Avg.	67%	100%	105%	8.750
Wood Deck	1953	48	C 100	601	Avg.	67%	100%	105%	423
ENC.PORCH/BSMT	1953	80	C 100	7.516	Avg.	67%	100%	105%	5.288
WOOD DECK	1953	144	C 100	1.804	Avg.	67%	100%	105%	1.269
1,112 SFLA							Outbuilding Total		15,730

Accpt Land	78,500	Accepted Bldg	167,400	Total	245,900


14'
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OSP
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EP/BMT
10'
6.0'
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8'
26.0'
32'
WD
6'
8'

Neighborhood 62 HIGH ST

Zoning/Use RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2141P0850
Reference 2 LOT SIZE:1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 17 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	184,785
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,200
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

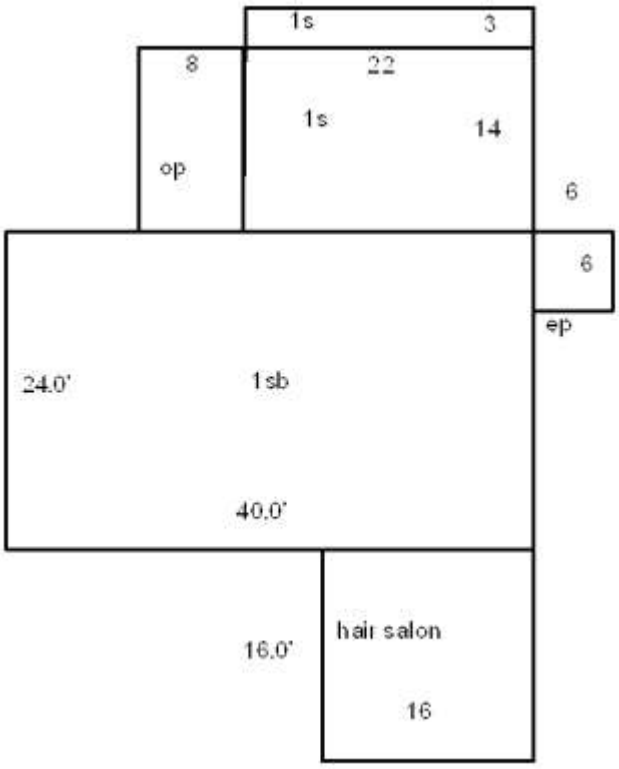
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	196,145

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	100%	145,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1976	66	C 100	6.044	Avg.	74%	100%	100%	4.473
1 STORY	1976	308	C 100	28.207	Avg.	72%	50%	100%	10.155
Encl Frame Porch	1976	36	C 100	2.868	Avg.	74%	100%	100%	2.122
1 STORY/BSMT	1976	256	C 100	27.049	Avg.	74%	100%	100%	20.016
Open Frame Porch	1976	112	C 100	4.733	Avg.	74%	100%	100%	3.502
Wood Deck	1976	384	C 100	4.812	Avg-	66%	100%	100%	3.176
Frame Shed	1976	192	C 100	3.005	Avg.	74%	100%	100%	2.224
1,590 SFLA							Outbuilding Total		45,668

Accpt Land 89,500 Accepted Bldg 190,800 Total 280,300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22
1s
14
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ep
24.0'
1sb
40.0'
hair salon
16.0'
16

Account: 142 Card: 1 of 1 Map/Lot: 001-039-1 Location: 24 KNIGHTS POND RD

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/31/2011
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16205P374
Reference 2	LOT SIZE: .92
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	78,185.00	85,289	100%		85,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.92					Land Total	95,739

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	792 Sqft	Grade C 110	Base	226,852
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,307
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,906
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

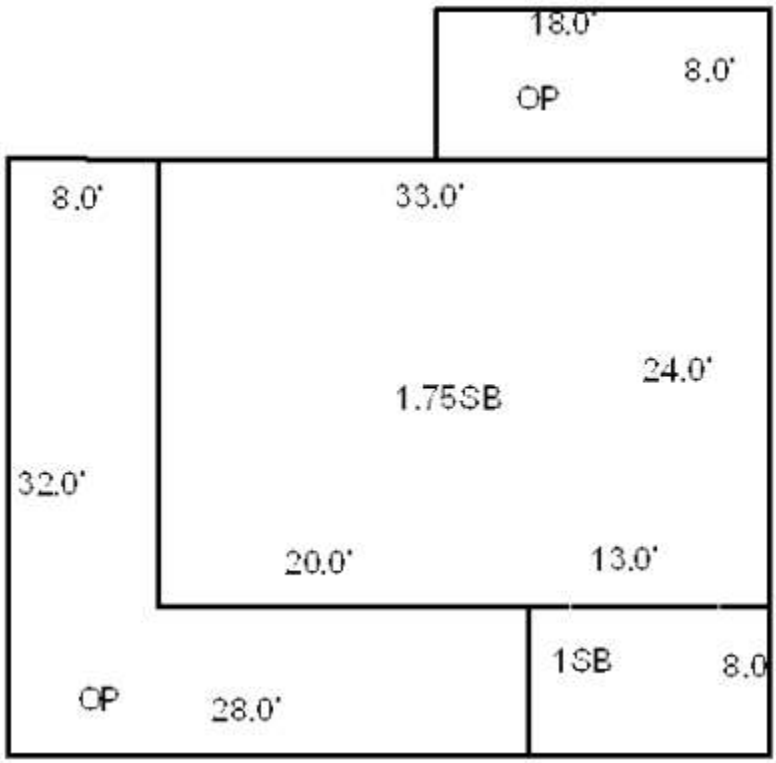
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	230,945

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	162,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1976	144	C 110	6.694	Avg.	74%	100%	95%	4.706
OPEN PORCH	1976	416	C 110	19.471	Avg.	74%	100%	95%	13.689
1 STORY/BSMT	1976	104	C 110	12.088	Avg.	74%	100%	95%	8.498
Frame Shed	1976	192	C 110	3.306	Avg.	74%	100%	95%	2.324
1,490 SFLA							Outbuilding Total		29,217

Accpt Land	95,700	Accepted Bldg	191,600	Total	287,300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OP
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33.0'
24.0'
1.75SB
32.0'
20.0'
13.0'
1SB
8.0
OP
28.0'

Map/Lot: 001-065
Account: 143 Card: 1 of 1 Location: 62 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 06/28/2017
Sale Price 58,400
Sale Type Land & Buildings
Financing Conventional
Verified Family Member
Validity Other Non Valid

Reference 1 B17506P232
Reference 2 LOT SIZE: 3.68
Tran/Land/Bldg 105 1 7
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	74,130.00	92,891	100%		92,891
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	200%		23,100
Total Acres 3.68					Land Total	115,991

Dwelling Description

				Replacement Cost New	
Conventional	Three Story	2,184 Sqft	Grade C 110	Base	648,887
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,604
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW RADIANT	Cooling	0% None	Heat	18,018
Rooms	30				
Bedrooms	12	Add Fixtures	6		
Baths	6	Half Baths	0	Plumbing	75,504
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

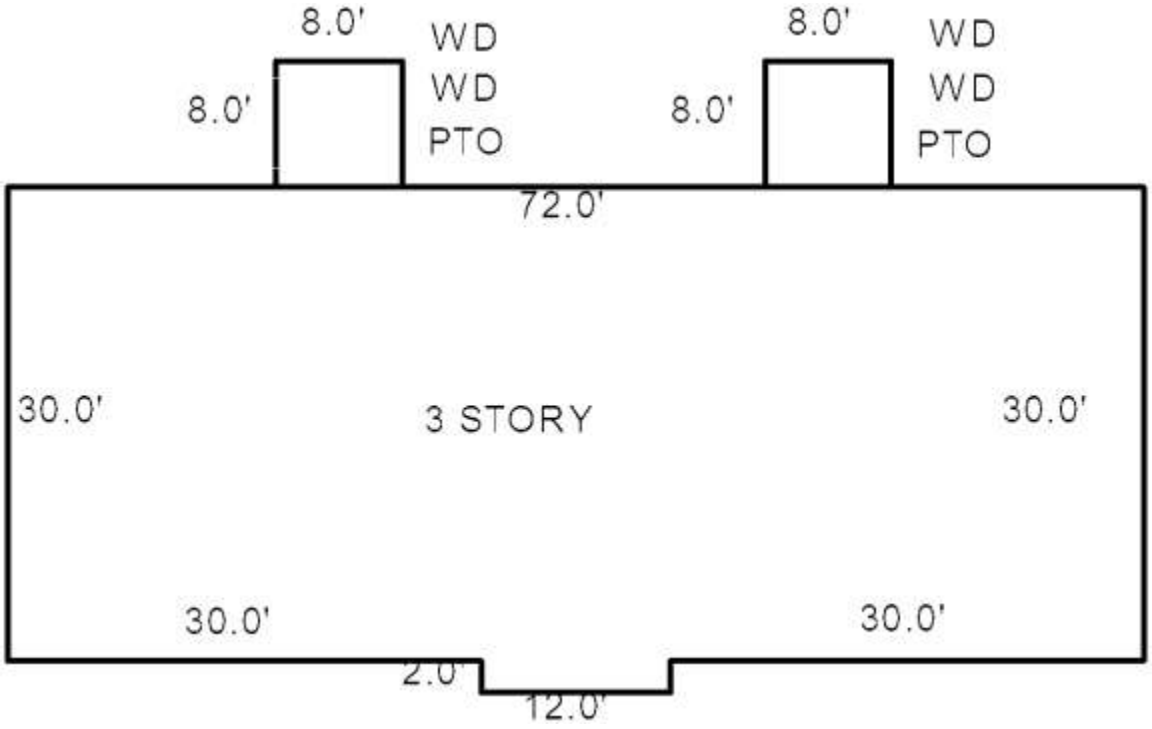
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	746,013

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
LAYOUT.....	None	95%	80%	105%	595,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
WD/WD	2016	128	C 110	3.527	Avg.	95%	100%	105%	3.519
PATIO	2016	128	C 110	881	Avg.	95%	100%	105%	879
Wood Deck	2016	48	C 110	661	Avg.	95%	100%	105%	659
6,552 SFLA							Outbuilding Total		5,057

Accpt Land 116,000 Accepted Bldg 600,400 Total 716,400


8.0'
WD
WD
PTO
8.0'
8.0'
WD
WD
PTO
8.0'
72.0'
30.0'
3 STORY
30.0'
30.0'
30.0'
2.0'
12.0'

Account: 144 Card: 1 of 1 Map/Lot: 018-093 Location: 19 CHURCH AVE

Neighborhood 41 CHURCH ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/01/2003
Sale Price	192,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B12408P334
Reference 2	LOT SIZE: .45
Tran/Land/Bldg	104 1 13
X.....	corr Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	74,130.00	75,285	100%		75,285
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.45					Land Total	86,835

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	1,060 Sqft	Grade C 100	Base	259,298
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,060
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	4,373
Rooms	12				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

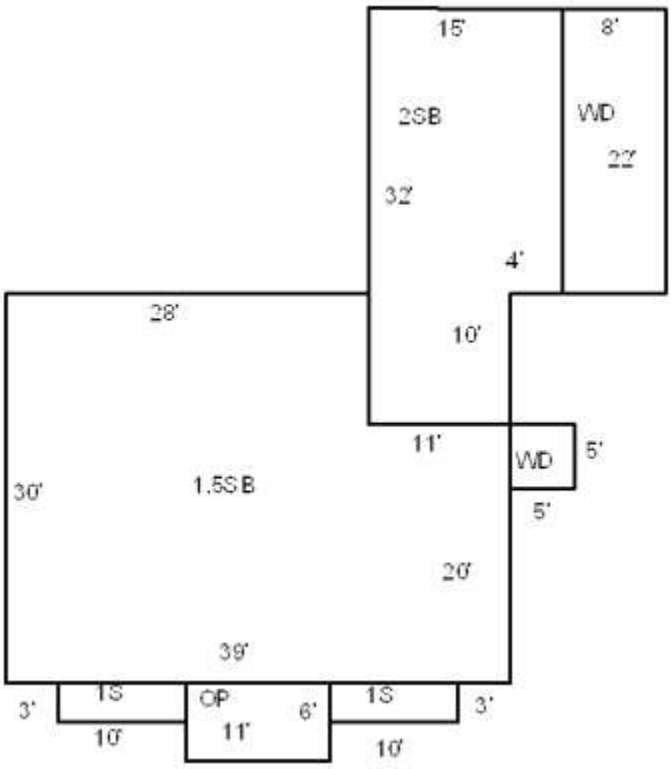
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1960	TYPICAL	TYPICAL	Average	Typical	285,851

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	88%	105%	176,965

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2 Story/BSMT	1800	440	C 100	74.382	Avg.	67%	88%	105%	46.049
Wood Deck	1800	176	C 100	2.205	Avg.	67%	100%	105%	1.551
WOOD DECK	1800	25	C 100	313	Avg.	67%	100%	105%	220
1 STORY	1800	30	C 100	2.747	Avg.	67%	88%	105%	1.700
Open Frame Porch	1800	66	C 100	2.789	Avg.	67%	100%	105%	1.962
1 STORY	1800	30	C 100	2.747	Avg.	67%	88%	105%	1.700
1.25 ST GARAGE..	1800	744	D 100	25.282	Avg-	60%	100%	105%	15.927
2,530 SFLA							Outbuilding Total		69,109

Accpt Land	86,800	Accepted Bldg	246,100	Total	332,900


15'
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11'
10'

Account: 145 Card: 1 of 1 Map/Lot: 004-092 Location: 471 HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B15507P355
Reference 2	LOT SIZE:40
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	5 0 0 Land Schedule 1

Sale Data

Sale Date	10/14/2008
Sale Price	500,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
42.00	Acres-Homesite (Fract)	72,675.00	116,172	300%		348,517
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
2.63	Acres-Rear 21+	665.00	1,924	100%		1,924
Total Acres 64.63				Land Total		379,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SOLAR CL4 /KW	2022			- - - - S O U N D V A L U E - - - -					16,500,000
							Outbuilding Total		16,500,000

Accpt Land	379,700	Bldg Override		0 Total	379,700

Map/Lot: 018-094-1
Account: 146 Card: 1 of 1 Location: 27 CHURCH AVE

Neighborhood 41 CHURCH ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B11750P001
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 300 2 26
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

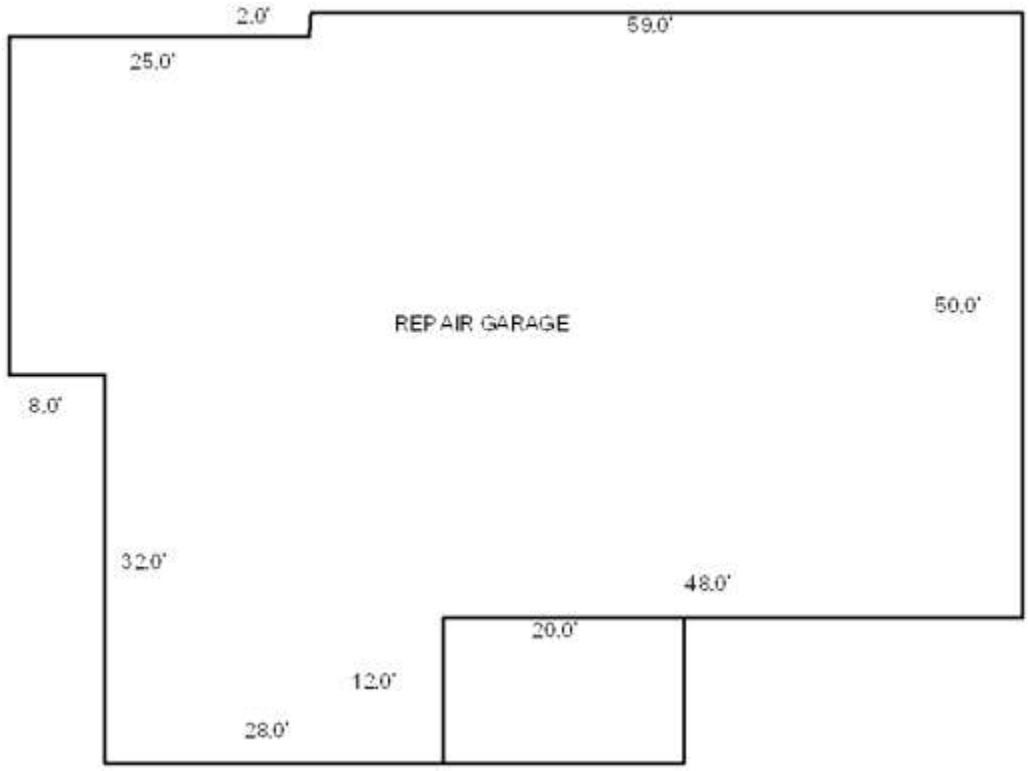
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FR COMML	1980	4566	C 110	289,864	Avg+	79%	100%	105%	240,443
							Outbuilding Total		240,443

Accpt Land 87,600 Accepted Bldg 240,400 Total 328,000


2.0'
59.0'
25.0'
REPAIR GARAGE
50.0'
8.0'
32.0'
48.0'
20.0'
12.0'
28.0'

Map/Lot: 003-058
Account: 147 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2040P0521
Reference 2 LOT SIZE:25.6
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
1.60	Acres-Rear 21+	700.00	1,232	100%		1,232
Total Acres 25.60				Land Total		134,322

Accpt Land 134,300 Accepted Bldg 0 Total 134,300

Account: 148 Card: 1 of 1 Map/Lot: 003-028 Location: 66 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date 12/08/2016
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Arms Length Sale

Reference 1 B17392P315
Reference 2 LOT SIZE:12
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
8.00	Acres-Rear Land 1-10	2,400.00	21,120	100%		21,120
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 12.00					Land Total	122,310

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	960 Sqft	Grade B 100	Base	321,150
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,552
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	3,432
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

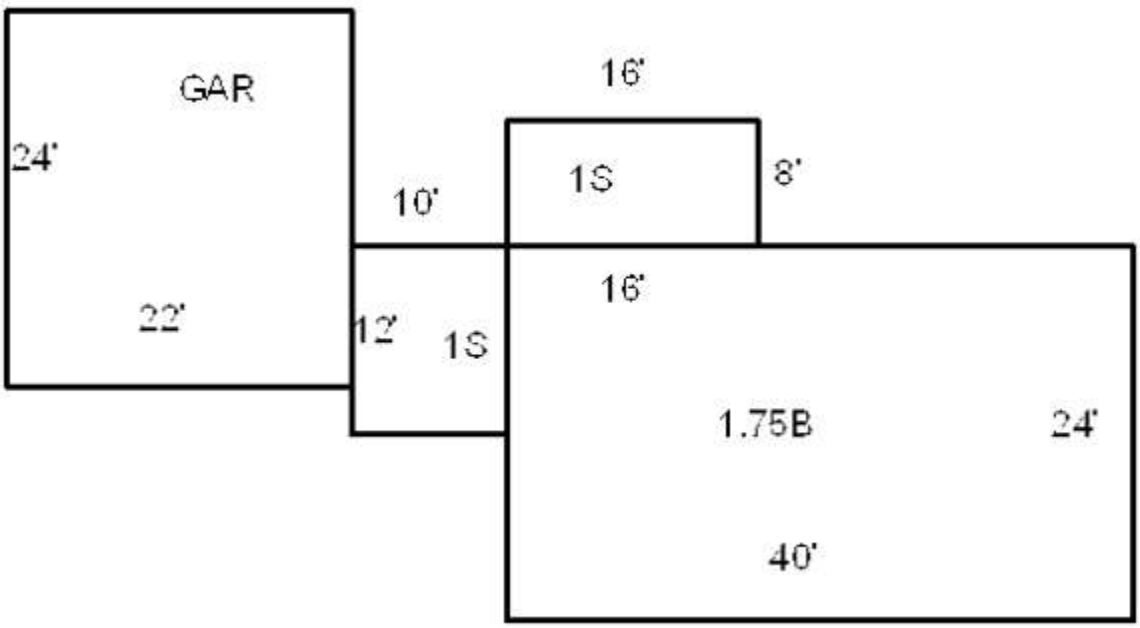
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	340,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	228,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	528	B 100	25.503	Avg.	67%	100%	100%	17.087
ONE STORY FRAME	1900	128	B 100	15.239	Avg.	67%	100%	100%	10.210
1 STORY	1900	120	B 100	14.287	Avg.	67%	100%	100%	9.572
Frame Garage	1900	384	D 100	11.546	Avg-	60%	100%	100%	6.928
1,928 SFLA						Outbuilding Total			43,797

Accpt Land 122,300 Accepted Bldg 272,200 Total 394,500


GAR
24'
22'
16'
1S
8'
10'
16'
12'
1S
1.75B
24'
40'

Account: 149 Card: 1 of 1 Map/Lot: 004-074 Location: 483 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/18/2016
Sale Price	69,900
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Distressed Sale

Reference 1	BK17256P484
Reference 2	LOT SIZE: 5.0
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Other	One Story	1,056 Sqft	Grade D 100	Base	114,182
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Crawl	Basement	422
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,112
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

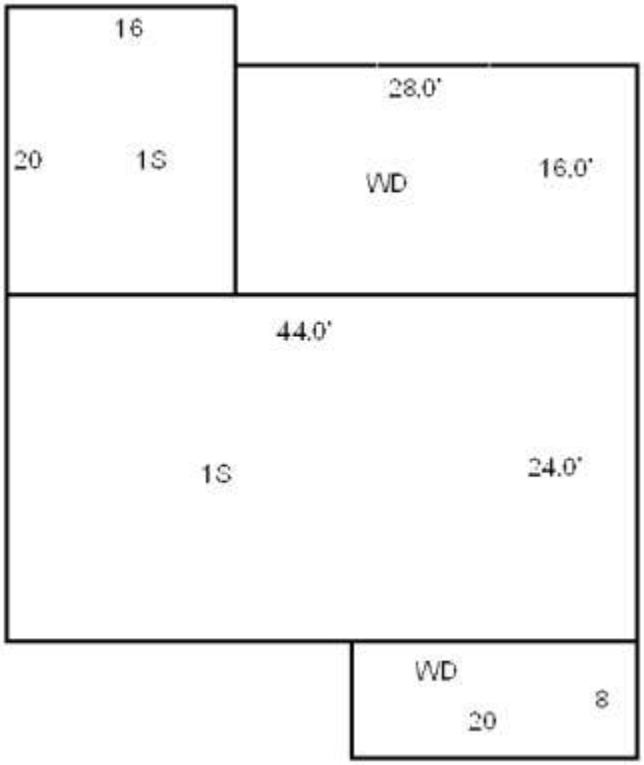
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Fair	Typical	123,052

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	70%	95%	63,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1996	320	D 100	23.445	Fair	78%	100%	95%	17.373
Wood Deck	1996	160	C 100	2.005	Avg.	83%	100%	95%	1.581
Wood Deck	1996	384	C 100	4.812	Avg.	83%	100%	95%	3.794
1 STORY GARAGE..	1996	672	C 100	24.804	Avg.	83%	100%	95%	19.558
1,376 SFLA							Outbuilding Total		42,306

Accpt Land	109,400	Accepted Bldg	106,100	Total 215,500


16
28.0'
20
1S
WD
16.0'
44.0'
1S
24.0'
WD
8
20

Name: THOMAS CHARLES SHAULUS REV. TRUST
THOMAS CHARLES SHAULUS-TRUSTEE
Account: 150 Card: 1 of 1 Map/Lot: 001-038 Location: 469 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	
Reference 2	LOT SIZE:3.05
Tran/Land/Bldg	101 1 11
X.....	ADDN Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	08/19/2021
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
3.05	Acres-Homesite (Fract)	78,185.00	96,149	100%		96,149
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.05					Land Total	106,599

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,271 Sqft	Grade B 100	Base	408,823
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,652
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	826
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-10,296
Attic	Floor & Stairs			Attic	3,305
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

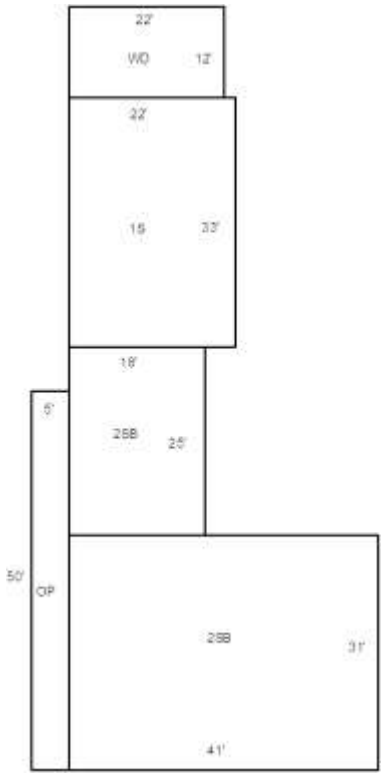
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1844	1920	OLD TYPE	Old Type	Average	Typical	412,175

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	262,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	2003	726	B 100	86.433	Ava.	67%	100%	95%	55.014
2 Story/BSMT	2003	450	B 100	98.894	Ava.	67%	100%	95%	62.946
Open Frame Porch	1844	250	B 100	13.734	Ava.	67%	100%	95%	8.742
Swimming Pool	2004	1	C 100	12.100	Ava.	99%	100%	95%	11.380
1.25 ST BARN....	1844	3200	C 100	121.708	Ava-	60%	90%	95%	62.436
1.50 ST BARN....	1844	600	C 100	27.986	Ava-	60%	90%	95%	14.357
1 & 1/2 STORY FR	2021	1260	C 100	168.626	Ava.	97%	67%	95%	104.111
Wood Deck	2005	240	B 100	3.909	Ava.	67%	100%	95%	2.488
6,058 SFLA								Outbuilding Total	321,474

Accpt Land	106,600	Accepted Bldg	583,800	Total	690,400


22'
WD
12'
22'
15
33'
18'
5'
25'
50'
OP
31'
41'

Account: 151 Card: 1 of 1 Map/Lot: 001-040 Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17444P952 B17452P121
Reference 2	LOT SIZE: 17.5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	03/29/2017
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	75%		74,094
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
3.50	Acres-Rear Land 11-20	1,425.00	5,486	100%		5,486
Total Acres 17.50					Land Total	104,660

Accpt Land 104,700 Accepted Bldg 0 Total 104,700

Neighborhood 41 CHURCH ST

Zoning/Use	VILLAGE CENTER OVERLAY VILLAGE CENTER
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/22/2008
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B15478P230
Reference 2	LOT SIZE: .38
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	74,130.00	74,023	100%		74,023
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.38					Land Total	85,573

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	881 Sqft	Grade C 100	Base	253,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,286
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	Floor & Stairs			Attic	1,762
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

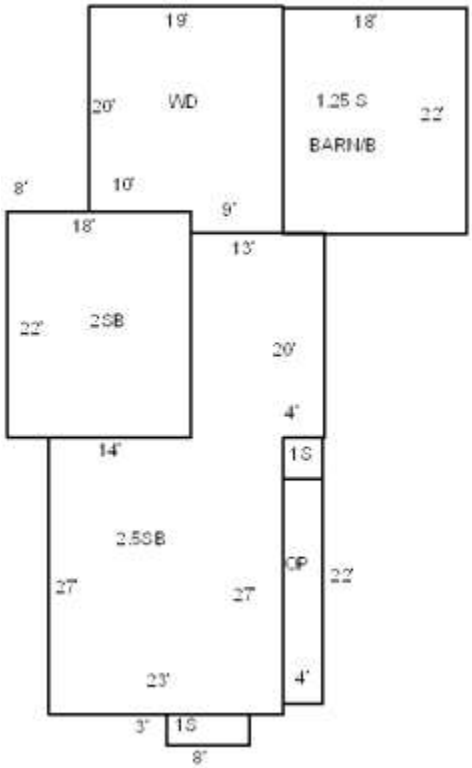
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2004	TYPICAL	TYPICAL	Average	Typical	271,663

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	100%	105%	191,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	398	C 100	4.987	Avg.	67%	100%	105%	3.508
LOFT BARN BSMT	1900	396	C 100	17.323	Avg.	67%	100%	105%	12.186
2 Story/BSMT	1900	396	C 100	66.944	Avg.	67%	100%	105%	47.095
1 STORY	1900	16	C 100	1.465	Avg.	67%	100%	105%	1.031
Open Frame Porch	1900	88	C 100	3.719	Avg.	67%	100%	105%	2.617
1 STORY	1900	24	C 100	2.198	Avg.	67%	100%	105%	1.547
2,594 SFLA							Outbuilding Total		67,984

Accpt Land	85,600	Accepted Bldg	259,100	Total	344,700


19'
18'
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WD
1.25 S
22'
BARN/B
8'
10'
9'
18'
13'
22'
2SB
20'
4'
14'
1S
2.5SB
OP
22'
27'
27'
23'
4'
3'
1S
8'

Name: IMHOFF, PHILIP M
IMHOFF, SHARON H
Map/Lot: 013-001
Account: 154 Card: 1 of 2 Location: 10 FALLS LANE

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/28/2020
Sale Price	345,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15355P686
Reference 2	LOT SIZE: 0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	72,675.00	78,178	100%	View/Envir	78,178
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.80					Land Total	93,853

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	204 Sqft	Grade C 110	Base	115,027
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	1/4 Bmt	Basement	168
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,178
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

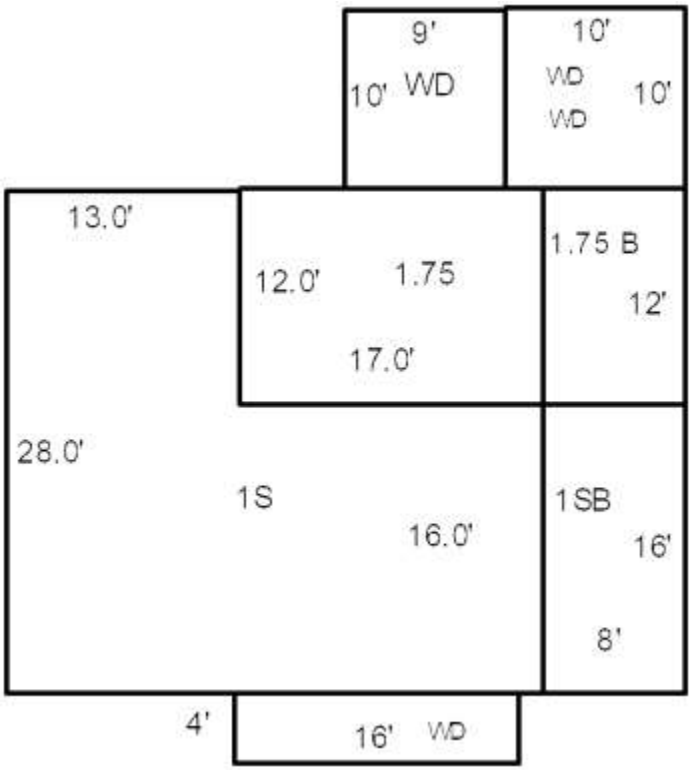
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	1990	TYPICAL	TYPICAL	Average	Typical	131,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	83,853

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1945	636	C 110	64.070	Ava.	67%	100%	95%	40.781
1 Story/BSMT	1945	128	C 110	14.876	Ava.	67%	100%	95%	9.469
1.75 Story/BSMT	1945	96	C 110	16.736	Ava.	67%	100%	95%	10.652
Wood Deck	1945	190	C 110	2.619	Ava.	67%	100%	95%	1.667
WOOD DECK	1945	100	C 110	1.378	Ava.	67%	100%	95%	877
Wood Deck	1945	64	C 110	882	Ava.	67%	100%	95%	561
Frame Shed	1945	128	C 110	2.203	Ava.	67%	100%	95%	1.402
1,289 SFLA							Outbuilding Total		65,409

Accpt Land 93,900 Accepted Bldg 149,300 Total 243,200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12'
28.0'
1S
16.0'
1SB
16'
8'
4'
16'
WD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/28/2020
Sale Price	345,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B4010P0011
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	576 Sqft	Grade C 90	Base	141,863
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	130
Fin. Basement Area	288 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	1,856
Heating	100% HW BB	Cooling	0% None	Heat	2,333
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,128
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

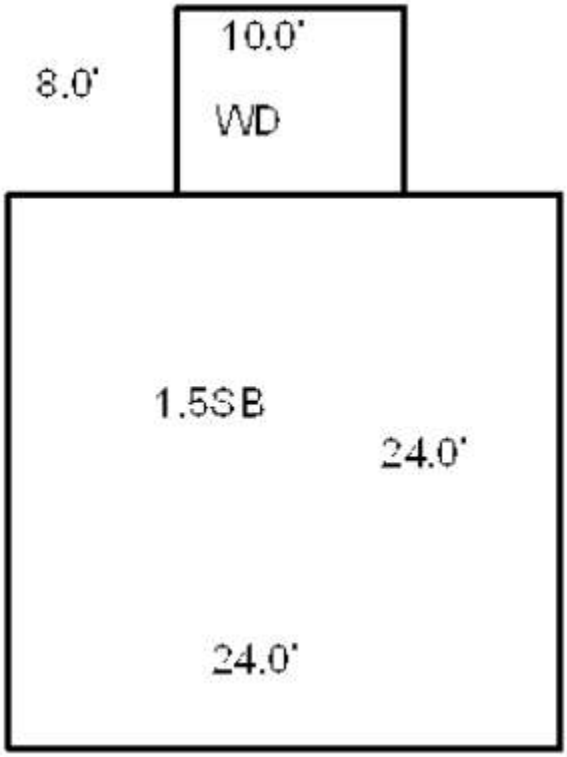
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	1998	Obsolete	TYPICAL	Average	Typical	153,310

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	95%	94,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1960	80	C 90	902	Avg.	67%	97%	95%	557
864 SFLA							Outbuilding Total		557

Accpt Land	0	Accepted Bldg	95,200	Total	95,200


10.0'
8.0'
WD
1.5SB
24.0'
24.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	93,900	149,300	243,200	93,900	149,300	243,200
2	0	95,200	95,200	0	95,200	95,200
TOTAL	93,900	244,500	338,400	93,900	244,500	338,400

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/28/2002
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B11421P213
Reference 2	LOT SIZE: .23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	672 Sqft	Grade C 100	Base	201,805
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	3,696
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1929	0	TYPICAL	TYPICAL	Average	Typical	208,981

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	147,018

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1929	30	C 100	3.170	Avg.	67%	100%	105%	2.230
Wood Deck	1929	48	C 100	601	Avg.	67%	100%	105%	423
Open Frame Porch	1929	192	C 100	8.114	Avg.	67%	100%	105%	5.708
Frame Garage	1929	216	C 100	8.383	Avg.	67%	100%	105%	5.898
1,374 SFLA							Outbuilding Total		14,259

Accpt Land	81,900	Accepted Bldg	161,300	Total	243,200

6.0'
8.0'
WD
5.0'
1SB
24.0'
2SB
28.0'
OP
8.0'
24.0'

Map/Lot: 008-010
Account: 156 Card: 1 of 1 Location: 777 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/08/2022
Sale Price	208,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B17780P534
Reference 2	LOT SIZE:3.7
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	72,675.00	91,117	100%		91,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.70					Land Total	106,792

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,064 Sqft	Grade C 110	Base	303,096
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	70% HW BB	Cooling	0% None	Heat	3,511
Rooms	9	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Floor & Stairs			Attic	2,341
FirePlaces	4			Fireplace	20,631
Insulation	Minimal			Insulation	-2,341
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

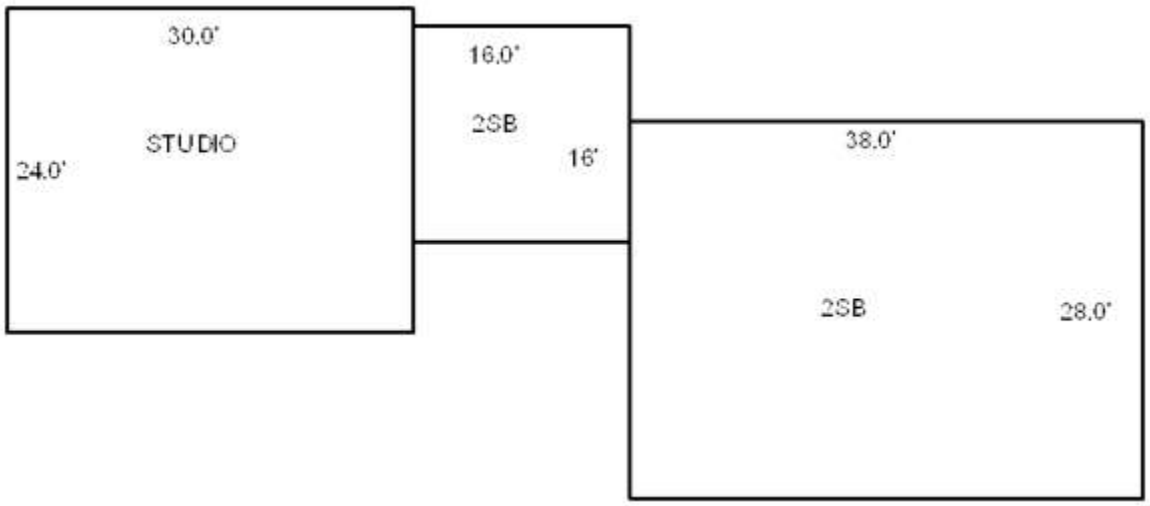
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	1950	TYPICAL	TYPICAL	Average	Typical	338,000

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	215,137

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1825	720	C 100	65.938	Avg.	67%	90%	95%	37.772
2 Story/BSMT	1825	256	C 100	43.277	Avg.	67%	90%	95%	24.791
3,360 SFLA							Outbuilding Total		62,563

Accpt Land	106,800	Accepted Bldg	277,700	Total	384,500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16.0'
STUDIO
24.0'
2SB
16'
38.0'
2SB
28.0'

Map/Lot: 008-011
Account: 157 Card: 1 of 1 Location: 774 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	B1854P0684
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 85 Land Schedule 1

Sale Data

Sale Date	06/18/2021
Sale Price	83,000
Sale Type	Other
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description / Replacement Cost New

Ranch	One Story	1,230 Sqft	Grade B 90	Base	241,917
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,159
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Warm & Cool	Heat	5,612
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

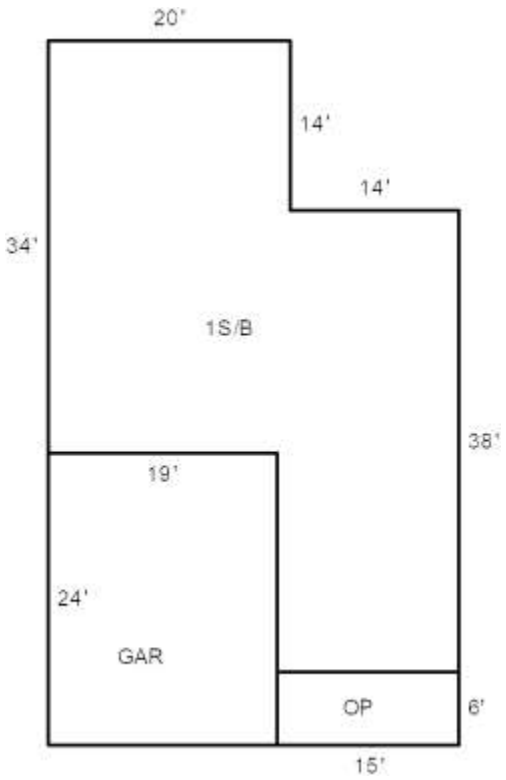
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	258,954

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	238,626

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2021	456	B 90	19.921	Avg.	97%	100%	95%	18.357
Open Frame Porch	2021	90	B 90	4.450	Avg.	97%	100%	95%	4.100
Wood Deck	2021	96	B 90	1.408	Avg.	97%	100%	95%	1.298
SOLAR CL2 /KW	2022			----SOUND VALUE----					9.000
1,230 SFLA							Outbuilding Total		32,755

Accpt Land	101,400	Accepted Bldg	271,400	Total	372,800


20'
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1S/B
38'
19'
24'
GAR
OP
6'
15'

Account: 158 Card: 1 of 1 Map/Lot: 005-040 Location: 682 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/27/2021
Sale Price	382,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	100%		83,250
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.50					Land Total	98,925

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	266,949
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,287
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,405
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

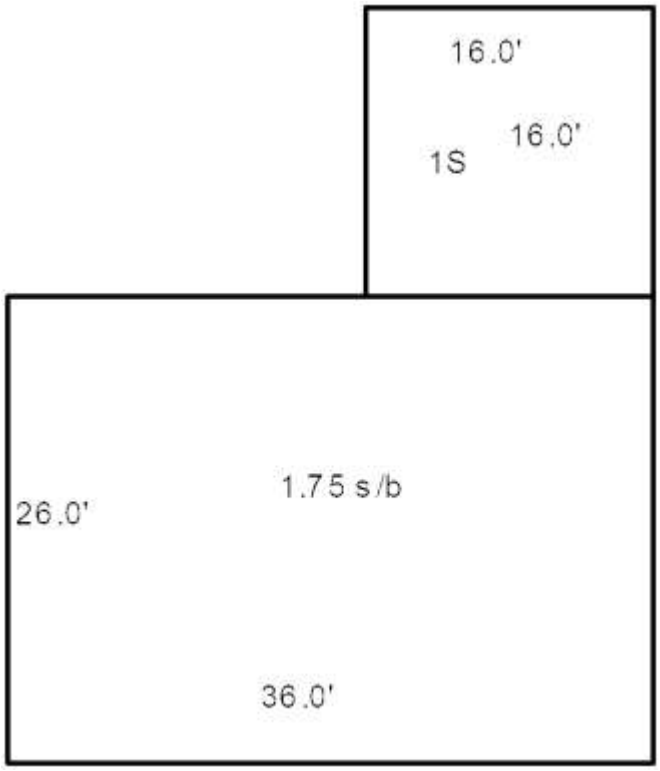
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	GOOD	TYPICAL	Very Good	Typical	289,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	241,611

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1969	528	C 110	21.580	V.G.	88%	100%	95%	18.040
SHOP	1969	288	B 100	8.237	Good	100%	100%	95%	7.825
ONE STORY FRAME	1969	256	C 110	25.788	V.G.	88%	100%	95%	21.558
1,894 SFLA							Outbuilding Total		47,423

Accpt Land	98,900	Accepted Bldg	289,000	Total	387,900


16.0'
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1.75 s/b
26.0'
36.0'

Name: SACCO, RALPH J
SACCO, BARBARA A
Map/Lot: 010-061
Account: 159 Card: 1 of 1 Location: 264 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/28/2015
Sale Price	267,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1	B17095P255
Reference 2	LOT SIZE:4.11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.11	Acres-Rear Land 1-10	1,710.00	207	100%		207
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.11					Land Total	107,712

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	756 Sqft	Grade B 100	Base	278,467
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,474
Fin. Basement Area	331 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,554
Heating	100% HW BB	Cooling	0% None	Heat	5,160
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

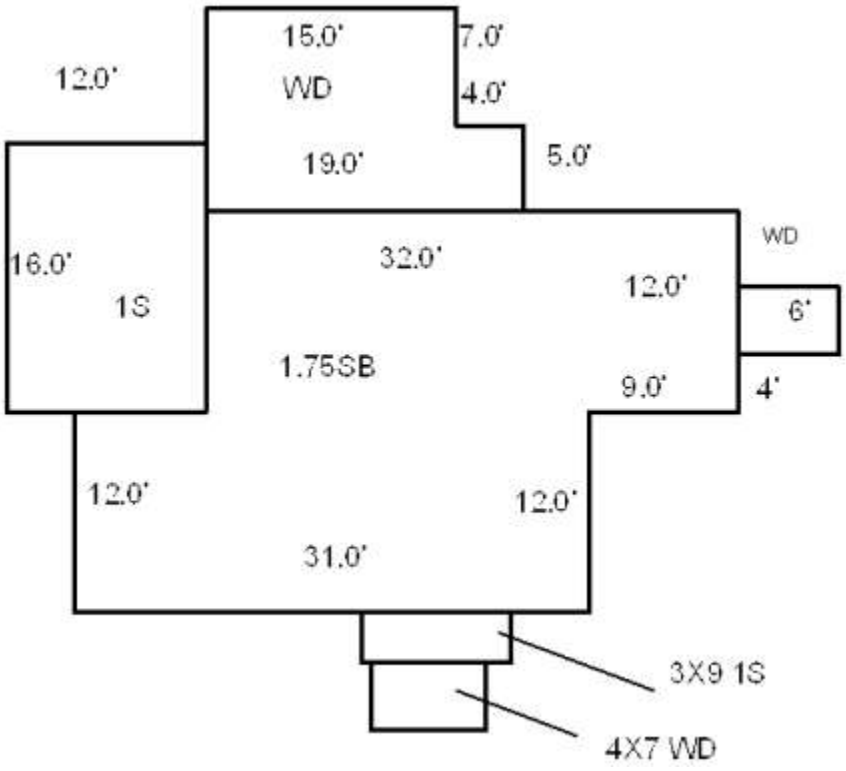
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	320,112

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	95%	225,039

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	192	B 100	22.858	Avg.	74%	100%	95%	16.069
Wood Deck	1976	200	B 100	3.258	Avg.	74%	100%	95%	2.290
1 STORY	1976	27	B 100	3.215	Avg.	74%	100%	95%	2.260
WOOD DECK	1976	28	B 100	456	Avg.	74%	100%	95%	320
Wood Deck	1976	24	B 100	391	Avg.	74%	100%	95%	275
Frame Garage	1976	400	B 100	19.512	Avg.	74%	100%	95%	13.717
1,542 SFLA							Outbuilding Total		34,931

Accpt Land 107,700 Accepted Bldg 260,000 Total 367,700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3X9 1S
4X7 WD

Account: 160 Card: 1 of 1 Map/Lot: 018-126 Location: 12 RAILROAD AVE

Neighborhood 43 RAILROAD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/14/2019
Sale Price	147,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18109P633
Reference 2	LOT SIZE: .11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	74,130.00	65,392	100%		65,392
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.11					Land Total	76,942

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	548 Sqft	Grade C 100	Base	185,916
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	548
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,110
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

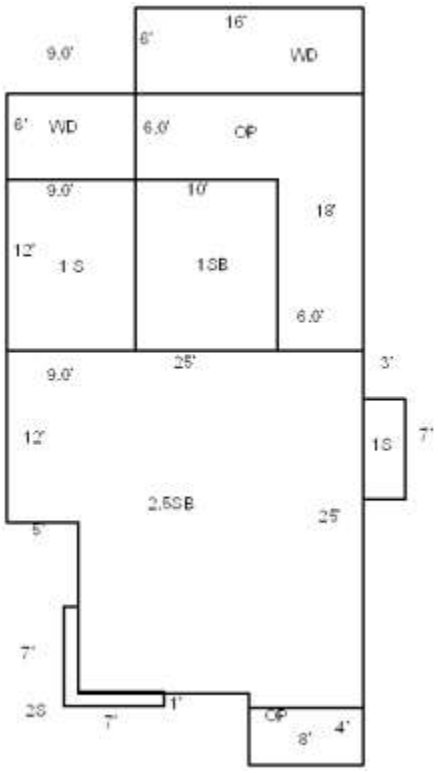
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	TYPICAL	Average	Typical	198,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	67%	83%	105%	115,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	150	C 100	1.880	Avg.	67%	83%	105%	1.098
Open Frame Porch	1900	168	C 100	7.100	Avg.	67%	83%	105%	4.145
1 Story/BSMT	1900	120	C 100	12.679	Avg.	67%	83%	105%	7.404
1 STORY	1900	21	C 100	1.923	Avg.	67%	83%	105%	1.122
OPEN PORCH	1900	32	C 100	1.473	Avg.	67%	83%	105%	860
TWO STORY FRAME	1900	13	C 100	2.106	Avg.	67%	83%	105%	1.230
1.25 ST BARN....	1900	440	E 100	8.994	Poor	45%	25%	105%	1.063
ONE STORY FRAME	1900	108	C 100	9.891	Avg.	67%	83%	105%	5.775
1,645 SFLA								Outbuilding Total	22,697

Accpt Land 76,900 Accepted Bldg 138,600 Total 215,500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7'
OP
8'
4'

Name: BENCHERIF, RAY M
BENCHERIF, SHERLEN V
Map/Lot: 021-021-2
Account: 161 Card: 1 of 1 Location: 88 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/02/2017
Sale Price	246,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17432P57
Reference 2	LOT SIZE: .99
Tran/Land/Bldg	101 1 11
X.....	RENO Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.99	Acres-Homesite (Fract)	74,130.00	81,461	100%		81,461
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.99					Land Total	93,011

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	157,626
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,160
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

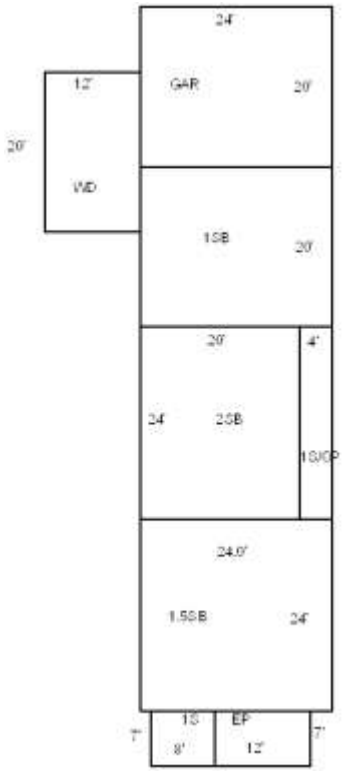
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	OLD TYPE	TYPICAL	Above Average	Typical	168,426

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	80%	105%	103,279

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	480	C 100	17.890	Avg+	73%	80%	105%	10.970
1 Story/BSMT	2003	480	C 100	50.717	Avg.	87%	50%	105%	23.165
2 Story/BSMT	2003	480	C 100	81.144	Avg+	73%	80%	105%	49.758
1S/OP	1900	96	C 100	10.041	Avg+	73%	80%	105%	6.157
1 STORY	1900	56	C 100	5.128	Avg+	73%	80%	105%	3.144
Encl Frame Porch	1900	84	C 100	6.693	Avg-	60%	100%	105%	4.217
Wood Deck	1900	240	B 100	3.909	Avg.	67%	100%	105%	2.750
1.25 ST SHED....	1900	425	C 100	7.650	Avg+	73%	80%	105%	4.690
Frame Garage	1900	570	C 100	21.131	Avg+	73%	80%	105%	12.958
2,360 SFLA							Outbuilding Total		117,809

Accpt Land 93,000 Accepted Bldg 221,100 Total 314,100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1.5SB
24'
7'
10'
EP
7'
8'
12'

Account: 162 Card: 1 of 1 Map/Lot: 014-024 Location: 57 PLEASANT ST

Neighborhood 12	PLEASANT ST
Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	02/15/2023
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15477P150 SEE COMMENTS FOR RELEASES
Reference 2	LOT SIZE: .17
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	74,130.00	68,302	100%		68,302
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.17					Land Total	79,852

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	384 Sqft	Grade C 100	Base	135,690
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp 3/4 Bmt	Basement	384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,680
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

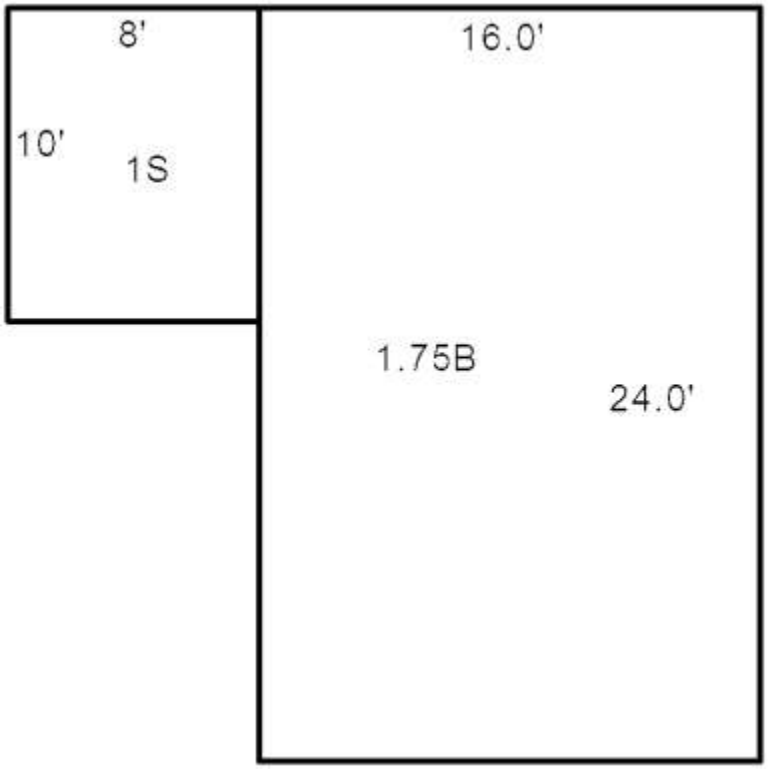
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	2008	TYPICAL	TYPICAL	Good	Typical	137,754

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	112,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1948	80	C 100	7.326	Good	78%	100%	105%	6.000
752 SFLA							Outbuilding Total		6,000

Accpt Land	79,900	Accepted Bldg	118,800	Total	198,700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Name: WEISBERG, ALAN C
WEISBERG, SHERRILYN N
Map/Lot: 019-034
Account: 163 Card: 1 of 1 Location: 201 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/22/2019
Sale Price	88,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17901P931
Reference 2	LOT SIZE:0 0.98
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	78,185.00	85,830	100%		85,830
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.98					Land Total	96,280

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	696 Sqft	Grade C 100	Base	185,839
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	870
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,132
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

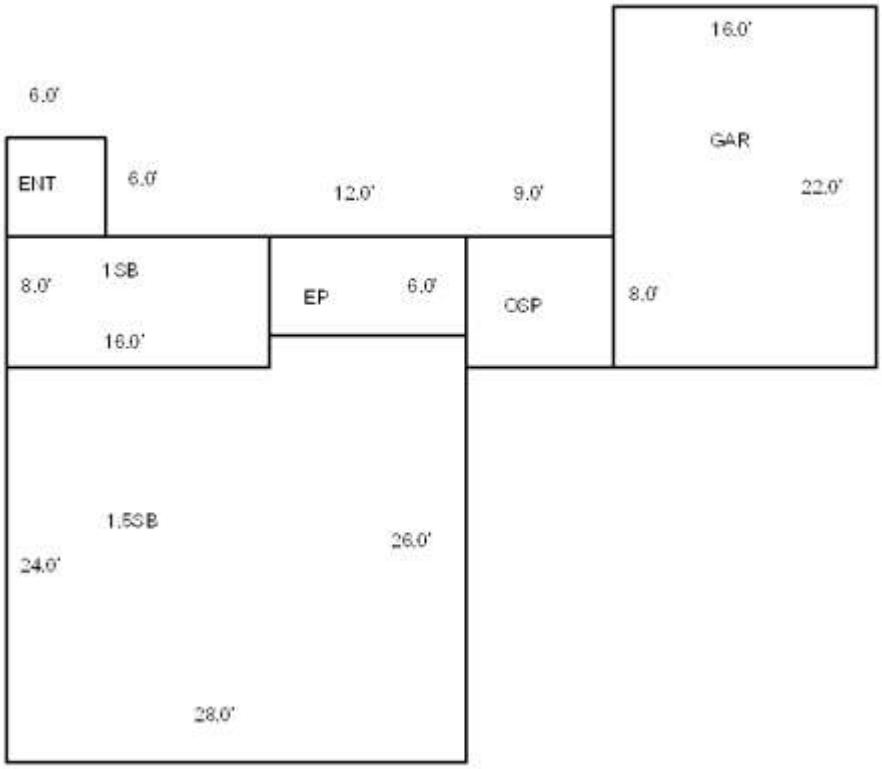
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	OLD TYPE	TYPICAL	Average	Typical	189,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	120,834

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1948	128	C 100	13.524	Avg.	67%	100%	95%	8.608
Encl Frame Porch	1948	72	C 100	5.737	Avg.	67%	100%	95%	3.652
OPEN SCR PORCH	1948	72	C 100	3.648	Avg.	67%	100%	95%	2.322
Frame Garage	1948	352	C 100	13.281	Avg.	67%	100%	95%	8.453
BSMT ENTRY.....	1948	36	C 100	563	Avg.	67%	100%	95%	358
1,172 SFLA							Outbuilding Total		23,393

Accpt Land 96,300 Accepted Bldg 144,200 Total 240,500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26.0'
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Name: WEISBERG, SHERRILYN N
WEISBERG, ALAN C
Map/Lot: 002-059-1
Account: 164 Card: 1 of 1 Location: WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2026P0091
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Sale Data

Sale Date	09/20/2022
Sale Price	6,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	78,185.00	80,244	10%	Size/Shape	8,024
Total Acres 0.50					Land Total	8,024

Accpt Land 8,000 Accepted Bldg 0 Total 8,000

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B9193P105
Reference 2	LOT SIZE: 0.11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	74,130.00	65,392	100%		65,392
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.11					Land Total	76,942

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	784 Sqft	Grade B 95	Base	269,850
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	968
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,841
Rooms	6	HEARTHS		HEARTHS	988
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,936
FirePlaces	1			Fireplace	7,472
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

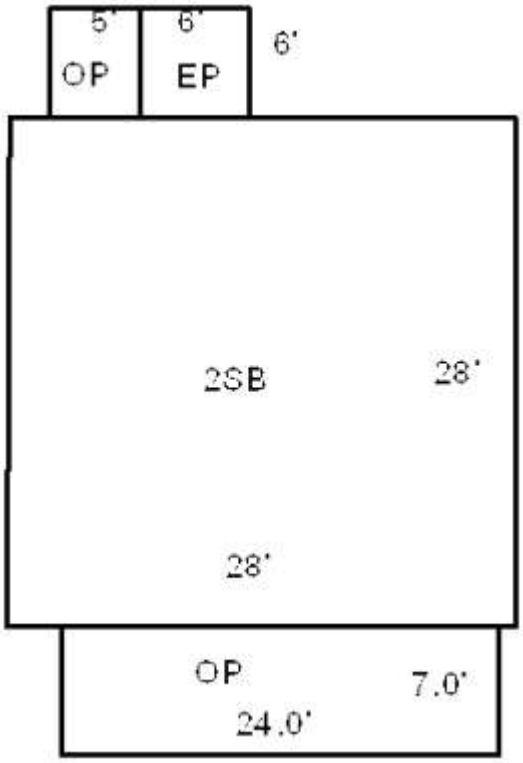
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1806	2013	TYPICAL	TYPICAL	Good	Typical	286,055

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	234,279

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1806	30	B 95	1.566	Good	78%	100%	105%	1.282
Encl Frame Porch	1806	36	B 95	3.542	Good	78%	100%	105%	2.901
OPEN PORCH	1806	168	B 95	8.918	Good	78%	100%	105%	7.304
Frame Garage	1806	240	D 100	7.398	Avg-	60%	100%	105%	4.661
1,568 SFLA							Outbuilding Total		16,148

Accpt Land	76,900	Accepted Bldg	250,400	Total	327,300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OP
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Map/Lot: 013-013
Account: 166 Card: 1 of 1 Location: 18 OTTER COVE LANE

Neighborhood 32 OTTER COVE LN

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/03/2021
Sale Price	415,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15267P362
Reference 2	LOT SIZE: .16
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	210,000	206,123	100%		206,123
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.16					Land Total	219,873

Dwelling Description

				Replacement Cost New	
Ranch	One Story	944 Sqft	Grade C 100	Base	173,916
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	3,210
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-944
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

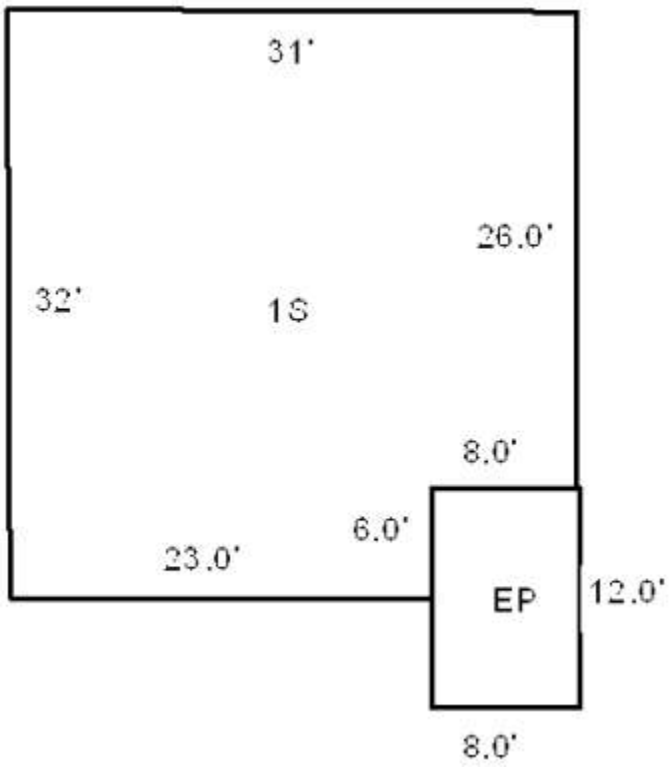
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1980	TYPICAL	TYPICAL	Good	Typical	176,982

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	125%	172,557

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1940	96	C 100	7.649	Good	78%	100%	125%	7.458
Frame Shed	1990	112	C 100	1.753	Good	78%	100%	125%	1.709
GAS FPL	1940	1	C 100	2.299	Good	78%	100%	125%	2.241
944 SFLA							Outbuilding Total		11,408

Accpt Land	219,900	Accepted Bldg	184,000	Total 403,900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Name: BARRON, ROSALYN, TRUSTEE
ROSALYN BARRON LIVING TRUST

Map/Lot: 009-048
Account: 167 Card: 1 of 1 Location: ESTES HILL RD

Neighborhood 17	ESTES HILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17884P615
Reference 2	LOT SIZE:9.25
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/17/2019
Sale Price	13,875
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.25	Acres-Rear Land 1-10	1,710.00	17,399	90%		15,659
Total Acres 9.25					Land Total	15,659

Accpt Land	15,700	Accepted Bldg	0	Total	15,700

Name: WHITLEY, WILLIAM C
WHITLEY, VICKIE H
Map/Lot: 003-096-11
Account: 168 Card: 1 of 1 Location: 293 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved

Reference 1	B2996P0212
Reference 2	LOT SIZE:10.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
6.30	Acres-Rear Land 1-10	3,045.00	21,102	100%		21,102
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 10.30					Land Total	126,320

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	1,480 Sqft	Grade C 100	Base	216,785
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,220
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,440
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,480	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

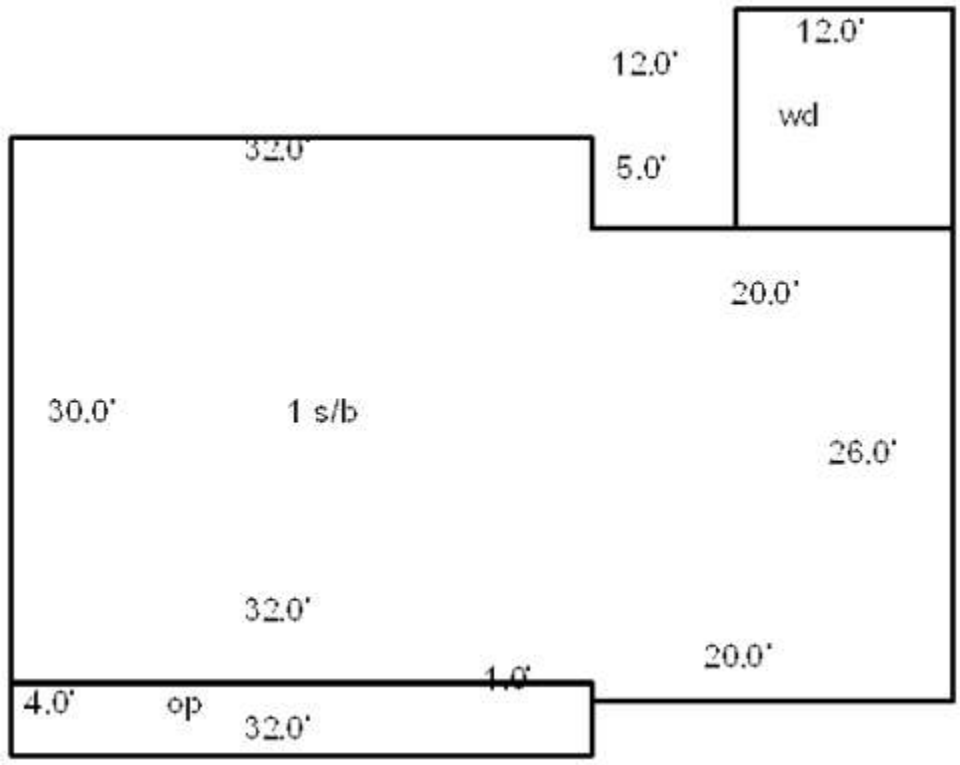
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	223,445

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	187,694

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1988	128	C	0	Avg.	79%	0%	105%	0
Wood Deck	1988	144	C	0	Avg.	79%	0%	105%	0
1 ST BARN.....	1988	960	C	0	Avg.	79%	0%	105%	0
Swimming Pool	1988	1	C	0	Avg+	99%	100%	105%	0
1,480 SFLA							Outbuilding Total		0

Accpt Land	126,300	Accepted Bldg	187,700	Total	314,000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Name: WOODMAN, CHARLES M
WOODMAN, JAYNE A
Map/Lot: 008-016-1
Account: 169 Card: 1 of 1 Location: 858 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/23/2005
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14619P456
Reference 2	
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,716 Sqft	Grade C 100	Base	273,752
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,148
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

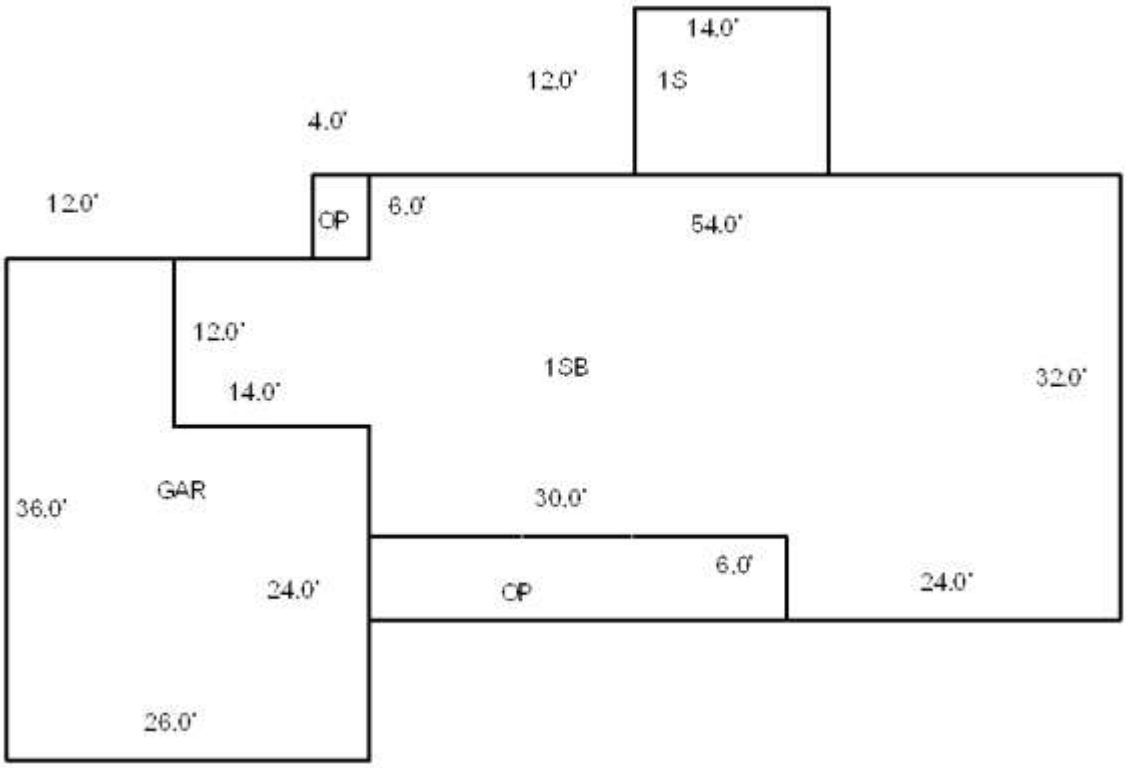
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	305,759

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	235,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1989	768	C 100	28.261	Avg.	81%	100%	95%	21.746
Open Frame Porch	1989	180	C 100	7.607	Avg.	81%	100%	95%	5.854
ONE STORY FRAME	1989	168	C 100	15.385	Avg.	81%	100%	95%	11.839
OPEN PORCH	1989	24	C 100	1.135	Avg.	81%	100%	95%	873
1,884 SFLA								Outbuilding Total	40,312

Accpt Land	107,500	Accepted Bldg	275,600	Total	383,100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GAR
30.0'
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OP
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Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	No Street

Sale Data

Sale Date	04/28/2021
Sale Price	309,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	B18074P261
Reference 2	
Tran/Land/Bldg	101 1 11
X.....	FCL Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.17	Acres-Homesite (Fract)	72,675.00	81,208	100%		81,208
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.17					Land Total	96,883

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	720 Sqft	Grade C 100	Base	203,470
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,780
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

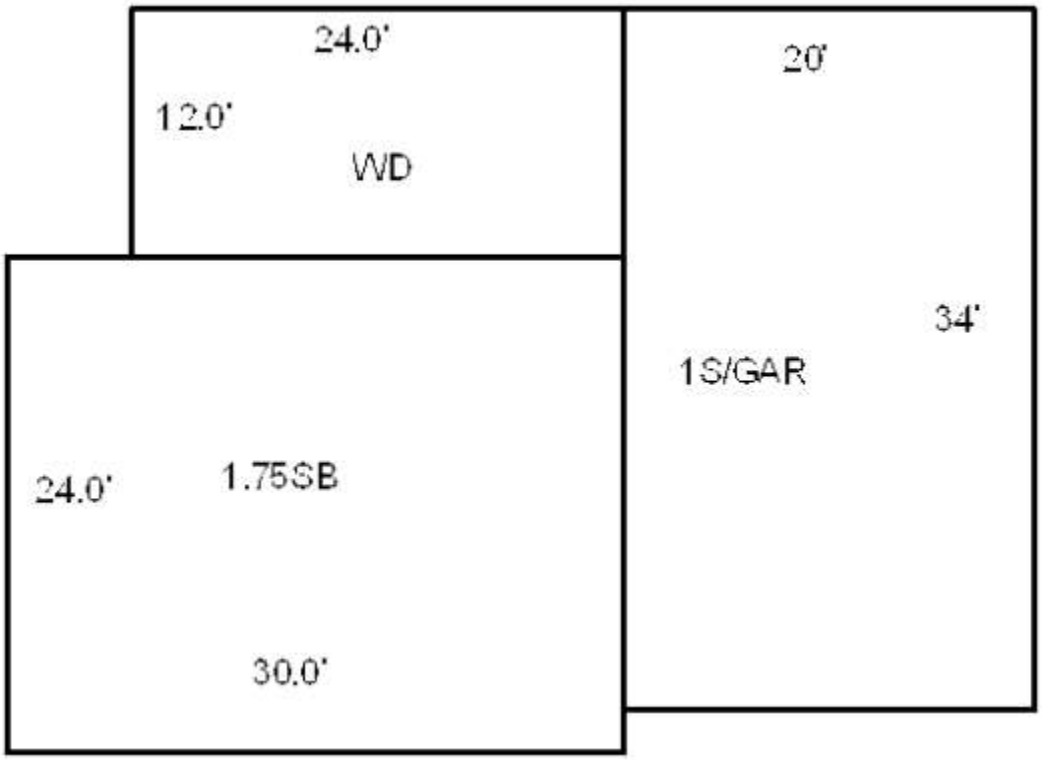
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	221,530

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	88%	100%	95%	185,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	288	C 100	3.609	Avg.	88%	100%	95%	3.017
1S AD/GAR.....	2005	680	C 100	71.849	Avg.	100%	100%	95%	68.257
1,940 SFLA							Outbuilding Total		71,274

Accpt Land	96,900	Accepted Bldg	256,500	Total	353,400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34'
1S/GAR
24.0'
1.75SB
30.0'

Account: 171 Card: 1 of 1 Map/Lot: 003-128 Location: TURKEY ST

Neighborhood 15	TURKEY ST		
Zoning/Use	FARM & FOREST		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B17878P386		
Reference 2	LOT SIZE:0.9		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/11/2018
Sale Price	64,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	72,675.00	79,105	100%		79,105
Total Acres 0.90				Land Total		79,105

Accpt Land	79,100	Accepted Bldg		0 Total	79,100

Account: 172 Card: 1 of 1 Map/Lot: 003-047 Location: 387 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 04/19/2022
Sale Price 447,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 LOT SIZE:6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.00					Land Total	111,267

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade C 110	Base	258,962
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,402
Fin. Basement Area	874 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,305
Heating	100% HW BB	Cooling	0% None	Heat	4,805
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

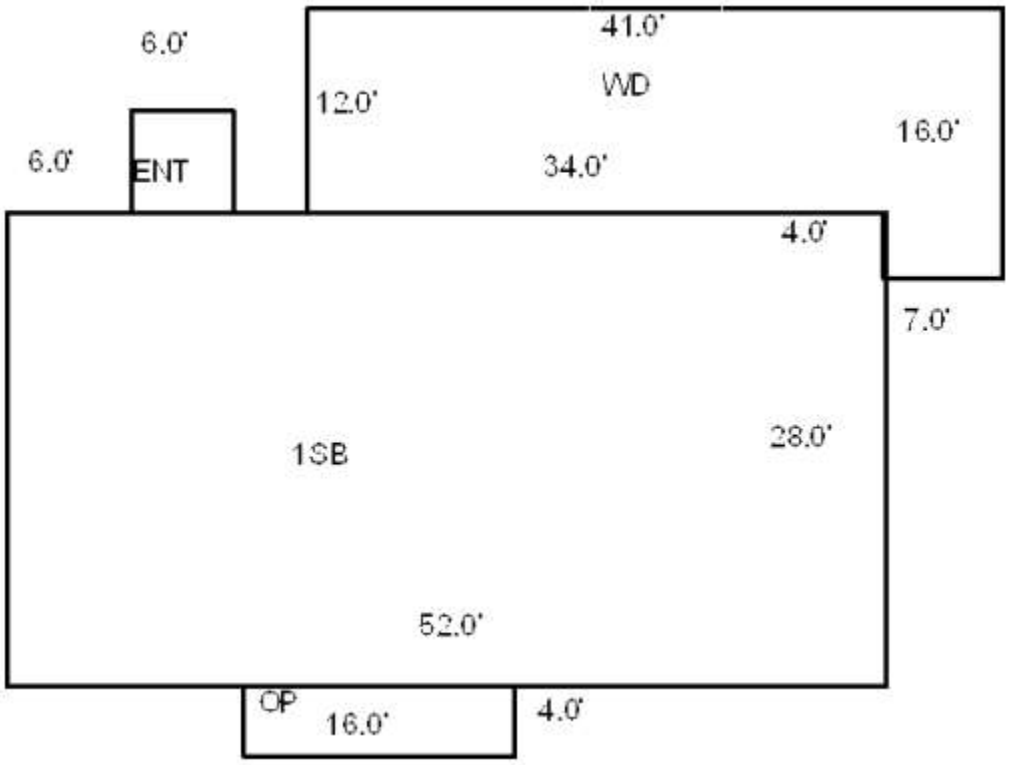
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	283,474

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	226,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1994	36	C 110	619	Avg.	84%	100%	95%	494
Wood Deck	1994	520	C 110	7,168	Avg.	84%	100%	95%	5,720
Open Frame Porch	1994	64	C 110	2,976	Avg.	84%	100%	95%	2,375
1,456 SFLA							Outbuilding Total		8,589

Accpt Land 111,300 Accepted Bldg 234,800 Total 346,100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41.0'
WD
12.0'
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34.0'
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28.0'
52.0'
OP
16.0'
4.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Gravel

Reference 1 B14858P961
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	210,000	265,979	100%		265,979
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.80					Land Total	279,729

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	576 Sqft	Grade D 110	Base	124,840
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,521
Rooms	3				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	0
Attic	Floor & Stairs			Attic	1,014
FirePlaces	0			Fireplace	0
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Average	Inadeq.	127,375

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	125%	101,343

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	0	192	D 110	7.673	Avg.	67%	95%	125%	6.105
864 SFLA							Outbuilding Total		6,105

Accpt Land 279,700 Accepted Bldg 107,400 Total 387,100

24.0'
8.0'
1.5S B
OSP
24.0'
24.0'

Account: 174 Card: 1 of 1 Map/Lot: 012-022 Location: 76 WEST FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Private

Sale Data

Sale Date	01/08/2003
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1	B2149P0126
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	210,000	254,434	100%		254,434
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.69					Land Total	268,184

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	160,363
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,160
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	None			Insulation	-864
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

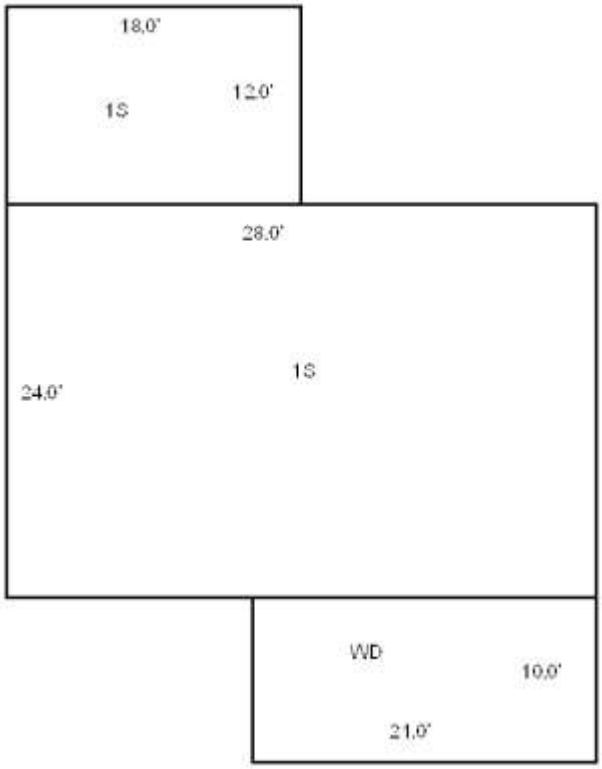
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	TYPICAL	TYPICAL	Average	Typical	168,789

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	141,361

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1959	216	C 100	19.781	Avg.	67%	100%	125%	16.566
Wood Deck	1959	210	C 100	2.631	Avg.	67%	100%	125%	2.204
Frame Garage	1959	576	C 100	21.347	Avg.	67%	100%	125%	17.878
1,080 SFLA							Outbuilding Total		36,648

Accpt Land	268,200	Accepted Bldg	178,000	Total	446,200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28.0'
1S
24.0'
WD
10.0'
21.0'

Map/Lot: 011-001
Account: 175 Card: 1 of 1 Location: 79 WEST FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Private

Sale Data

Sale Date	08/17/2016
Sale Price	167,100
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1 B17302P266
Reference 2 LOT SIZE: .09
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	210,000	194,598	100%		194,598
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.09					Land Total	208,348

Dwelling Description

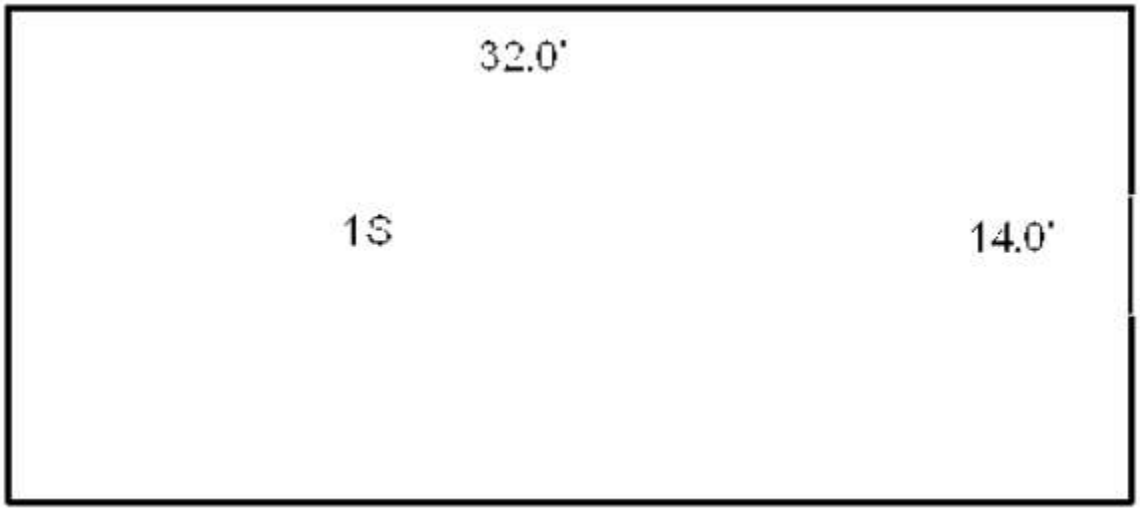
				Replacement Cost New	
Ranch	One Story	448 Sqft	Grade D 100	Base	86,096
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	717
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	448	Insulation	-358
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	TYPICAL	TYPICAL	Average	Typical	86,455

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	125%	72,406

Accpt Land 208,300 Accepted Bldg 72,400 Total 280,700


32.0'
1S
14.0'

Neighborhood 17 ESTES HILL RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B4004P0141
Reference 2	LOT SIZE:15
Tran/Land/Bldg	101 1 11
X.....	corr Y..... 0
Exemption(s)	1 84 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	Acres-Rear Land 11-20	950.00	1,045	100%		1,045
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.00					Land Total	127,360

Dwelling Description / Replacement Cost New

Conventional	Two Story	624 Sqft	Grade B 100	Base	250,608
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	608
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,867
Rooms	6	HEARTHS		HEARTHS	2,080
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

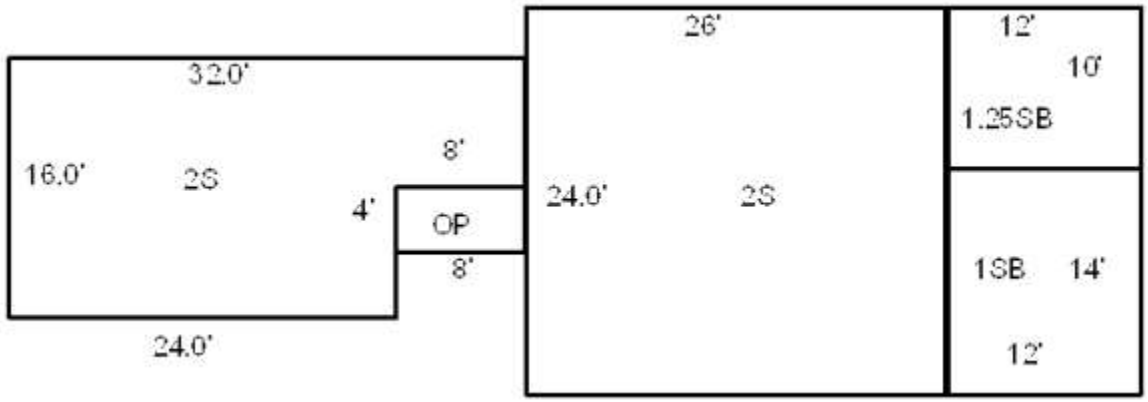
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	272,892

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	100%	95%	207,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1988	448	B 100	94.354	Avg.	80%	100%	95%	71.709
Open Frame Porch	1988	32	B 100	1.758	Avg.	80%	100%	95%	1.336
1.5 Story/BSMT	1988	120	B 100	23.078	Avg.	80%	100%	95%	17.539
1 Story/BSMT	1988	168	B 100	23.076	Avg.	80%	100%	95%	17.538
Frame Garage	1998	480	C 100	17.890	Avg-	80%	100%	95%	13.596
SHOP	1986	336	B 100	9.610	Avg.	80%	100%	95%	7.304
SOLAR CL1 /KW	2019			- - - - S O U N D V A L U E - - - -					4.000
2,492 SFLA							Outbuilding Total		133,022

Accpt Land	127,400	Accepted Bldg	340,400	Total	467,800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32.0'
8'
16.0'
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24.0'
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8'
1SB
14'
24.0'
12'

Name: EASTEP, JANE P f/k/a GABOURY, JANE P
GABOURY, BENJAMIN & GABOURY, JEREMIAH
Map/Lot: 013-024
Account: 177 Card: 1 of 1 Location: 76 WEST SECOND ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Private

Sale Data

Sale Date 02/02/2022
Sale Price 0
Sale Type Land & Buildings
Financing
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 LOT SIZE: .30
Tran/Land/Bldg 101 1 8
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	210,000	219,496	100%		219,496
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.30					Land Total	233,246

Dwelling Description

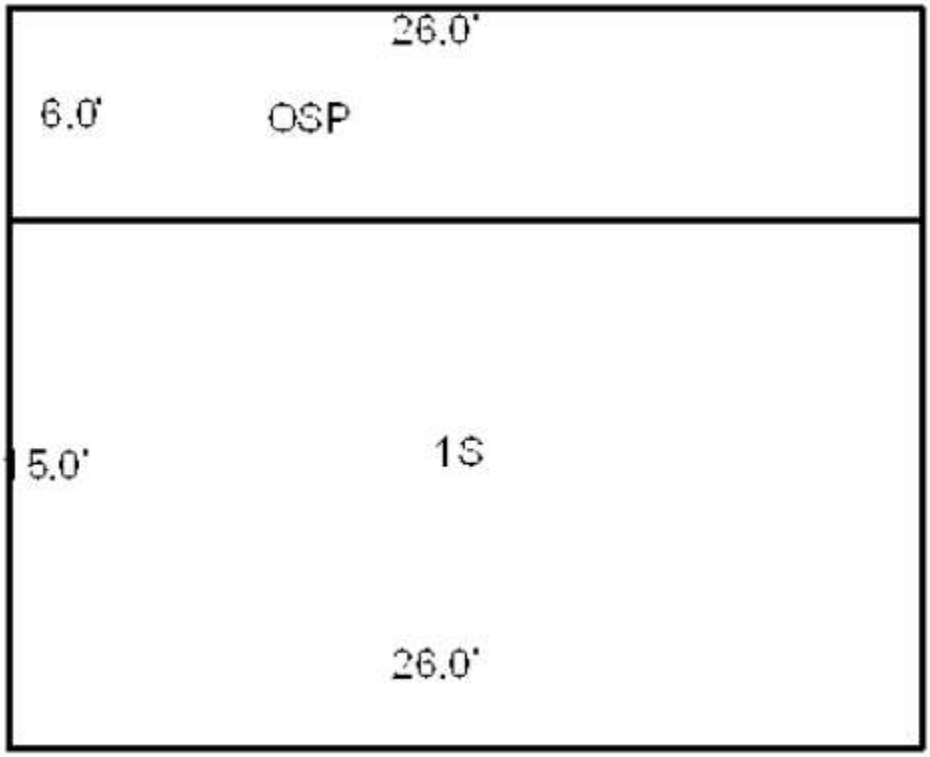
				Replacement Cost New	
Other	One Story	390 Sqft	Grade D 100	Base	63,223
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-624
Rooms	2	HEARTHS		HEARTHS	640
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,112
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	None	SFLA	390	Insulation	-312
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1939	0	TYPICAL	TYPICAL	Average	Typical	65,655

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	54,986

Accpt Land 233,200 Accepted Bldg 55,000 Total 288,200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6.0'
OSP
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Map/Lot: 012-012
Account: 178 Card: 1 of 1 Location: 27 WEST FORTY FIRST ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Below Street
Utilities NoWater/NoSewer
Street Private

Reference 1 B3847P0053
Reference 2 LOT SIZE: .38
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	210,000	224,747	100%		224,747
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.38					Land Total	238,497

Dwelling Description

				Replacement Cost New	
Ranch	One Story	320 Sqft	Grade D 100	Base	69,458
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-512
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-256
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	Field5	Field7	Below Average	Typical	68,690

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	125%	51,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1946	200	D 100	14.653	Avg-	60%	100%	125%	10.990
Encl Frame Porch	1946	128	D 100	8.159	Avg-	60%	100%	125%	6.119
520 SFLA							Outbuilding Total		17,109

Accpt Land 238,500 Accepted Bldg 68,600 Total 307,100

20'
10'
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EFP
16'
16'
20'
8'

Name: MOULTON, DEBBIE A
MOULTON, ROSS E
Map/Lot: 006-061
Account: 179 Card: 1 of 1 Location: 213 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewer
Street	Gravel

Sale Data

Sale Date	05/21/2010
Sale Price	96,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15868P456
Reference 2	LOT SIZE:11
Tran/Land/Bldg	106 1 95
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	80%	Access	73,464
5.00	Acres-Rear Land 1-10	1,710.00	9,405	90%	Size/Shape	8,465
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.00					Land Total	97,604

Dwelling Description

				Replacement Cost New	
Conventional	One Story	852 Sqft	Grade C 100	Base	144,402
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,278
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,065
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

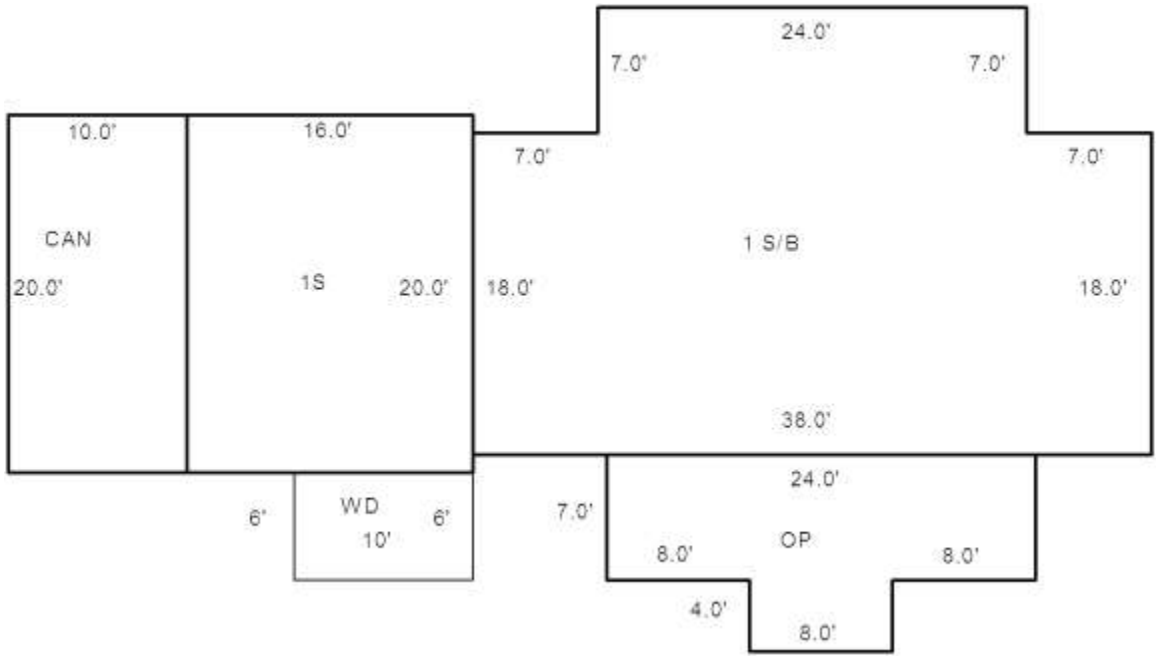
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	146,745

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	95%	128,255

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CAMP OR CABIN...	2011	320	C 100	17,533	Avg.	92%	100%	95%	15,324
Canopy Low Cost	2011	270	C 100	2,962	Avg.	92%	100%	95%	2,589
Wood Deck	2011	60	C 100	752	Avg.	92%	100%	95%	657
Open Frame Porch	2012	200	C 100	8,452	Avg.	92%	100%	95%	7,387
852 SFLA							Outbuilding Total		25,957

Accpt Land 97,600 Accepted Bldg 154,200 Total 251,800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8.0'
8.0'
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8.0'

Name: HUPPE, JANICE P
HUPPE, PAUL R
Map/Lot: 006-060
Account: 180 Card: 1 of 1 Location: 243 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/10/2017
Sale Price	294,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17512P851
Reference 2	LOT SIZE:15
Tran/Land/Bldg	101 1 11
X.....	ADDN Y..... 2020
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	Acres-Rear Land 11-20	950.00	1,045	100%		1,045
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.00					Land Total	127,360

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,392 Sqft	Grade C 110	Base	250,037
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,297
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,594
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

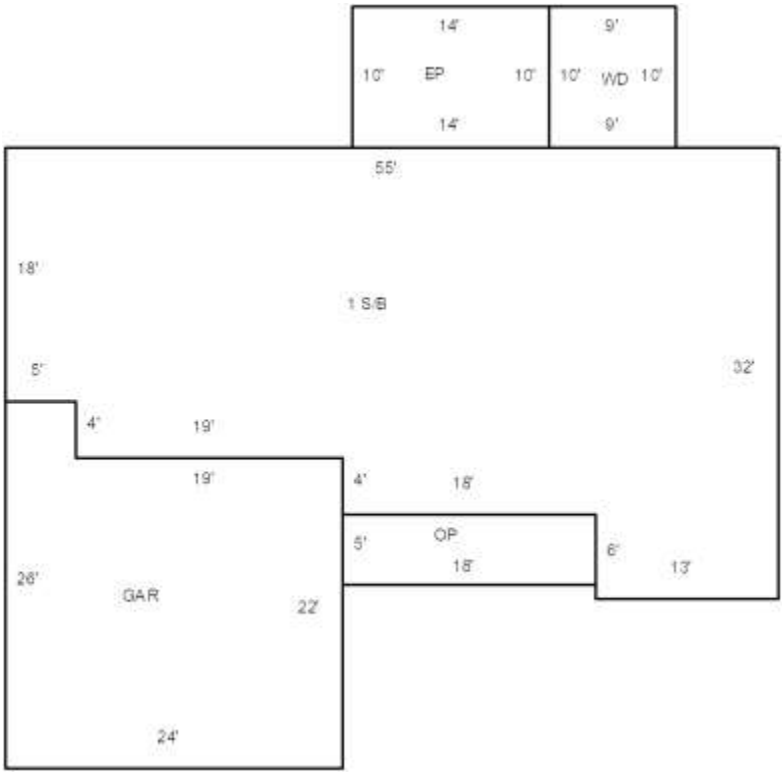
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	266,520

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	240,534

Outbuildings/Additions/Improvements / **Percent Good** / **Value**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
Frame Garage	2016	548	C 110	22.372	Avg.	95%	100%	95%	20,190
Open Frame Porch	2016	90	C 110	4.183	Avg.	95%	100%	95%	3,775
Wood Deck	2016	90	C 110	1.241	Avg.	95%	100%	95%	1,120
Frame Shed	2017			- - - - S O U N D V A L U E - - - -					1,200
Encl Frame Porch	2016	140	C 110	12.271	Avg.	95%	100%	95%	11,074
1,392 SFLA							Outbuilding Total		37,359

Accpt Land	127,400	Accepted Bldg	277,900	Total	405,300


14'
9'
10'
EP
10'
10'
WD
10'
14'
9'
55'
18'
1 S/B
8'
32'
4'
19'
19'
4'
16'
5'
OP
16'
6'
13'
26'
GAR
22'
24'

Account: 181 Card: 1 of 1 Map/Lot: 004-061 Location: 381 HIGH ST

Neighborhood	62 HIGH ST
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17466P697
Reference 2	LOT SIZE: 23.12
Tran/Land/Bldg	300 2 97
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	02/02/2023
Sale Price	580,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

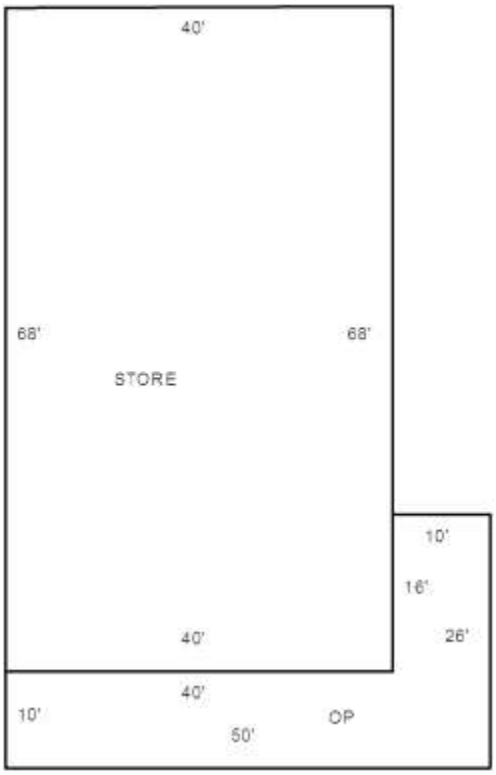
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
9.12	Acres-Rear Land 11-20	1,500.00	15,048	100%		15,048
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 23.12					Land Total	142,638

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
STORE FRAME.....	2013	2720	B 100	301.432	Avg.	93%	100%	100%	280.332
METAL BARN	2013	2760	B 100	108.818	Avg.	93%	100%	100%	101.201
LEAN TO	2013	840	B 100	8.158	Avg.	93%	100%	100%	7.587
								Outbuilding Total	389,120

Accpt Land	142,600	Accepted Bldg	389,100	Total	531,700


40'
68'
68'
STORE
10'
16'
40'
26'
40'
10'
OP
50'

Name: PAPCIAK, NICHOLAS S
PAPCIAK, SALLY J
Map/Lot: 006-009-3
Account: 182 Card: 1 of 1 Location: 273 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/12/2014
Sale Price	259,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16819P549
Reference 2	LOT SIZE:3.6
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.60	Acres-Homesite (Fract)	72,675.00	90,867	100%		90,867
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.60					Land Total	106,542

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,308 Sqft	Grade C 100	Base	315,136
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	981
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,848
Rooms	9	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	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	332,685

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	95%	95%	237,196

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY GARAGE..	2002	936	C 100	34.310	Avg.	87%	90%	95%	25.522
Frame Shed	1985	80	C 100	1.252	Avg.	79%	95%	95%	893
Wood Deck	1985	192	C 100	2.406	Avg.	79%	95%	95%	1.716
LEAN TO	2010	544	C 100	4.064	Avg.	91%	90%	95%	3.162
2,616 SFLA							Outbuilding Total		31,293

Accpt Land	106,500	Accepted Bldg	268,500	Total	375,000

16'
wd
12'
5'
4'
22'
26'
2S
2S
24'
30'

Account: 183 Card: 1 of 1 Map/Lot: 004-065 Location: 49 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Gravel

Sale Data

Sale Date	08/16/2014
Sale Price	256,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16889P940
Reference 2	LOT SIZE:3.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.40	Acres-Homesite (Fract)	72,675.00	90,349	100%		90,349
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.40					Land Total	106,024

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	266,949
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,405
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

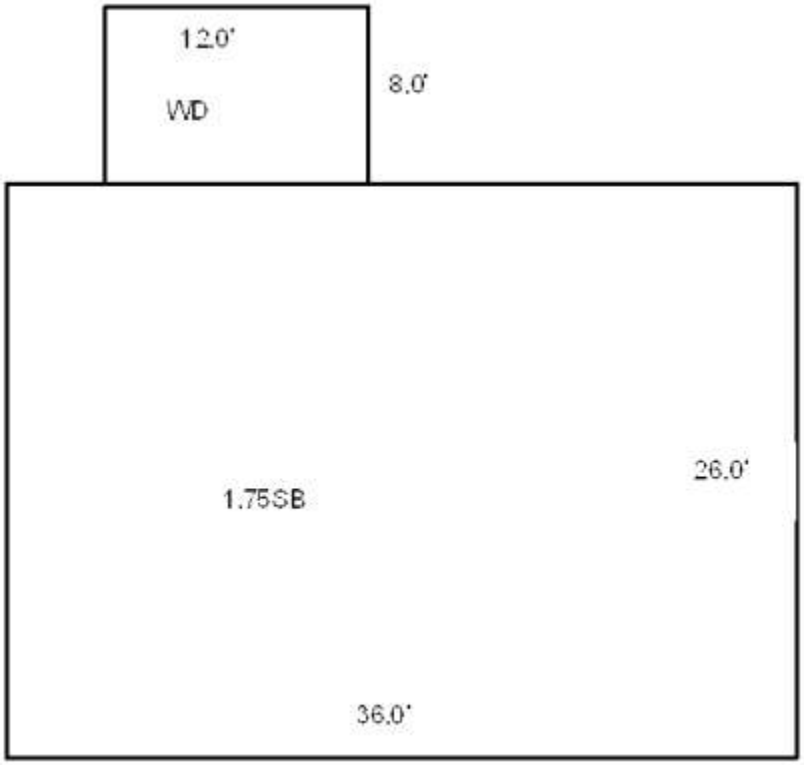
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	285,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	238,690

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2002	96	C 110	1.323	Avg.	88%	100%	95%	1.106
Frame Shed	2002	96	C 110	1.652	Avg.	88%	100%	95%	1.381
Frame Garage	2002	768	C 110	31.087	Avg.	88%	100%	95%	25.989
1,638 SFLA							Outbuilding Total		28,476

Accpt Land	106,000	Accepted Bldg	267,200	Total	373,200


12.0'
8.0'
WD
26.0'
1.75SB
36.0'

Map/Lot: 019-021
Account: 185 Card: 1 of 1 Location: 118 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY COMMERCIAL 2
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/02/2021
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B18724P331 purchase 350,000.00
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	300 2 26
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Land Description

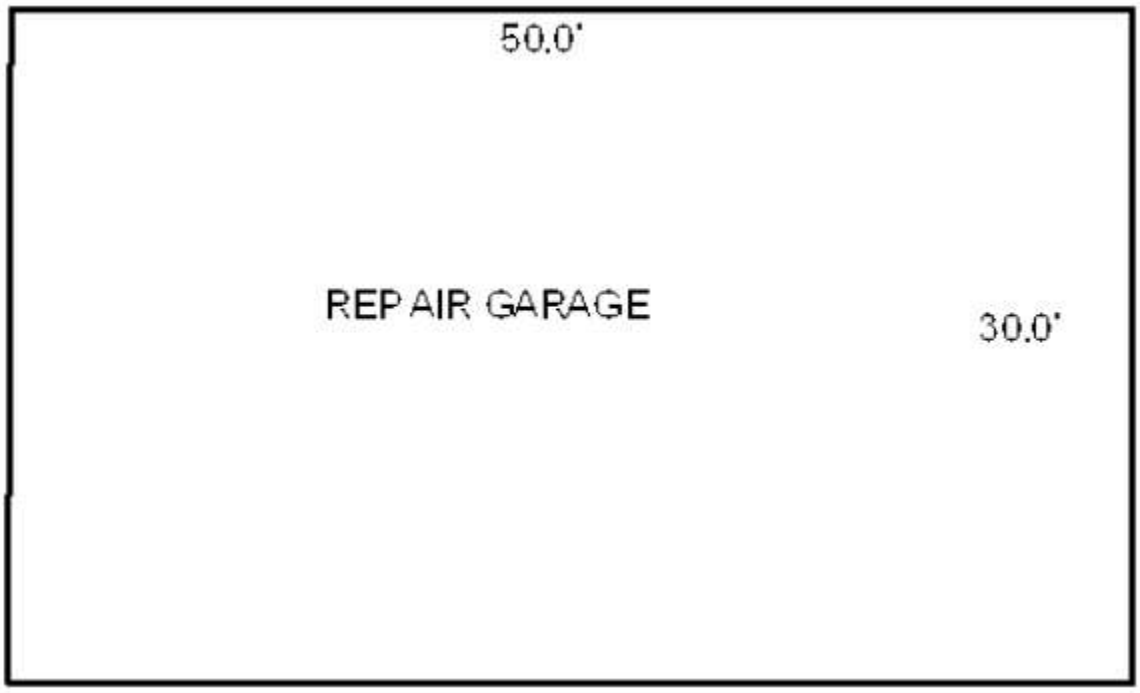
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	147,000	150,871	100%		150,871
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	162,421

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SERVICE STATION	1970	1500	C 100	170.775	Avg+	74%	100%	105%	132.693
CANOPY AV.....	1980	576	C 100	11.733	Avg.	74%	100%	105%	9.116
								Outbuilding Total	141,809

Accpt Land 162,400 Accepted Bldg 141,800 Total 304,200

Mobil


50.0'
REPAIR GARAGE
30.0'

Map/Lot: 010-036
Account: 186 Card: 1 of 1 Location: LINSCOTT HILL RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17191P760
Reference 2	LOT SIZE: 21.85
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	03/01/2016
Sale Price	195,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
1.85	Acres-Rear 21+	210.00	427	100%		427
Total Acres 21.85				Land Total		15,827

Accpt Land 15,800 Accepted Bldg 0 Total 15,800

Map/Lot: 006-095
Account: 187 Card: 1 of 1 Location: 80 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	02/10/2014
Sale Price	290,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Validity

Reference 1 B16775p797
Reference 2 LOT SIZE:8.7
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.70	Acres-Rear Land 1-10	1,710.00	8,841	100%		8,841
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.70					Land Total	116,346

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 110	Base	270,144
Exterior	ALUM/VINYL	Masonry Trim	48Sqft	Trim	264
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,571
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,498
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

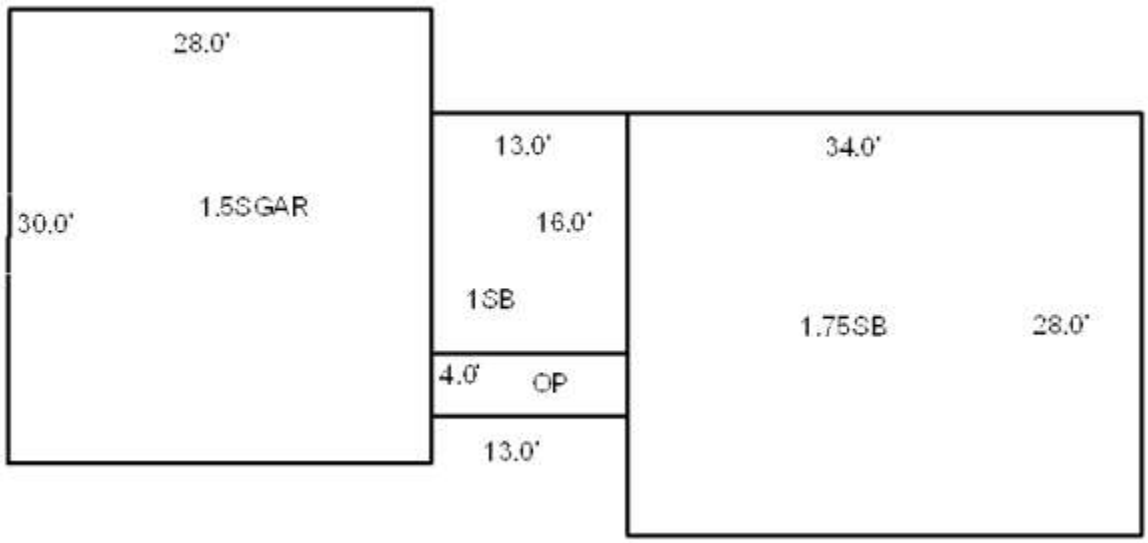
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	286,189

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	220,222

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2000	840	C 110	44.232	Avg.	81%	100%	95%	34,037
1 Story/BSMT	1989	208	C 110	24.175	Avg.	81%	100%	95%	18,603
Open Frame Porch	1989	52	C 110	2.418	Avg.	81%	100%	95%	1,861
1,874 SFLA							Outbuilding Total		54,501

Accpt Land 116,300 Accepted Bldg 274,700 Total 391,000


28.0'
30.0'
1.5SGAR
13.0'
16.0'
1SB
4.0'
OP
13.0'
34.0'
1.75SB
28.0'

Neighborhood 42 PORTLAND ST

Zoning/Use COMMERCIAL COMMERCIAL 2
Topography Level
Utilities All Public
Street Paved

Reference 1 B9788P0226
Reference 2 LOT SIZE:0.8
Tran/Land/Bldg 330 3 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	117,600	119,264	100%		119,264
Total Acres 0.85				Land Total		119,264

Accpt Land	119,300	Accepted Bldg	0	Total	119,300

Map/Lot: 019-012
Account: 189 Card: 1 of 1 Location: PORTLAND ST

Neighborhood 66 WELLS ST

Zoning/Use INDUSTRIAL VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B14594P584
Reference 2 LOT SIZE: .09 REAR
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	74,130.00	64,093	100%		64,093
Total Acres 0.09				Land Total		64,093

Accpt Land 64,100 Accepted Bldg 0 Total 64,100

Account: 190 Card: 1 of 1 Map/Lot: 019-030 Location: WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use INDUSTRIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B14594P585
Reference 2 LOT SIZE:0.3
Tran/Land/Bldg 430 4 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	82,300.00	80,261	100%		80,261
Total Acres 0.30				Land Total		80,261

Accpt Land 80,300 Accepted Bldg 0 Total 80,300

Map/Lot: 018-025
Account: 191 Card: 1 of 1 Location: EASTERN AVE

Neighborhood 9	EASTERN AV
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14594P586
Reference 2	LOT SIZE:2.25
Tran/Land/Bldg	430 4 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Homesite (Fract)	82,300.00	98,177	100%		98,177
Total Acres 2.25				Land Total		98,177

Accpt Land	98,200	Accepted Bldg	0	Total	98,200

Map/Lot: 018-041
Account: 192 Card: 1 of 1 Location: MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14594P587
Reference 2	LOT SIZE:4
Tran/Land/Bldg	430 4 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
Total Acres 4.00					Land Total	103,992

Accpt Land	104,000	Accepted Bldg	0	Total	104,000

Map/Lot: 017-061
Account: 193 Card: 1 of 1 Location: RAILROAD SIDING

Neighborhood 8 MADISON ST

Zoning/Use INDUSTRIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B14594P588
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 430 4 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	82,300.00	84,467	100%		84,467
Total Acres 0.50				Land Total		84,467

Accpt Land 84,500 Accepted Bldg 0 Total 84,500

Name: LEVASSEUR, MARGARET A
LEVASSEUR, PETER W
Map/Lot: 008-024
Account: 194 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15058P499
Reference 2	LOT SIZE:26
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/09/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
2.00	Acres-Rear 21+	665.00	1,463	100%		1,463
Total Acres 26.00				Land Total		122,553

Accpt Land 122,600 Accepted Bldg 0 Total 122,600

Name: PATRICK, FLORENCE
PATRICK, CHRISTOPHER
Map/Lot: 018-133
Account: 195 Card: 1 of 1 Location: 15 DYER ST

Neighborhood 44 DYER ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/04/2016
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Abutter

Reference 1	B17193P935
Reference 2	LOT SIZE: 0.23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,540 Sqft	Grade C 100	Base	246,070
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,620
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

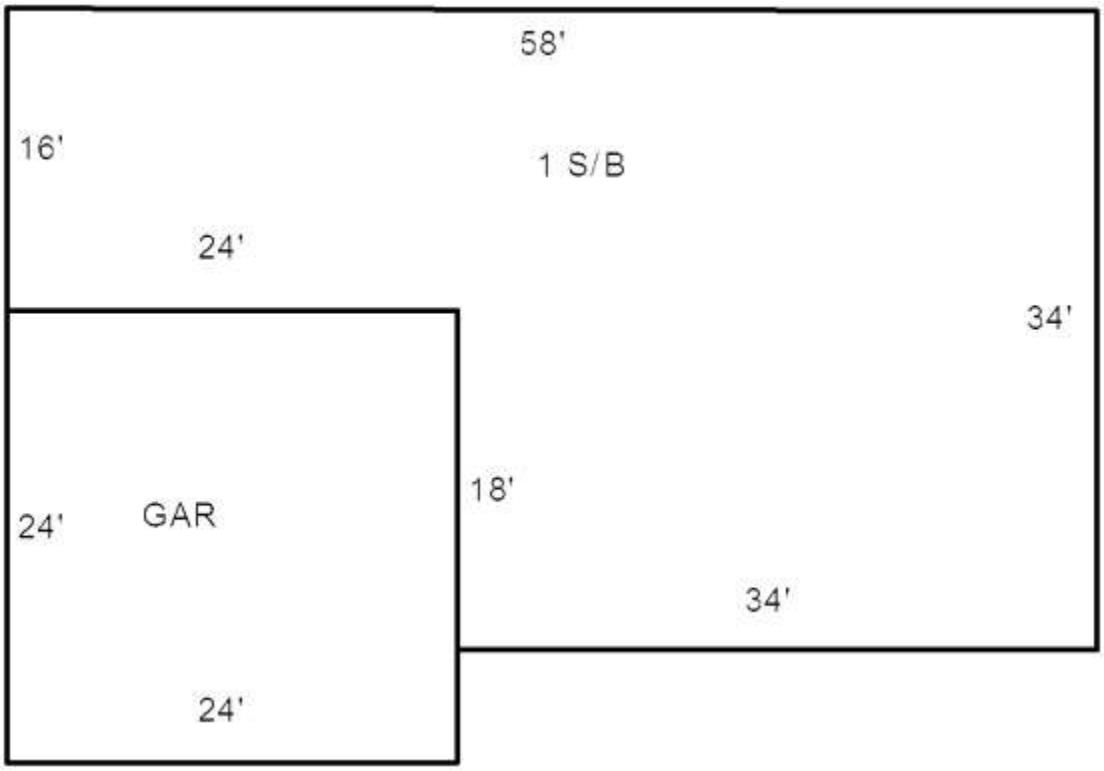
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	260,920

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	105%	260,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2016	576	C 100	21.347	Avg.	95%	100%	105%	21.294
1,540 SFLA							Outbuilding Total		21,294

Accpt Land	81,900	Accepted Bldg	281,600	Total	363,500


58'
16'
1 S/B
24'
34'
18'
24'
GAR
34'
24'

Name: LANDRIGAN, ROBERT W JR
LANDRIGAN, PAMELA N

Map/Lot: 007-010
Account: 196 Card: 1 of 1 Location: CHASE RD

Neighborhood 71 BK BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17190P546 SEE 007-011
Reference 2 LOT SIZE:75
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	02/19/2016
Sale Price	49,999
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	75%	Access	14,108
10.00	Acres-Rear Land 11-20	950.00	10,450	75%	Access	7,838
55.00	Acres-Rear 21+	665.00	40,233	75%	Access	30,174
Total Acres 75.00					Land Total	52,120

Accpt Land 52,100 Accepted Bldg 0 Total 52,100

Name: LANDRIGAN, ROBERT W JR
LANDRIGAN, PAMELA N

Map/Lot: 007-011
Account: 197 Card: 1 of 1 Location: CHASE RD

Neighborhood 71 BK BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17190P546 SEE 007-010
Reference 2 LOT SIZE:3
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	02/19/2016
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
3.00	Acres-Rear Land 1-10	1,710.00	5,643	75%	Access	4,232
Total Acres 3.00					Land Total	4,232

Accpt Land	4,200	Accepted Bldg	0	Total	4,200

Name: SHAW, HAROLD D
SHAW, JOAN M

Map/Lot: 007-019
Account: 198 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities
Street Paved

Reference 1 B17767P196 split 2021
Reference 2 LOT SIZE: 92.35
Tran/Land/Bldg 130 1 99
X..... SP Y..... 2021
Exemption(s) Land Schedule 1

Sale Data

Sale Date	07/31/2018
Sale Price	200,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
41.18	Acres-Rear 21+	665.00	30,123	100%		30,123
Total Acres 65.18				Land Total		151,213

Accpt Land 151,200 Accepted Bldg 0 Total 151,200

Map/Lot: 007-042
Account: 200 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B5375P0300
Reference 2 LOT SIZE:6.75
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.75	Acres-Rear Land 1-10	770.00	5,717	100%		5,717
Total Acres 6.75				Land Total		5,717

Accpt Land 5,700 Accepted Bldg 0 Total 5,700

Account: 202 Card: 1 of 1 Map/Lot: 004-047
Location: COUNTRY WAY

Neighborhood 62	HIGH ST
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17703P228
Reference 2	LOT SIZE: 89.62
Tran/Land/Bldg	109 2 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	04/30/2018
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
39.00	Sites-Mobile Home Site	60,000.00	2,574,000	95%		2,445,300
Total Acres 0.00					Land Total	2,445,300

Land	2,223,000	Bldg Override	0	Total	2,223,000

COUNTRY
ESTATES
COMING SPRING 2018
A New 55+ Community
10,000 Square Foot Lots
39 High End Manufactured Homes With Garages
Town Water
HIGH STREET U.S. ROUTE 4
CARR

Map/Lot: 001-014
Account: 204 Card: 1 of 1 Location: DENNETT RD

Neighborhood 99 LANDLOCKED

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B6974P0128
Reference 2 LOT SIZE:3.5 REAR
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Rear Land 1-10	1,710.00	6,584	100%		6,584
Total Acres 3.50					Land Total	6,584

Accpt Land 6,600 Accepted Bldg 0 Total 6,600

Account: 205 Card: 1 of 1 Map/Lot: 018-020 Location: 9 JUNIPER HILL LN

Neighborhood 9	EASTERN AV
Zoning/Use	VILLAGE A, B, C INDUSTRIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	08/28/2006
Sale Price	0
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Arms Length Sale

Reference 1	TOUSSAINT, ANDREA REMOVED B15459P484
Reference 2	LOT SIZE:13.01
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
9.01	Acres-Rear Land 1-10	3,045.00	30,179	100%		30,179
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 13.01					Land Total	135,397

Dwelling Description

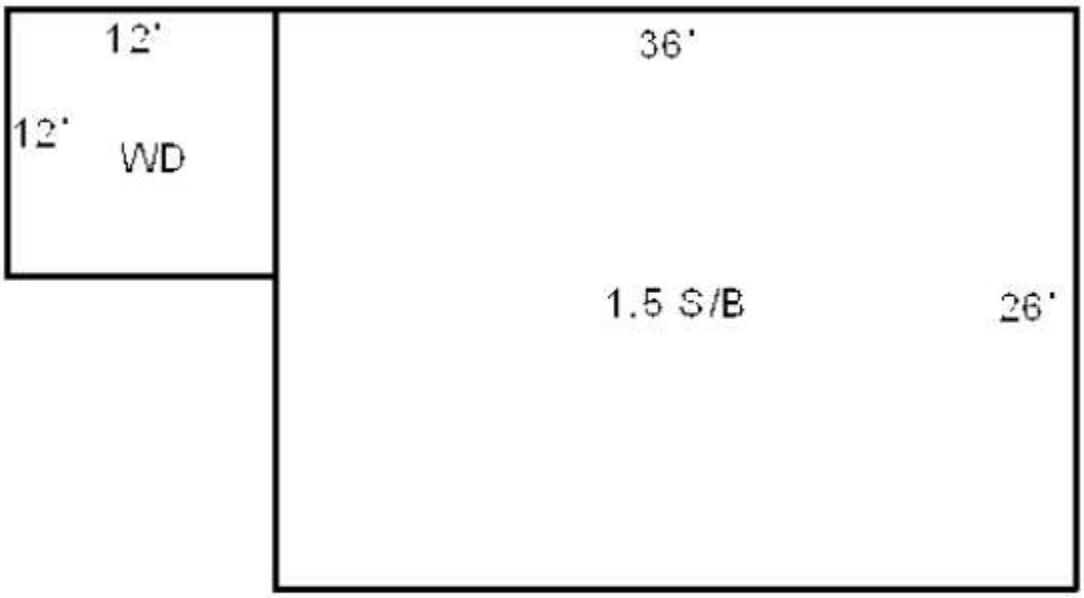
				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	249,153
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,633
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,404	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	264,042

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	105%	249,520

Accpt Land	135,400	Accepted Bldg	249,500	Total	384,900



UNFINISHED HALF STORY

Account: 206 Card: 1 of 1 Map/Lot: 001-015 Location: DENNETT RD

Neighborhood 99	LANDLOCKED
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15946P645
Reference 2	LOT SIZE:1.5 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	09/24/2010
Sale Price	92,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	100%		83,250
Total Acres 1.50				Land Total		83,250

Accpt Land	83,300	Accepted Bldg		0 Total	83,300

Map/Lot: 001-034
Account: 207 Card: 1 of 1 Location: 377 ELM ST

Neighborhood 2	DENNETT RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	
Reference 2	LOT SIZE:1.25 REAR
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	07/05/2022
Sale Price	200,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	78,185.00	87,944	75%	Access	65,958
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.25					Land Total	76,408

Dwelling Description

Conventional	Two Story	956 Sqft	Grade B 90	Replacement Cost New Base	292,759
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,678
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,633
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	7,606
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	18,533
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

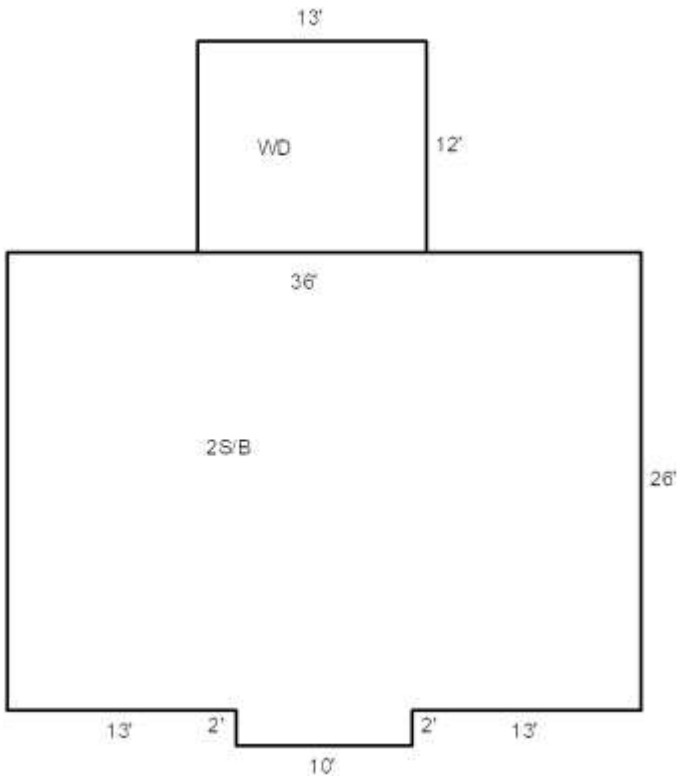
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	325,209

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	98%	86%	95%	260,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2022	156	B 90	2.288	Avg.	98%	86%	95%	1.832
GAS FPL	2022	1	B 90	2.690	Avg.	98%	86%	95%	2.154
1,912 SFLA							Outbuilding Total		3,986

Accpt Land	76,400	Accepted Bldg	264,400	Total	340,800


13'
WD
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36'
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10'

Map/Lot: 005-003
Account: 208 Card: 1 of 1 Location: 431 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B17515P330
Reference 2	LOT SIZE:68.5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	06/22/2017
Sale Price	119,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
44.50	Acres-Rear 21+	665.00	32,552	100%		32,552
Total Acres 68.50				Land Total		153,642

Accpt Land 153,600 Accepted Bldg 0 Total 153,600

Name: AMIDON, ROBERT M
AMIDON, MICHELE A

Map/Lot: 009-017

Account: 209 Card: 1 of 1 Location: 105 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved
Value Change	SPLIT/SUBDIV
Reference 1	B14039P398
Reference 2	LOT SIZE: 16.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	04/09/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
2.70	Acres-Rear Land 11-20	950.00	2,822	100%		2,822
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 16.70					Land Total	129,137

Dwelling Description

				Replacement Cost New	
Log Home	One Story	1,568 Sqft	Grade C 100	Base	226,928
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,352
Fin. Basement Area	1254 Sqft, Grade D	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,704
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

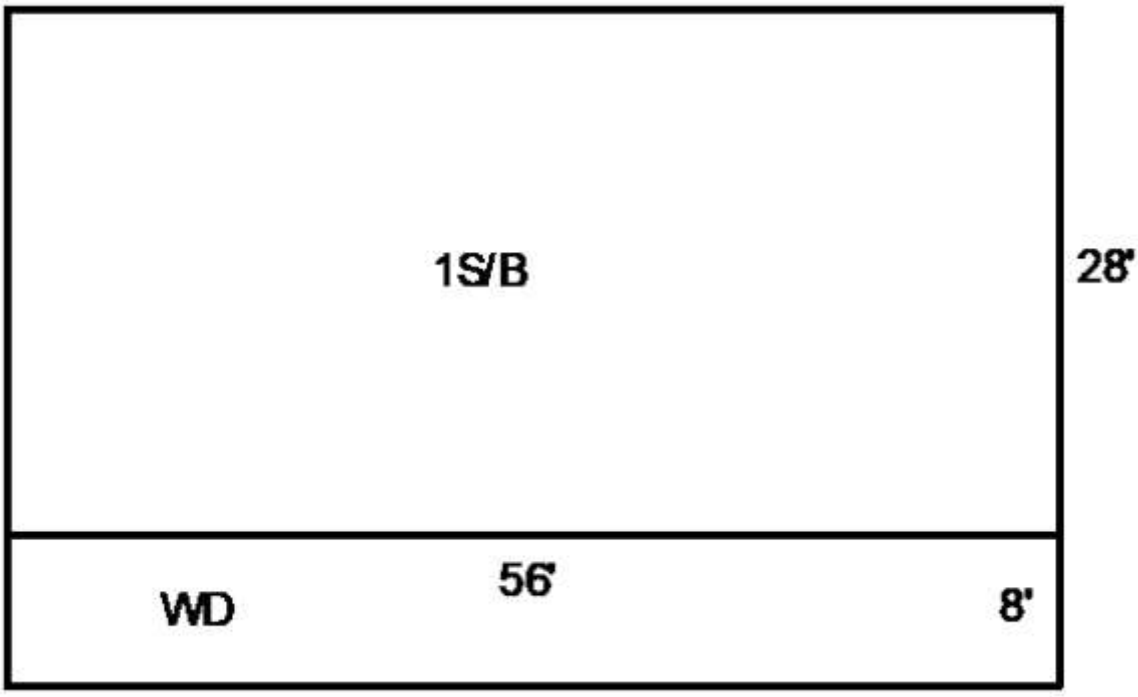
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	Old Type	Average	Typical	254,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	193,670

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1988	448	C 100	5,613	Avg.	80%	100%	95%	4,266
1,568 SFLA							Outbuilding Total		4,266

Accpt Land	129,100	Accepted Bldg	197,900	Total	327,000


1S/B
28'
WD
56'
8'

Name: CORCORAN, DONNA R
KNOLLMEYER, CHRISTOPHER
Map/Lot: 012-005
Account: 210 Card: 1 of 1 Location: 7 OTTER COVE LANE

Neighborhood 32 OTTER COVE LN

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B17452P216
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	04/07/2017
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	210,000	265,979	90%	Topography	239,381
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.80					Land Total	253,131

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	674 Sqft	Grade C 110	Base	222,399
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Crawl	Basement	371
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,707
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

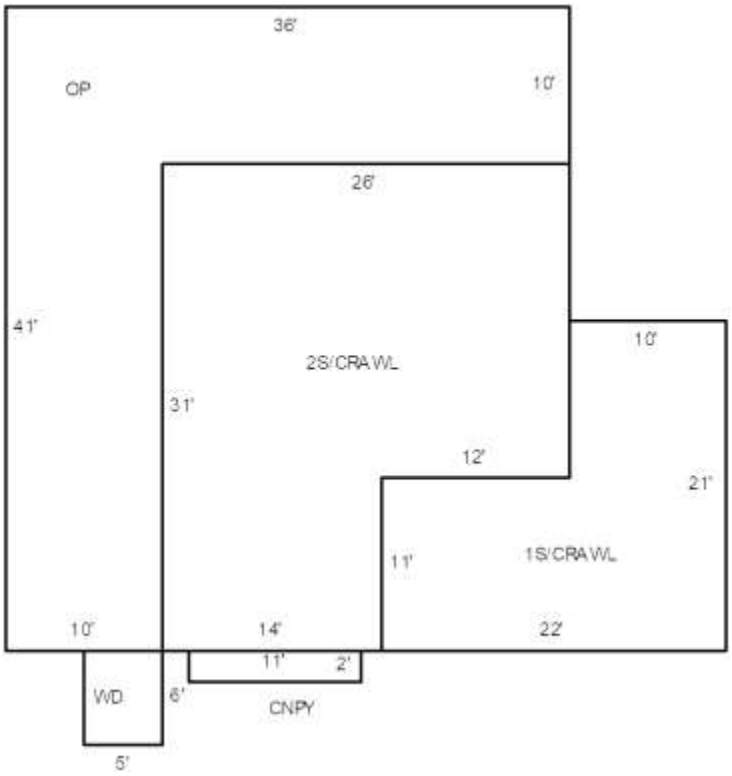
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	2023	TYPICAL	TYPICAL	Excellent	Typical	241,844

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	93%	61%	125%	171,498

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1978	342	C 110	34.452	Exc.	93%	61%	125%	24.431
Open Frame Porch	1978	670	C 110	31.145	Exc.	93%	61%	125%	22.086
Frame Garage	1978	240	C 110	10.172	Exc.	93%	61%	125%	7.214
Wood Deck	2022	30	C 110	414	Exc.	93%	61%	125%	294
Canopy Low Cost	2022	22	C 110	265	Exc.	93%	61%	125%	188
1,690 SFLA							Outbuilding Total		54,213

Accpt Land 253,100 Accepted Bldg 225,700 Total 478,800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CNPY
5'

Map/Lot: 018-084
Account: 211 Card: 1 of 1 Location: 38 MAIN ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B8686P0126
Reference 2	LOT SIZE: .11
Tran/Land/Bldg	330 3 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	117,600	42,904	100%		42,904
Total Acres 0.11				Land Total		42,904

Accpt Land	42,900	Accepted Bldg	0	Total	42,900

Map/Lot: 022-002
Account: 212 Card: 1 of 2 Location: 2 ELM ST

Neighborhood 1 ELM ST, RTE 4

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date	06/08/2021
Sale Price	875,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE: 1.65
Tran/Land/Bldg 300 2 38
X..... B Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.65	Acres-Homesite (Fract)	74,130.00	85,730	100%		85,730
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.65					Land Total	97,280

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	2,448 Sqft	Grade A 85	Base	774,343
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	3,329
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	3,329
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	22,889
Rooms	15				
Bedrooms	8	Add Fixtures	1		
Baths	8	Half Baths	1	Plumbing	86,170
Attic	None			Attic	0
FirePlaces	8			Fireplace	48,545
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

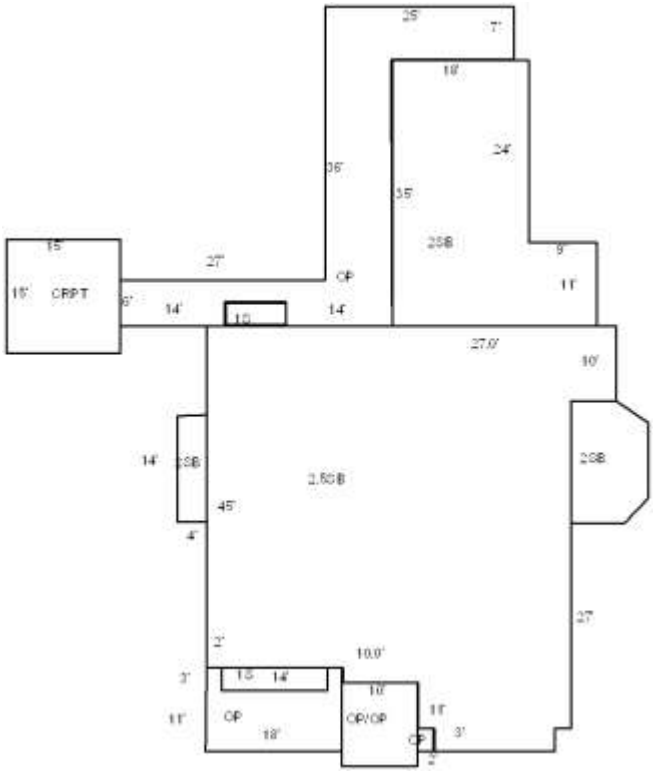
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1893	2006	GOOD	GOOD	Above Average	Typical	938,605

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	90%	105%	647,497

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2 Story/BSMT	1893	729	A 85	167.602	Avg+	73%	90%	105%	115.619
Open Frame Porch	1893	628	A 85	36.093	Avg+	73%	90%	105%	24.899
ONE STORY FRAME	1893	24	A 85	2.989	Avg+	73%	90%	105%	2.062
Canopy Low Cost	1893	225	A 85	3.357	Avg+	73%	90%	105%	2.316
2 Story/BSMT	1893	56	A 85	12.875	Avg+	73%	90%	105%	8.882
ONE STORY FRAME	1893	42	A 85	5.231	Avg+	73%	90%	105%	3.609
Open Frame Porch	1893	156	A 85	8.967	Avg+	73%	90%	105%	6.186
Open Frame Porch	1893	6	A 85	345	Avg+	73%	90%	105%	238
2S Open Fr Porch	1893	110	A 85	8.103	Avg+	73%	90%	105%	5.590
2 Story/BSMT	1893	152	A 85	34.947	Avg+	73%	90%	105%	24.108
8,060 SFLA								Outbuilding Total	193,509

Accpt Land	97,300	Accepted Bldg	841,000	Total	938,300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3'
OP

Map/Lot: 022-002
Account: 212 Card: 2 of 2 Location: 2 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B2461P0018
Reference 2	LOT SIZE:0
Tran/Land/Bldg	300 2 4
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

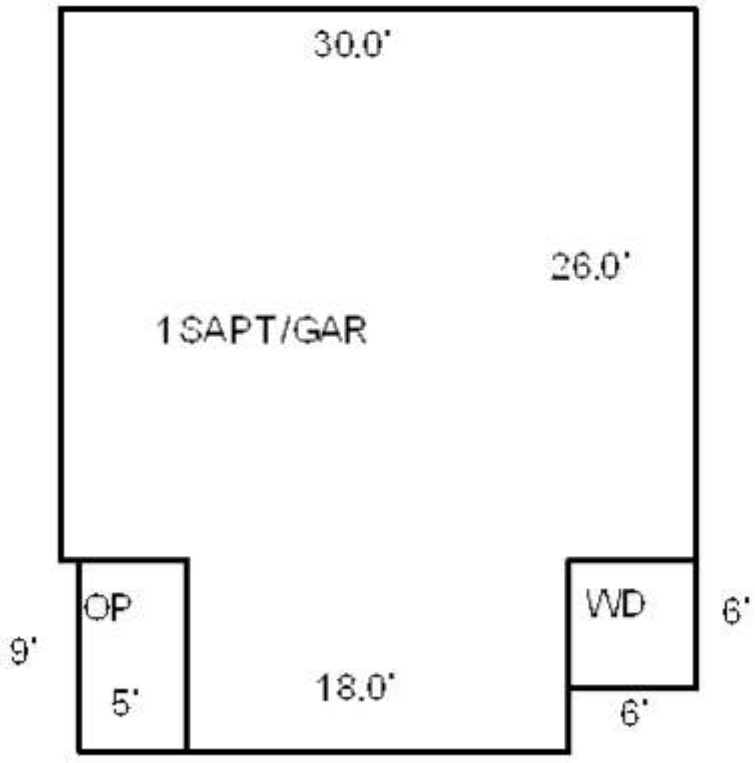
Sale Data

Sale Date	06/08/2021
Sale Price	875,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT/GAR	1880	942	C 110	113.536	Avg+	73%	100%	105%	87.025
Wood Deck	1880	36	C 100	496	Avg+	73%	100%	105%	380
Open Frame Porch	1880	45	C 100	2.092	Avg+	73%	100%	105%	1.603
9,002 SFLA							Outbuilding Total		89,008

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


30.0'
26.0'
1SAPT/GAR
OP
9'
5'
18.0'
WD
6'
6'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	97,300	841,000	938,300	97,300	841,000	938,300
2	0	89,000	89,000	0	89,000	89,000
TOTAL	97,300	930,000	1,027,300	97,300	930,000	1,027,300

Account: 213 Card: 1 of 1 Map/Lot: 018-033 Location: 34 MARKET ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B10685P347
Reference 2	LOT SIZE:0.3
Tran/Land/Bldg	105 1 14
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	70,600.00	68,851	100%		68,851
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.30					Land Total	79,851

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	984 Sqft	Grade C 100	Base	258,099
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	984
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,428
Rooms	13				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	31,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

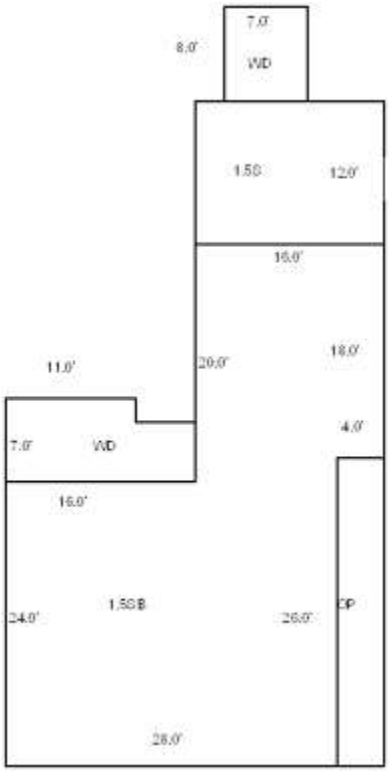
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1901	1960	TYPICAL	TYPICAL	Average	Typical	295,191

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	98%	100%	193,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 1/2 STORY FR	1901	192	C 100	25.695	Avg.	67%	98%	100%	16.872
Open Frame Porch	1901	104	C 100	4.395	Avg.	67%	100%	100%	2.945
Wood Deck	1901	102	C 100	1.278	Avg.	67%	100%	100%	856
WOOD DECK	1901	56	C 100	702	Avg.	67%	100%	100%	470
1,764 SFLA								Outbuilding Total	21,143

Accpt Land	79,900	Accepted Bldg	215,000	Total	294,900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8.0'
WD
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12.0'
16.0'
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20.0'
18.0'
4.0'
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16.0'
1.5SB
24.0'
26.0'
OP
26.0'

Name: O'BRIEN, MARK
O'BRIEN, KELLY

Map/Lot: 012-013
Account: 214 Card: 1 of 1 Location: 25 WEST FORTY FIRST ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & Septic
Street	Private
PERMIT STATUS	OPEN PERMITS
Reference 1	B15219P730
Reference 2	LOT SIZE: .41
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	07/26/2007
Sale Price	49,999
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.41	Acres-Homesite (Fract)	210,000	226,461	90%	Access	203,815
Total Acres 0.41					Land Total	203,815

Dwelling Description

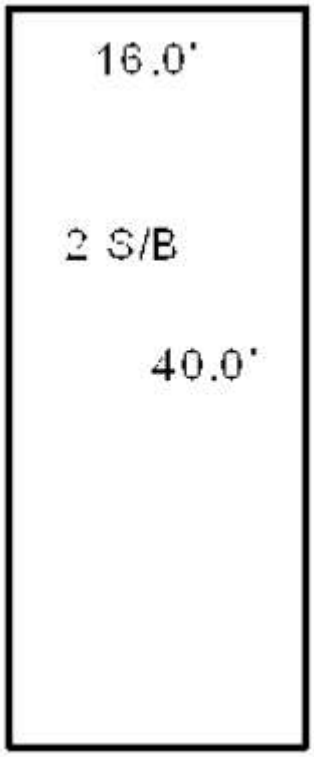
				Replacement Cost New	
Conventional	Two Story	640 Sqft	Grade C 100	Base	191,946
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	960
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,560
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,280	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	203,546

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	125%	234,078

Accpt Land	203,800	Accepted Bldg	234,100	Total	437,900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2 S/B
40.0'

Name: SALVATORE J.P. GABRIELLO & JOCELYNE
GABRIELLO, VICTOR

Map/Lot: 013-014

Account: 215 Card: 1 of 1 Location: 16 OTTER COVE LANE

Neighborhood 32	OTTER COVE LN
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	04/05/2021
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: .16
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	210,000	206,123	100%		206,123
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.16					Land Total	219,873

Dwelling Description

				Replacement Cost New	
Other	One Story	576 Sqft	Grade D 100	Base	76,561
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-922
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	None			Insulation	-461
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

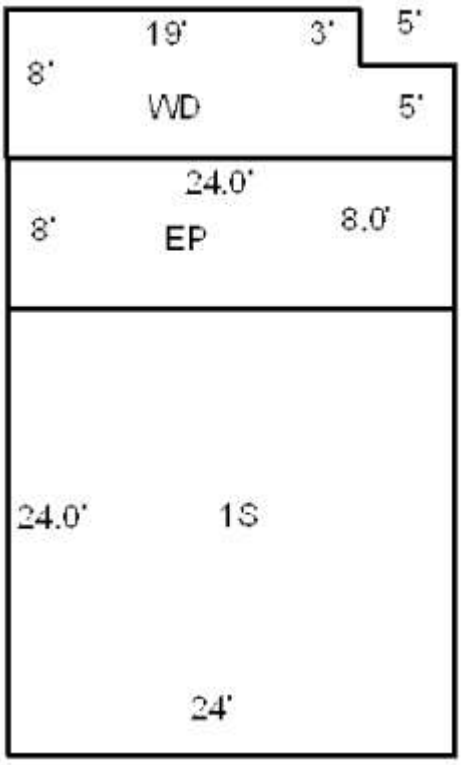
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2003	TYPICAL	TYPICAL	Average	Typical	80,018

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	125%	67,015

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	192	D 100	12.239	Avg.	67%	100%	125%	10.250
Wood Deck	1950	177	D 100	1.774	Avg.	67%	100%	125%	1.486
Frame Shed	1990	165	C	0	Avg.	80%	0%	125%	0
576 SFLA							Outbuilding Total		11,736

Accpt Land	219,900	Accepted Bldg	78,800	Total 298,700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8'
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24'

Map/Lot: 001-022
Account: 216 Card: 1 of 1 Location: 255 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B7473P293
Reference 2	
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	07/11/1995
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.41	Acres-Homesite (Fract)	78,185.00	93,911	100%		93,911
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.41					Land Total	104,361

Dwelling Description

				Replacement Cost New	
Conventional	One Story	800 Sqft	Grade C 110	Base	155,294
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	2,420
Rooms	5	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,760
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

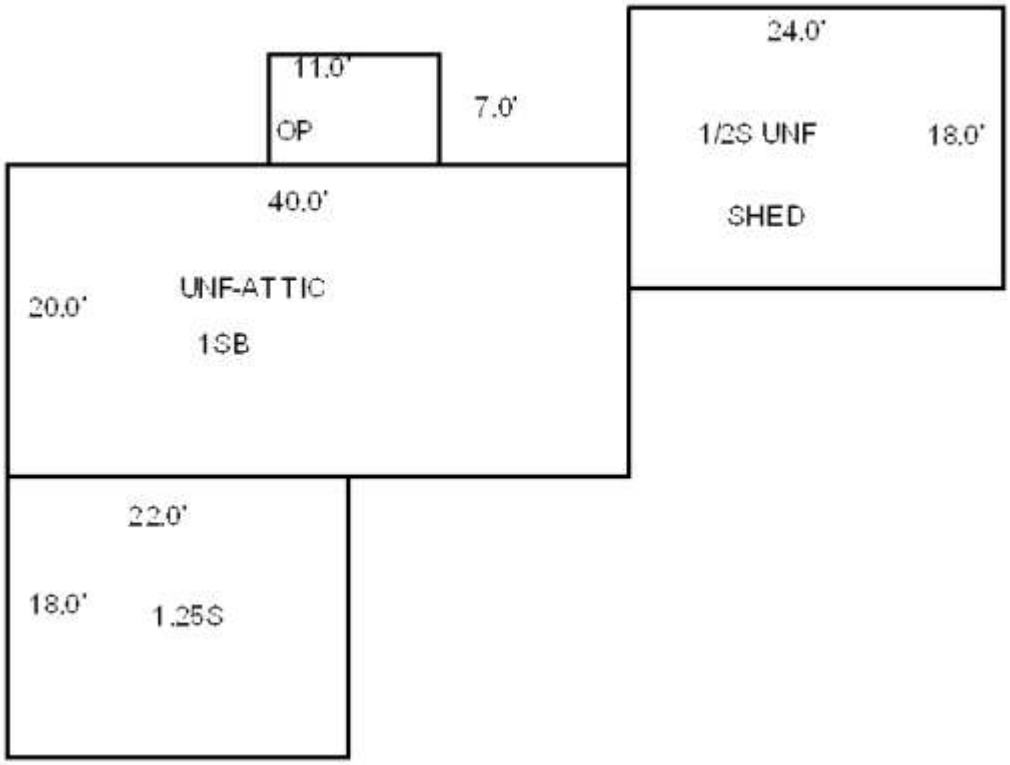
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1783	1937	OLD TYPE	Old Type	Below Average	Typical	161,234

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	95%	91,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1783	77	C 110	3.579	Ava-	60%	100%	95%	2.040
1 1/4 STORY	1800	396	C 110	40.911	Ava-	60%	100%	95%	23.320
1.50 ST SHED....	1783	432	C 110	9.670	Ava-	60%	100%	95%	5.512
Frame Shed	1950	192	C 110	3.306	Ava-	60%	0%	95%	0
Frame Garage	1950	750	C 110	30.373	Ava-	60%	0%	95%	0
1,295 SFLA							Outbuilding Total		30,872

Accpt Land	104,400	Accepted Bldg	122,800	Total	227,200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20.0'
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22.0'
18.0'
1.25S

Account: 217 Card: 1 of 1 Map/Lot: 003-109-02 Location: 17 PINE MEADOW DR

Neighborhood 54	STAPLES
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/14/2018
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B178864P148
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	816 Sqft	Grade C 100	Base	235,624
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,896
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

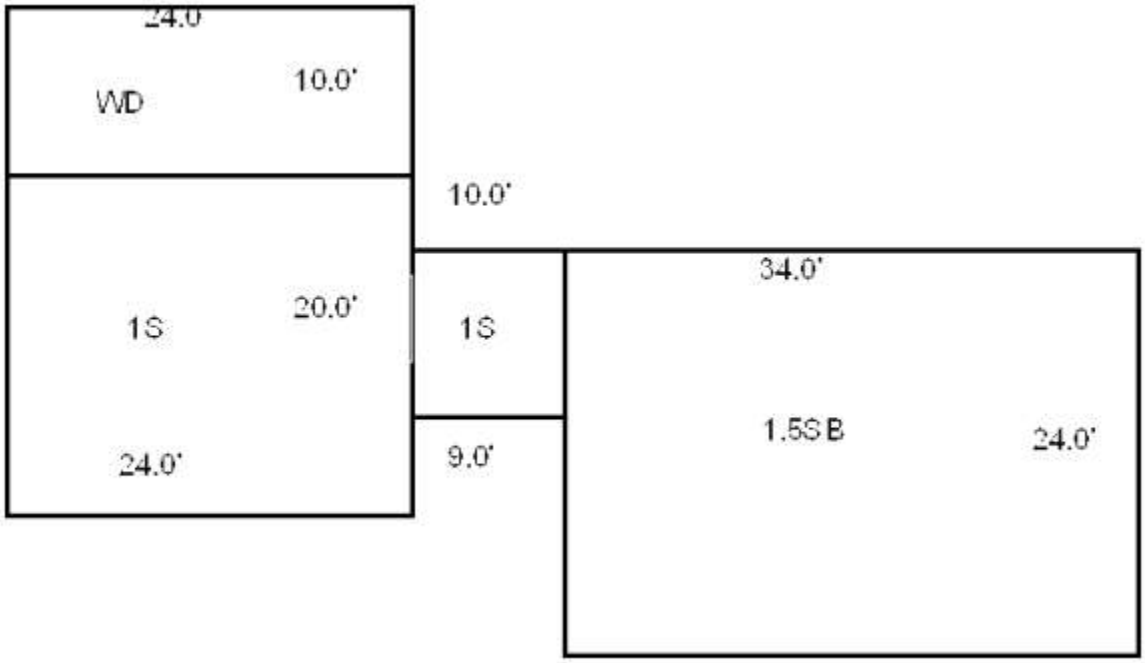
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	TYPICAL	Average	Typical	250,464

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	95%	95%	167,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1976	90	C 100	8.242	Ava.	74%	95%	95%	5.504
1 STORY	1976	480	C 100	43.958	Ava.	74%	95%	95%	29.358
Wood Deck	1976	240	C 100	3.007	Ava.	74%	95%	95%	2.008
Frame Shed	1986	400	C 100	6.260	Ava.	74%	95%	95%	4.180
PATIO	1986	120	C 100	751	Ava.	74%	95%	95%	502
OPEN SCR PORCH	1986	96	C 100	4.662	Ava.	74%	95%	95%	3.114
Frame Shed	1986	64	C 100	1.002	Ava.	74%	95%	95%	669
2,202 SFLA								Outbuilding Total	45,335

Accpt Land 101,400 Accepted Bldg 212,600 Total 314,000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Map/Lot: 018-124
Account: 218 Card: 1 of 1 Location: 20 RAILROAD AVE

Neighborhood 43 RAILROAD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B10499P012
Reference 2	LOT SIZE: .34
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	74,130.00	73,204	100%		73,204
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.34					Land Total	84,754

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	672 Sqft	Grade C 100	Base	176,208
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,940
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	4,618
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

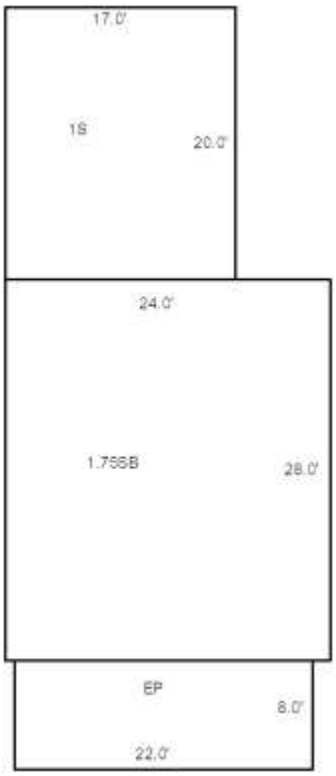
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1884	1940	OLD TYPE	TYPICAL	Average	Typical	184,438

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	67%	100%	105%	129,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1884	340	C 100	31.137	Avg.	67%	100%	105%	21.905
Encl Frame Porch	1884	176	C 100	14.024	Avg.	67%	100%	105%	9.866
Frame Garage	1884	400	D 100	12.007	Avg-	60%	100%	105%	7.564
Frame Shed	1884	144	C 100	2.254	Avg-	60%	100%	105%	1.420
1,516 SFLA							Outbuilding Total		40,755

Accpt Land 84,800 Accepted Bldg 170,500 Total 255,300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22.0'

Map/Lot: 018-007
Account: 219 Card: 1 of 1 Location: 23 MEADER ST

Neighborhood 73 MEADER

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B8674P0023
Reference 2 LOT SIZE: .29
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	74,130.00	72,049	100%		72,049
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.29					Land Total	83,599

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	510 Sqft	Grade C 110	Base	176,686
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	561
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,944
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

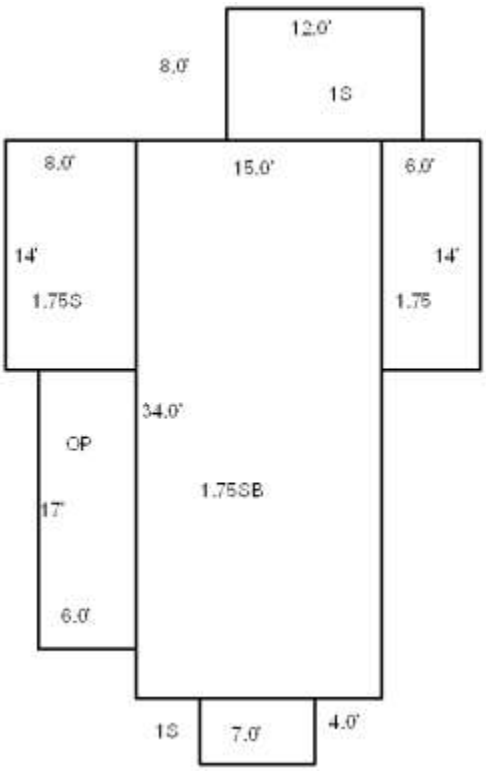
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1960	GOOD	TYPICAL	Above Average	Typical	180,191

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	138,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 Story/BSMT	1880	84	C 110	14.644	Avg+	73%	100%	105%	11.224
ONE STORY FRAME	1880	96	C 110	9.671	Avg+	73%	100%	105%	7.413
1 3/4 ST	1880	112	C 110	17.790	Avg+	73%	100%	105%	13.636
Open Frame Porch	1880	102	C 110	4.742	Avg+	73%	100%	105%	3.635
1 STORY	1880	28	C 110	2.820	Avg+	73%	100%	105%	2.162
LOFT BARN BSMT	1880	1050	C 100	43.934	Avg-	60%	100%	105%	27.678
Frame Shed	1880	192	C 100	3.005	Avg.	67%	100%	105%	2.114
1,163 SFLA							Outbuilding Total		67,862

Accpt Land 83,600 Accepted Bldg 206,000 Total 289,600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34.0'
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1.75SB
17'
6.0'
1S
7.0'
4.0'

Account: 220 Card: 1 of 1 Map/Lot: 018-023 Location: 56 EASTERN AVE

Neighborhood 9	EASTERN AV
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/29/2022
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B8845P0046
Reference 2	LOT SIZE: 0.16
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	74,130.00	67,889	100%		67,889
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.16					Land Total	79,439

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base	162,387
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,275
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

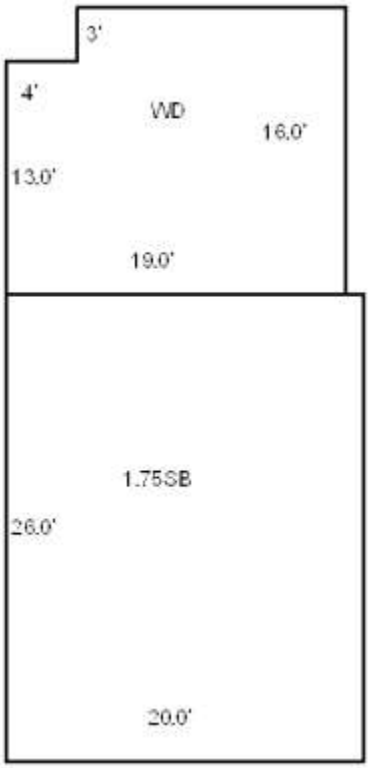
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2010	TYPICAL	TYPICAL	Good	Typical	165,182

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	78%	100%	105%	135,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	292	C 100	3.659	Good	78%	100%	105%	2.997
Encl Frame Porch	2002	60	C 100	4.781	Avg.	87%	100%	105%	4.367
1/2S AD/GAR.....	2008	720	C 100	49.709	Avg.	90%	90%	105%	42.278
1,270 SFLA							Outbuilding Total		49,642

Accpt Land	79,400	Accepted Bldg	184,900	Total	264,300


3'
4'
WD
16.0'
13.0'
19.0'
1.75SB
26.0'
20.0'

Account: 221 Card: 1 of 1 Map/Lot: 018-018 Location: 16 MEADER ST

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/06/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B18062P770
Reference 2	LOT SIZE: .31
Tran/Land/Bldg	101 1 11
X.....	GRAD Y..... CORR
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	74,130.00	72,531	100%		72,531
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.31					Land Total	84,081

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	762 Sqft	Grade B 100	Base	284,354
Exterior	CLAPBOARD	Masonry Trim	100Sqft	Trim	650
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	991
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,944
Rooms	7	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,981
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

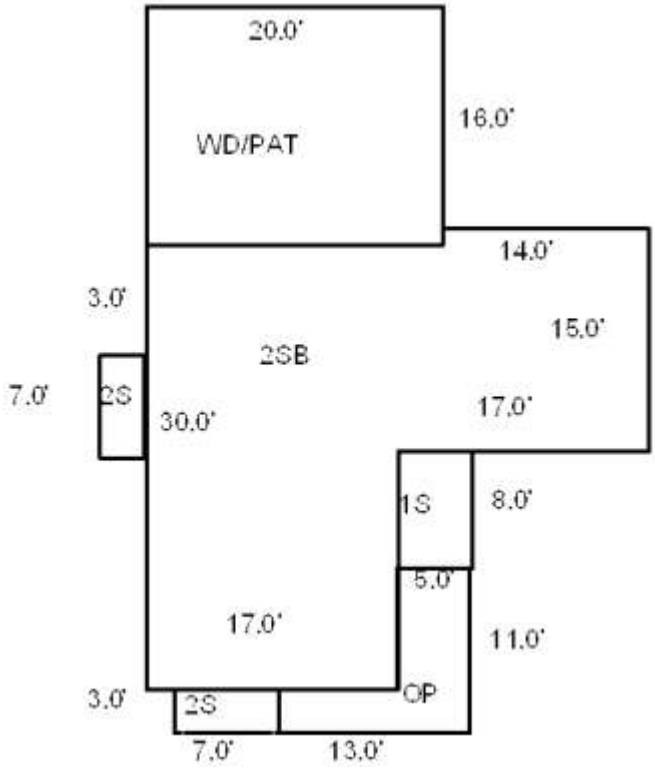
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	301,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	211,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	320	B 100	5.213	Ava.	67%	100%	105%	3.668
Patio	1900	320	B 100	2.604	Ava.	67%	100%	105%	1.832
1 Story/BSMT	1900	40	B 100	5.494	Ava.	67%	100%	105%	3.865
Open Frame Porch	1900	79	B 100	4.341	Ava.	67%	100%	105%	3.053
TWO STORY FRAME	1900	21	B 100	4.423	Ava.	67%	100%	105%	3.111
TWO STORY FRAME	1900	21	B 100	4.423	Ava.	67%	100%	105%	3.111
1,648 SFLA								Outbuilding Total	18,640

Accpt Land	84,100	Accepted Bldg	230,600	Total	314,700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7.0'
13.0'

Name: SINCLAIR, GUY R
SINCLAIR, JOANNE M
Map/Lot: 003-097-07
Account: 222 Card: 1 of 1 Location: 27 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	04/01/2019
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17922P146
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

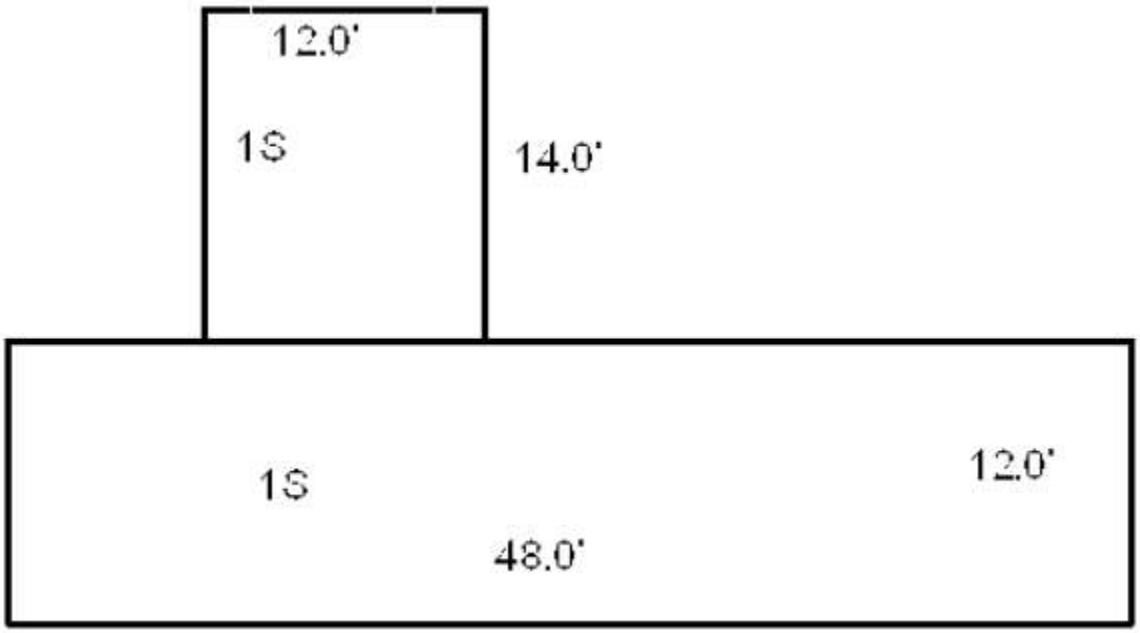
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12 Mobile Home	1970	12X48	D 100	12,086	Avg.	40%	40%	95%	1,837
MH ADDITION ..	1987	168	D 100	6,374	Avg.	78%	40%	95%	1,890
Frame Shed	1970	96	C 100	1,502	Avg.	69%	70%	95%	689
576 SFLA								Outbuilding Total	4,416

Accpt Land 90,300 Accepted Bldg 4,400 Total 94,700


12.0'
1S
14.0'
1S
12.0'
48.0'

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B10123P0221
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	90 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	1,782
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	178,637

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	100%	132,191

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1976	40	C 100	3.663	Ava.	74%	100%	100%	2.711
WOOD DECK	1976	140	C 100	1.754	Ava.	74%	100%	100%	1.298
Wood Deck	1976	36	C 100	451	Ava.	74%	100%	100%	334
Frame Garage	1976	880	C 100	32.294	Ava.	72%	100%	100%	23.252
Frame Shed	1976	180	C 100	2.817	Ava.	72%	100%	100%	2.028
Frame Shed	1976	252	C 100	3.944	Ava.	72%	100%	100%	2.840
1,000 SFLA								Outbuilding Total	32,463

Accpt Land	89,500	Accepted Bldg	164,700	Total	254,200

WD
14.0'
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1SB
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40.0'
WD
6.0'
6.0'

Name: LOWERY, KEITH A & SHANON N TRUSTEES
KEITH A & SHANON N LOWERY LIVING
Map/Lot: 005-038-1
Account: 224 Card: 1 of 1 Location: 770 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/08/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13447P079
Reference 2	LOT SIZE:3.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	72,675.00	91,117	100%		91,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.70					Land Total	106,792

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 110	Base	256,581
Exterior	OTHER	Masonry Trim	130Sqft	Trim	715
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,752
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

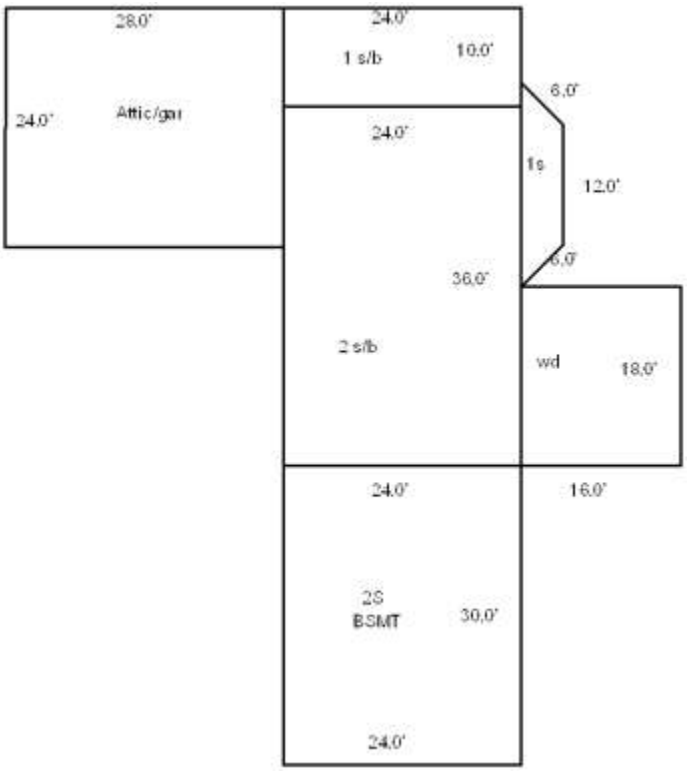
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	273,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	199,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1981	672	C 110	31.483	Avg.	77%	100%	95%	23.030
1 Story/BSMT	1981	240	C 110	27.894	Avg.	77%	100%	95%	20.404
Wood Deck	1981	288	C 110	3.970	Avg.	77%	100%	95%	2.904
ONE STORY FRAME	1981	69	C 110	6.951	Avg.	77%	100%	95%	5.084
2 Story/BSMT	2005	720	C 110	133.888	Avg.	77%	100%	95%	97.939
3,477 SFLA							Outbuilding Total		149,361

Accpt Land	106,800	Accepted Bldg	349,100	Total	455,900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1 s/b
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Attic/gar
24.0'
1s
12.0'
6.0'
36.0'
2 s/b
wd
18.0'
24.0'
16.0'
2S
BSMT
30.0'
24.0'

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B2446P0277
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	76,500.00	81,201	100%		81,201
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.40					Land Total	92,201

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	218,589
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

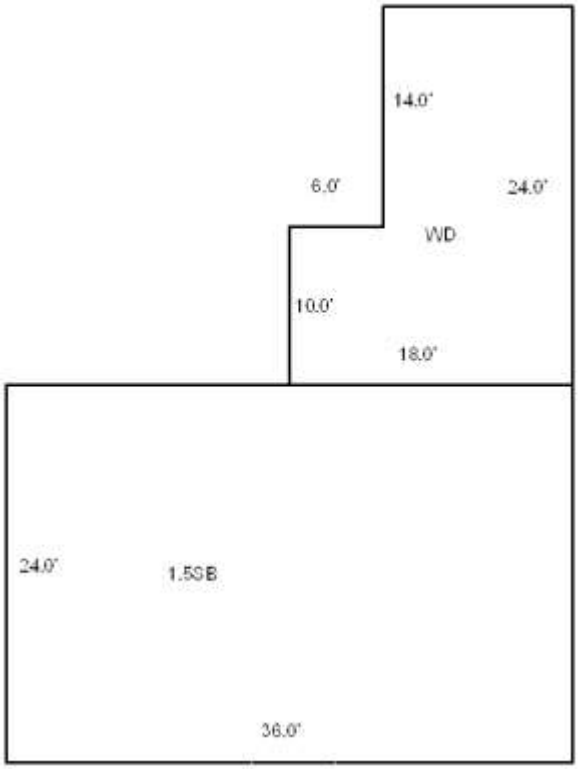
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	224,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	100%	181,904

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1978	348	C 100	4.360	Avg+	81%	100%	100%	3.532
Frame Shed	1978	144	C 100	2.254	Avg+	81%	100%	100%	1.826
FOUNDATION.....	2006	1040	C 100	5.689	Fair	83%	100%	100%	4.722
1,296 SFLA								Outbuilding Total	10,080

Accpt Land	92,200	Accepted Bldg	192,000	Total	284,200


14.0'
6.0'
24.0'
WD
10.0'
18.0'
24.0'
1.5SB
36.0'

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B6878P0209
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	76,500.00	79,959	100%		79,959
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.20					Land Total	90,959

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	828 Sqft	Grade C 100	Base	151,691
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,242
Fin. Basement Area	330 Sqft, Grade B	Basement Gar	None	Fin Bsmt	8,494
Heating	100% Units	Cooling	0% None	Heat	1,656
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

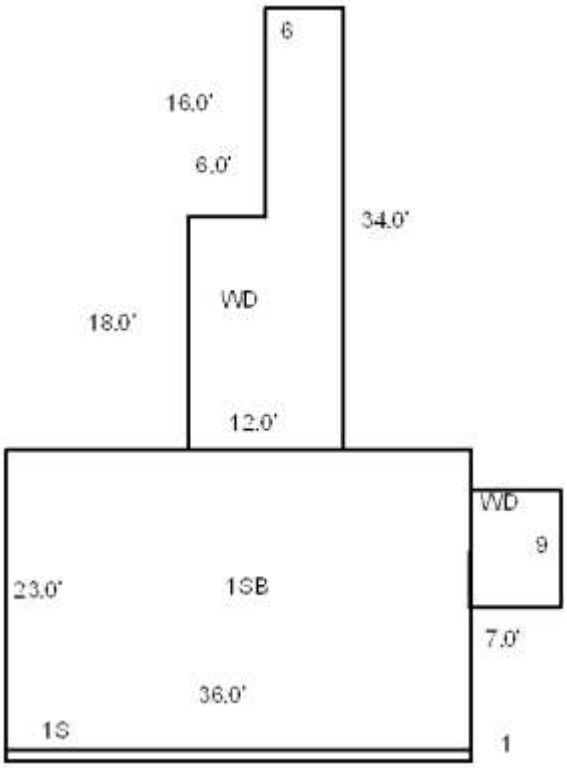
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	TYPICAL	Above Average	Typical	166,523

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	100%	133,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1976	312	C 100	3.909	Avg+	80%	100%	100%	3.127
1 STORY	1976	36	C 100	3.297	Avg+	80%	100%	100%	2.638
WOOD DECK	1976	63	C 100	789	Avg+	80%	100%	100%	631
Frame Shed	1976	128	C 100	2.003	Avg+	80%	100%	100%	1.602
Shed.....	1976	128	C 100	2.003	Avg+	80%	100%	100%	1.602
864 SFLA							Outbuilding Total		9,600

Accpt Land	91,000	Accepted Bldg	142,800	Total	233,800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1

Name: CHADBOURNE, MATTHEW R
ANDERSON, CHRISTINA M
Account: 228 Card: 1 of 2 Map/Lot: 005-029-1 Location: 7 SID HALL DR

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B2574P0262
Reference 2	LOT SIZE:5.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	10/26/2021
Sale Price	700,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.50	Acres-Rear Land 1-10	1,710.00	2,822	100%		2,822
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.50					Land Total	110,327

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 110	Base	247,847
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% HW BB	Cooling	0% None	Heat	1,571
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

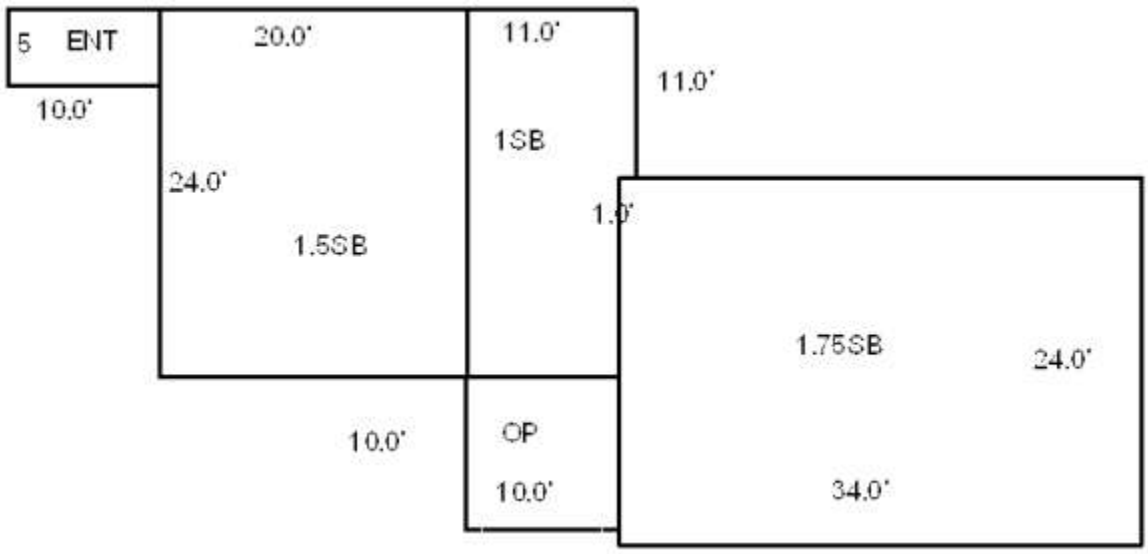
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	263,227

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	187,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1978	50	C 110	860	Avg.	75%	100%	95%	613
1.5 Story/BSMT	1978	480	C 110	78.107	Avg.	75%	100%	95%	55.651
Open Frame Porch	1978	100	C 110	4.649	Avg.	75%	100%	95%	3.313
Frame Garage	1978	1700	B 100	80.369	Avg.	4%	100%	95%	3.054
SHOP	1978	280	B 100	8.008	Avg.	4%	100%	95%	304
Open Frame Porch	1978	140	C 100	5.916	Avg.	4%	100%	95%	225
CARPORT.....	1978	221	C 100	2.424	Avg.	4%	100%	95%	92
Frame Shed	1978	221	C 100	3.459	Avg.	4%	100%	95%	131
Frame Garage	1978	780	C 100	28.693	Avg.	4%	100%	95%	1.091
1 Story/BSMT	1978	251	C 100	26.521	Avg.	4%	100%	95%	1.008
2,399 SFLA							Outbuilding Total		65,482

Accpt Land	110,300	Accepted Bldg	253,000	Total	363,300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11.0'
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24.0'
1.5SB
1.0'
1.75SB
24.0'
10.0'
OP
10.0'
34.0'

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B0000P0000
Reference 2	LOT SIZE:5.5
Tran/Land/Bldg	101 0 0
X.....	0 Y..... 0
Exemption(s)	1 18 0 Land Schedule 1

Sale Data

Sale Date	10/26/2021
Sale Price	700,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Swimming Pool	2013	648	C 100	12,100	Avg.	93%	100%	95%	10,690
2,399 SFLA							Outbuilding Total		10,690

Accpt Land	0	Accepted Bldg	10,700	Total	10,700

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	110,300	253,000	363,300	110,300	253,000	363,300
2	0	10,700	10,700	0	10,700	10,700
TOTAL	110,300	263,700	374,000	110,300	263,700	374,000

Name: FINN, JAMES L
FINN, PATRICIA A
Map/Lot: 014-013
Account: 229 Card: 1 of 1 Location: 79 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B10782P310
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description / Replacement Cost New

Conventional	Two Story	720 Sqft	Grade D 100	Base	165,360
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	288
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

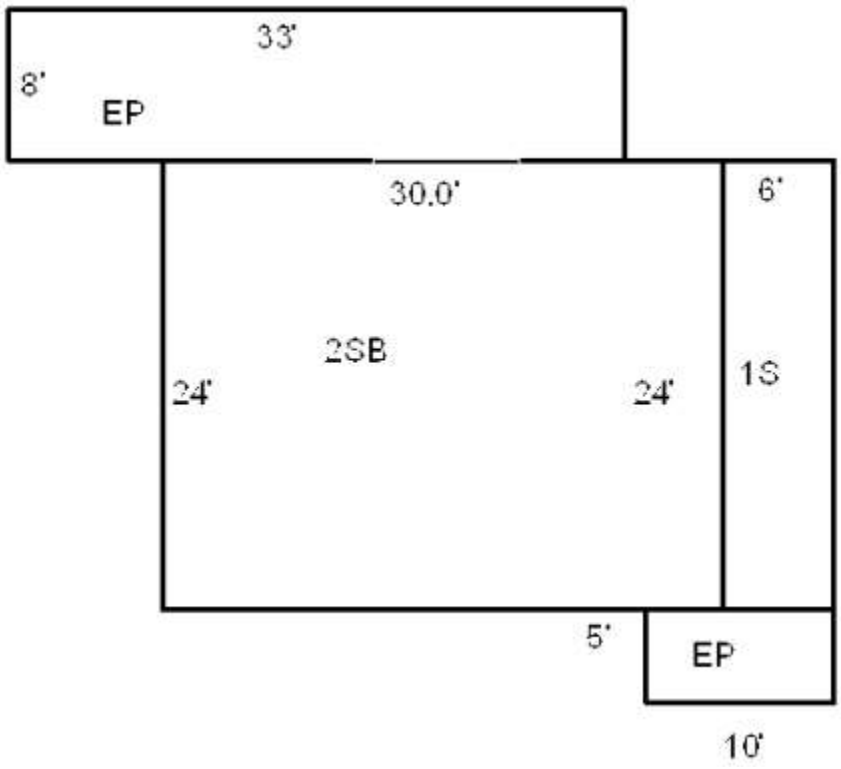
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Below Average	Typical	166,368

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	60%	100%	105%	104,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1920	264	D 100	16.829	Fair	55%	100%	105%	9.719
ONE STORY FRAME	1920	144	D 100	10.550	Avg-	60%	100%	105%	6.646
Encl Frame Porch	1920	50	D 100	3.187	Fair	55%	100%	105%	1.841
1,584 SFLA								Outbuilding Total	18,206

Accpt Land	78,500	Accepted Bldg	123,000	Total	201,500


33'
8'
EP
30.0'
6'
2SB
24'
24'
1S
5'
EP
10'

Map/Lot: 004-096
Account: 230 Card: 1 of 1 Location: 85 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use RESIDENTIAL 2
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	07/25/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1 B17777P444
Reference 2 LOT SIZE:2.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	76,500.00	86,049	100%		86,049
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.50					Land Total	97,049

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,176 Sqft	Grade C 100	Base	286,250
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,764
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% HW BB	Cooling	0% None	Heat	2,058
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

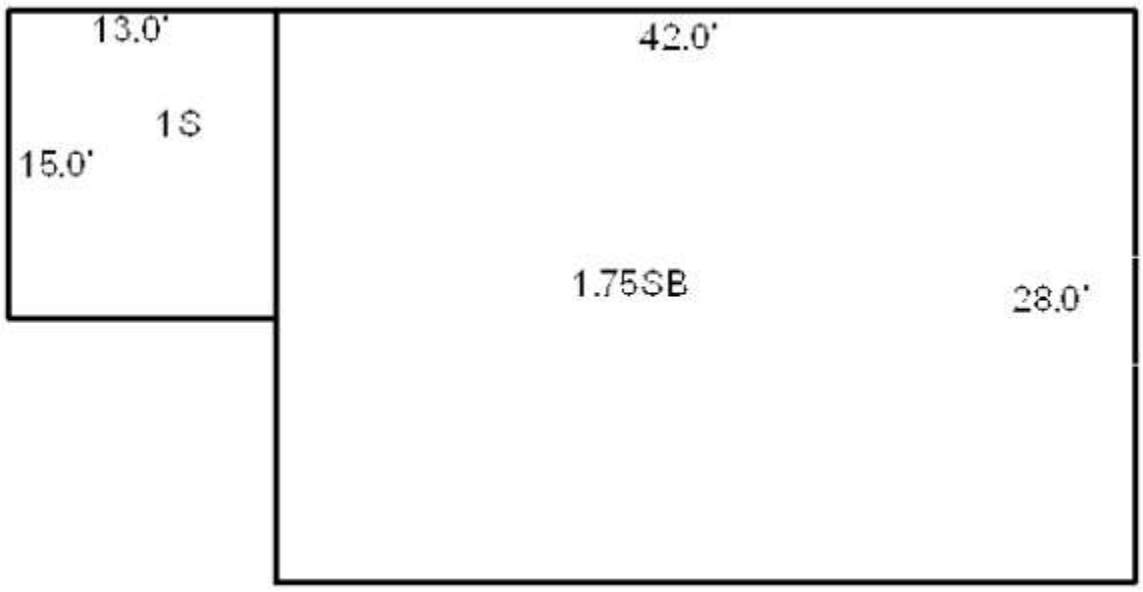
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	296,122

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	67%	100%	150,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1979	195	C 100	17.858	Avg.	76%	67%	100%	9.093
BSMT ENTRY.....	1979	24	C 100	376	Avg.	76%	67%	100%	192
Frame Garage	1979	1230	C 100	44.897	Avg.	74%	100%	100%	33.224
2,253 SFLA							Outbuilding Total		42,509

Accpt Land 97,000 Accepted Bldg 193,300 Total 290,300


13.0'
42.0'
1S
15.0'
1.75SB
28.0'

Map/Lot: 003-096-05
Account: 231 Card: 1 of 1 Location: 63 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5554P0213
Reference 2 LOT SIZE:1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	210,294
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,672
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

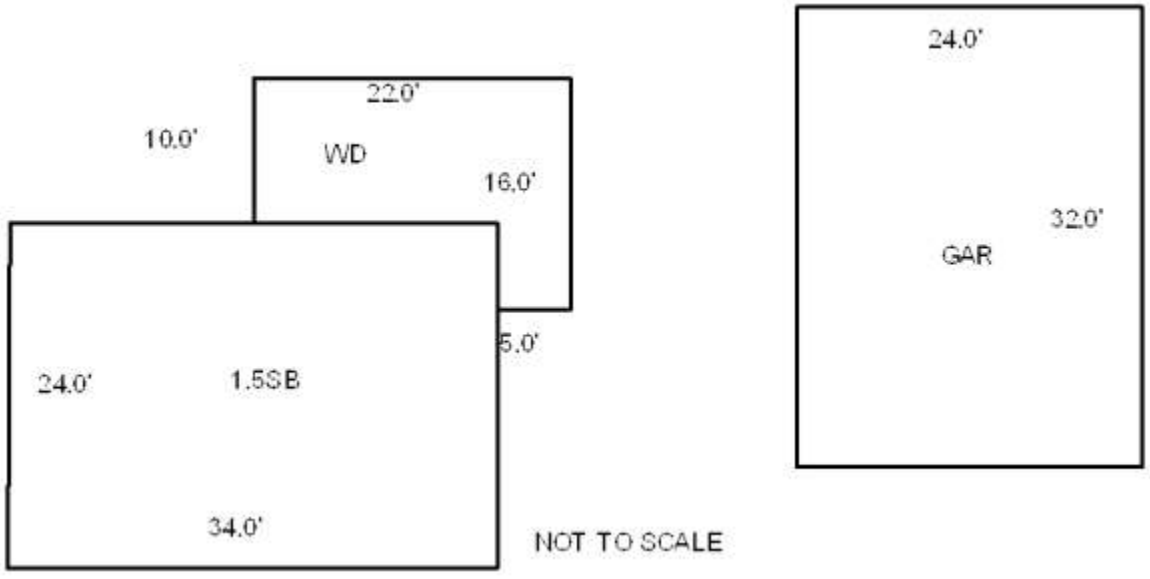
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	227,320

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	161,965

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1977	250	C 100	3.132	Avg.	75%	100%	95%	2.232
Wood Deck	1977	150	C 100	1.880	Avg-	67%	100%	95%	1.197
Frame Garage	2005	768	C 100	28.261	Avg.	88%	100%	95%	23.626
1,224 SFLA							Outbuilding Total		27,055

Accpt Land 95,600 Accepted Bldg 189,000 Total 284,600


22.0'
10.0'
WD
16.0'
5.0'
24.0'
1.5SB
34.0'
24.0'
32.0'
GAR
NOT TO SCALE

Account: 232 Card: 1 of 1 Map/Lot: 015-012 Location: 4 GUPTILLS LN

Neighborhood 35 GUPTILLS LN

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/30/2014
Sale Price	186,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16828P284
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	78,185.00	83,565	100%		83,565
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.75					Land Total	94,015

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	624 Sqft	Grade C 100	Base	188,996
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,744
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

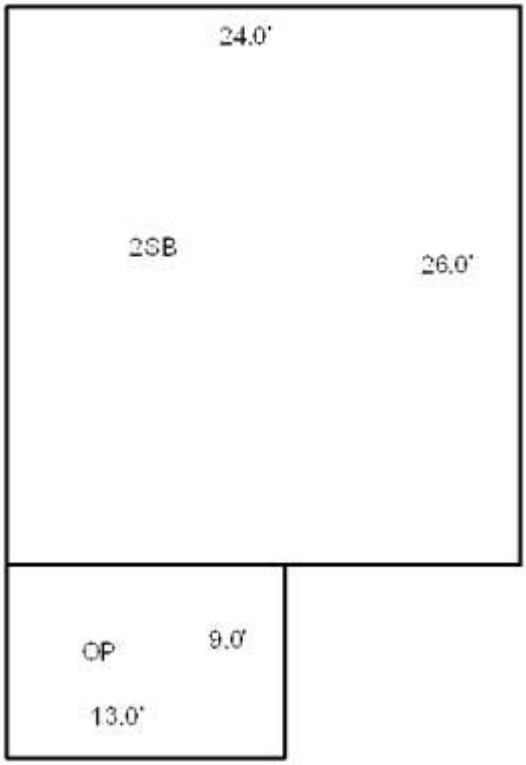
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	1990	GOOD	GOOD	Average	Typical	198,800

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	126,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1947	117	C 100	4.944	Avg.	67%	100%	95%	3,146
1,248 SFLA							Outbuilding Total		3,146

Accpt Land	94,000	Accepted Bldg	129,700	Total	223,700


24.0'
2SB
26.0'
OP
9.0'
13.0'

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/20/2018
Sale Price	213,300
Sale Type	Land & Buildings
Financing	FHA or VA
Verified	Other Source
Validity	Other Non Valid

Reference 1	B17762P410
Reference 2	LOT SIZE: .18
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade C 100	Base	215,551
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	768
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,840
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	Floor & Stairs			Attic	1,536
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

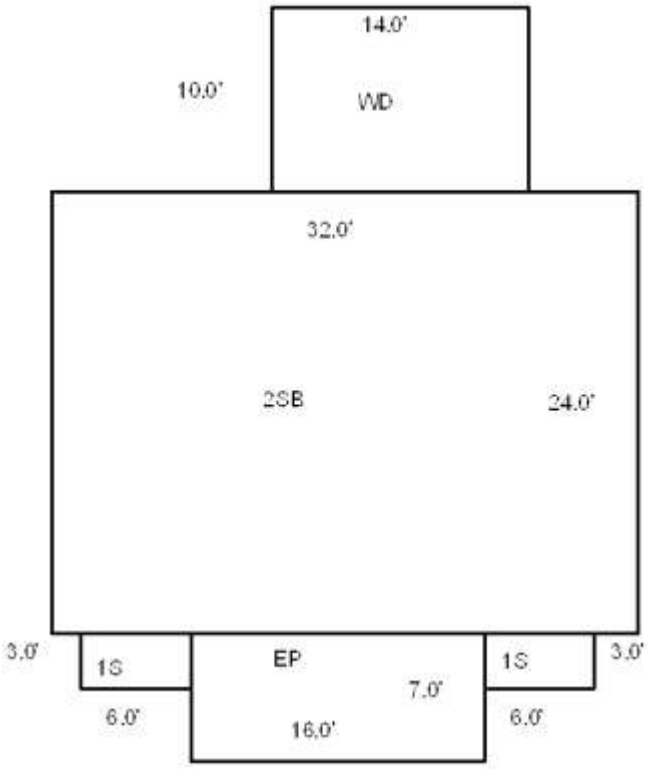
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	TYPICAL	TYPICAL	Good	Typical	225,135

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	184,386

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1930	140	C 100	1.754	Good	78%	100%	105%	1.436
1 STORY	1930	18	C 100	1.648	Good	78%	100%	105%	1.349
Encl Frame Porch	1930	112	C 100	8.924	Good	78%	100%	105%	7.309
1 STORY	1930	18	C 100	1.648	Good	78%	100%	105%	1.349
1,572 SFLA							Outbuilding Total		11,443

Accpt Land	80,200	Accepted Bldg	195,800	Total	276,000


14.0'
10.0'
WD
32.0'
2SB
24.0'
3.0'
1S
EP
7.0'
1S
3.0'
6.0'
16.0'
6.0'

Name: GOOKIN, RANDY L
GOOKIN, NADINE J

Map/Lot: 003-112-1
Account: 234 Card: 1 of 1 Location: 96 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B6600P0301
Reference 2	LOT SIZE:3.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	72,675.00	90,612	100%		90,612
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.50					Land Total	106,287

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,056 Sqft	Grade C 100	Base	176,310
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	53 Sqft, Grade B 1.00	Basement Gar	None	Fin Bsmt	1,364
Heating	100% Forced Warm	Cooling	0% None	Heat	2,640
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

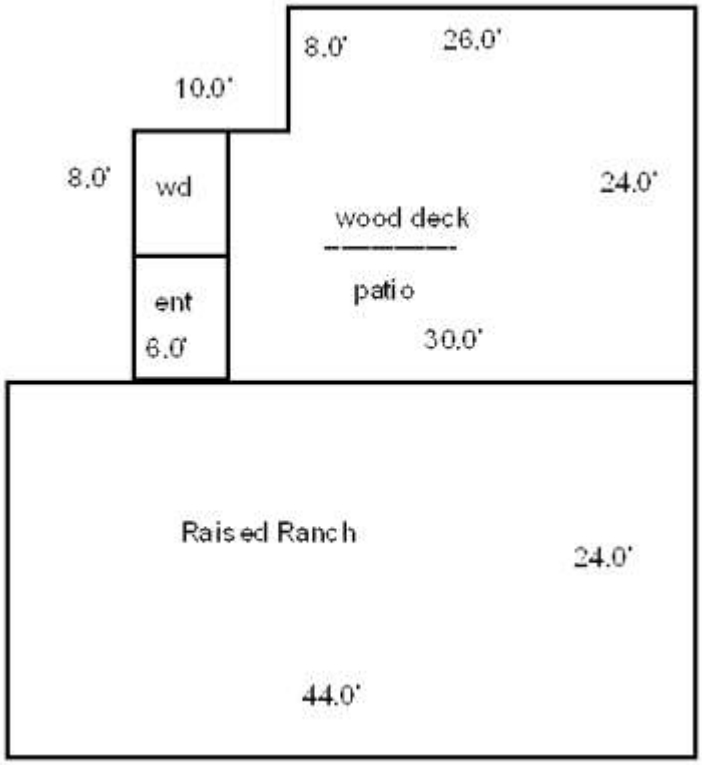
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Above Average	Typical	187,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	142,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1976	736	C 100	9.222	Avg+	80%	100%	95%	7.009
Patio	1976	688	C 100	4.307	Avg+	80%	100%	95%	3.274
BSMT ENTRY.....	1976	48	C 100	751	Avg+	80%	100%	95%	571
Jacuzzi #	1976	1	C 100	3.300	Avg+	80%	100%	95%	2.508
Frame Shed	1976	144	C 100	2.254	Avg+	80%	100%	95%	1.713
Frame Garage	2005	672	C 100	24.804	Avg.	88%	100%	95%	20.737
Canopy Low Cost	2005	144	C 100	1.580	Avg.	88%	100%	95%	1.320
1,056 SFLA							Outbuilding Total		37,132

Accpt Land 106,300 Accepted Bldg 180,000 Total 286,300


8.0'
26.0'
10.0'
8.0'
wd
24.0'
wood deck
patio
ent
6.0'
30.0'
Raised Ranch
24.0'
44.0'

Account: 235 Card: 1 of 1 Map/Lot: 017-005 Location: 104 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B6304P0318
Reference 2	LOT SIZE: .52
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	74,130.00	76,381	100%		76,381
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.52					Land Total	87,931

Dwelling Description / Replacement Cost New

Cape Cod	Two Story	754 Sqft	Grade C 100	Base	223,618
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	377
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,770
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

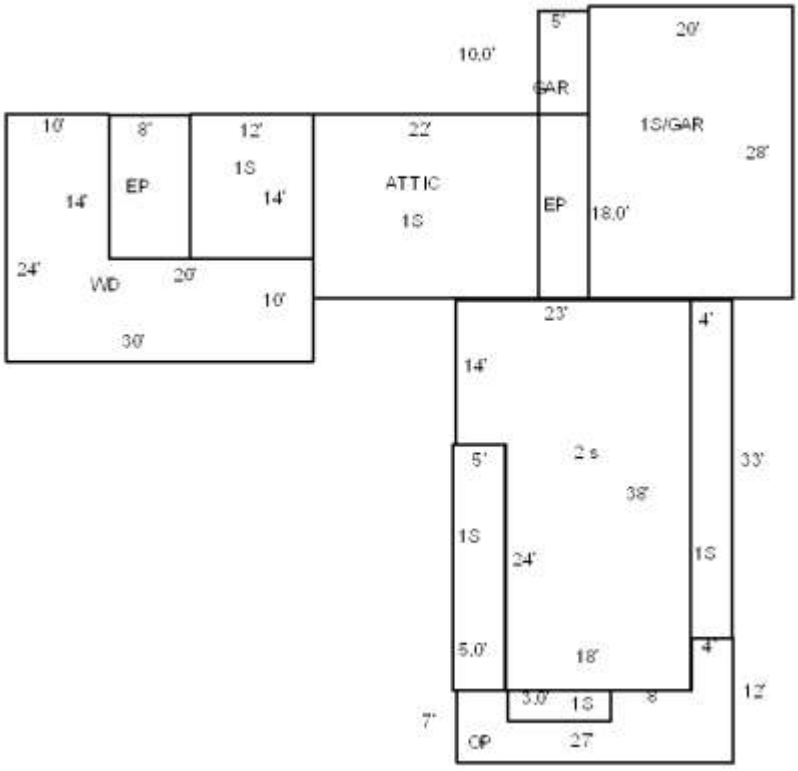
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1960	TYPICAL	TYPICAL	Good	Typical	239,125

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
LAYOUT.....	Location	78%	97%	105%	189,968

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1850	440	C 100	5.513	Good	78%	97%	105%	4.380
ONE STORY FRAME	1850	846	C 100	77.477	Good	78%	97%	105%	61.550
Unfinished Attic	1850	396	C 100	2.479	Good	78%	97%	105%	1.970
Frame Garage	2003	50	C 100	2.406	Avg-	84%	100%	105%	2.122
Open Frame Porch	1850	209	C 100	8.832	Good	78%	97%	105%	7.016
1S AD/GAR.....	2003	535	C 100	56.528	Avg-	84%	90%	105%	44.872
Encl Frame Porch	1850	202	E 100	8.048	Good	78%	97%	105%	6.393
2,889 SFLA							Outbuilding Total		128,303

Accpt Land	87,900	Accepted Bldg	318,300	Total	406,200


5'
20'
10.0'
GAR
1S/GAR
28'
10'
8'
12'
22'
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EP
14'
14'
ATTIC
1S
EP
18.0'
24'
WD
20'
16'
30'
23'
4'
14'
5'
2 s
33'
38'
1S
24'
1S
5.0'
18'
4'
3.0'
1S
8'
12'
7'
OP
27'

Account: 236 Card: 1 of 1 Map/Lot: 014-016 Location: 82 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Value Change	SPLIT/SUBDIV
Reference 1	2 PARCELS SOLD IN ONE DEED $180500
Reference 2	LOT SIZE:1.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	09/29/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Homesite (Fract)	74,130.00	86,236	100%		86,236
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.75					Land Total	97,786

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	665 Sqft	Grade C 110	Base	216,212
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	914
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	4,974
Rooms	8				
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

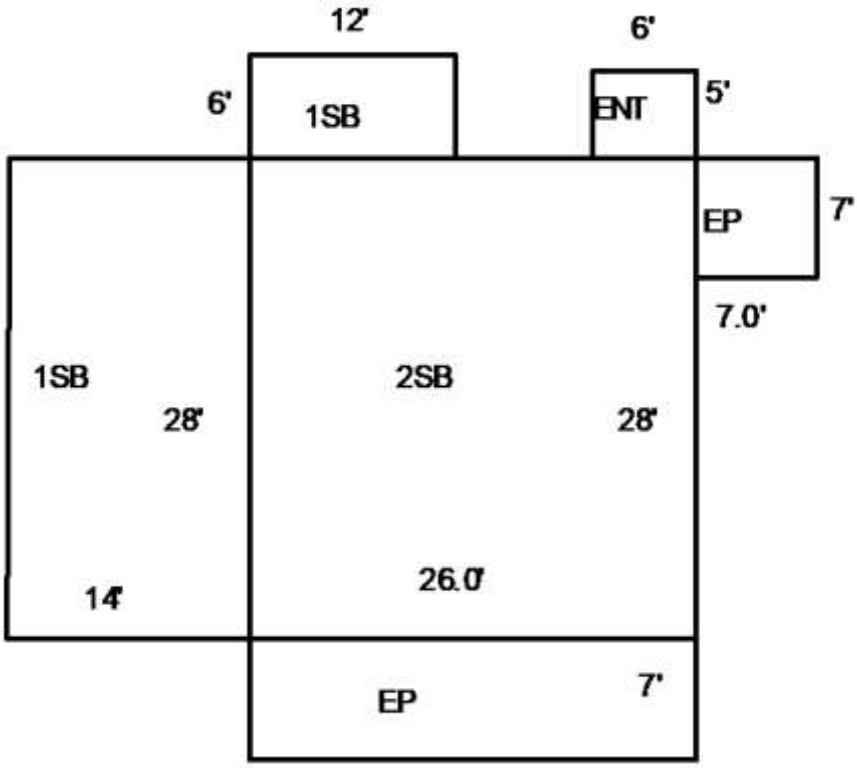
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	GOOD	GOOD	Very Good	Typical	233,716

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	85%	73%	105%	152,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1925	527	C 110	61.251	V.G.	85%	73%	105%	39.906
Encl Frame Porch	1925	294	C 110	25.769	V.G.	85%	73%	105%	16.790
BSMT ENTRY.....	1925	30	C 110	517	V.G.	85%	73%	105%	336
1.25 ST BARN....	1925	324	D 90	9.812	Fair	55%	100%	105%	5.667
Frame Shed	1925	324	D 90	3.651	Fair	55%	100%	105%	2.108
Frame Shed	1925	324	D 90	3.651	Fair	55%	100%	105%	2.108
1,857 SFLA							Outbuilding Total		66,915

Accpt Land	97,800	Accepted Bldg	219,200	Total	317,000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ENT
5'
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7'
7.0'
1SB
2SB
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EP
7'

Account: 237 Card: 1 of 1 Map/Lot: 015-002 Location: 210 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
Reference 1	B3038P0139
Reference 2	LOT SIZE:2.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 2

Sale Data

Sale Date	01/28/1983
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Homesite (Fract)	78,185.00	95,666	100%		95,666
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.90					Land Total	106,116

Dwelling Description

				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade C 100	Base	142,106
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	900
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,880
Heating	100% HW BB	Cooling	0% None	Heat	2,160
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,920
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

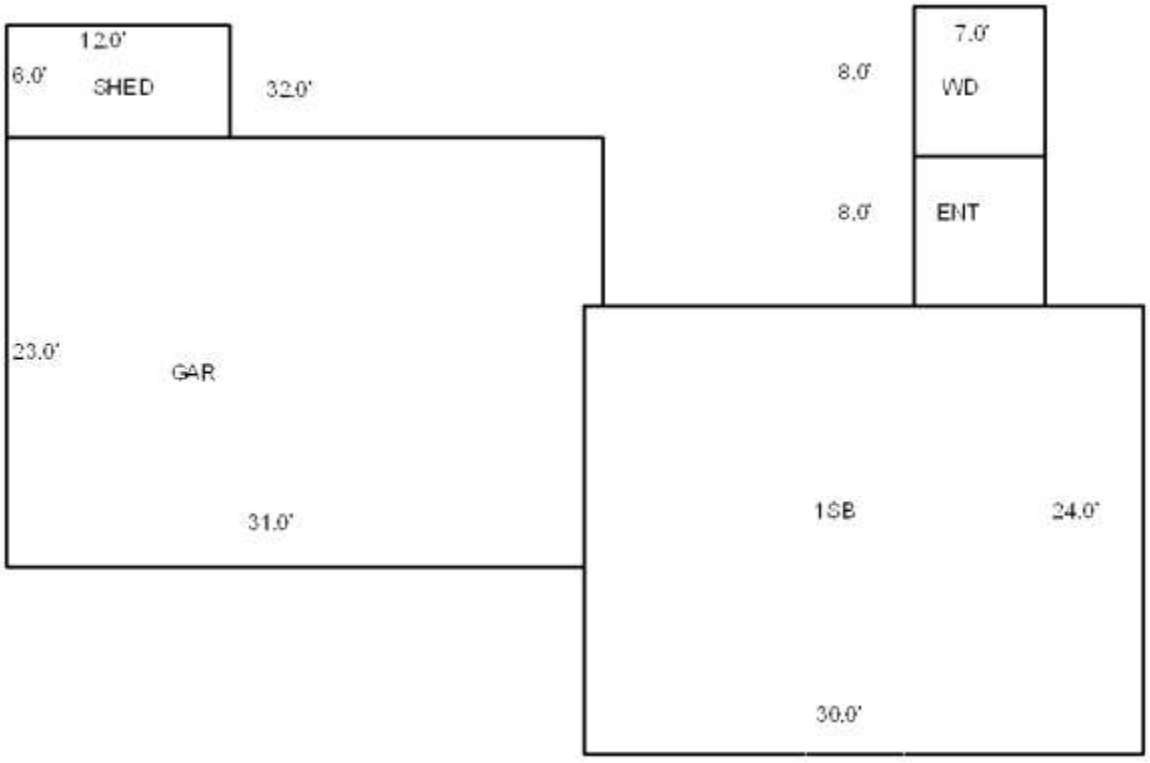
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Field5	Field7	Above Average	Field8	149,126

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	95%	104,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1960	72	C 100	1.127	Avg+	74%	100%	95%	792
Frame Garage	1960	722	C 100	26.604	Avg+	74%	100%	95%	18.703
BSMT ENTRY.....	1960	56	C 100	876	Avg+	74%	100%	95%	616
Wood Deck	1960	56	C 100	702	Avg+	74%	100%	95%	493
1.25 ST GARAGE..	1960	560	B 100	31.177	Avg+	73%	100%	95%	21.621
720 SFLA								Outbuilding Total	42,225

Accpt Land	106,100	Accepted Bldg	147,100	Total	253,200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Name: WALL, LISA K
WALL, JOHN M

Map/Lot: 005-006
Account: 238 Card: 1 of 1 Location: 483 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	11/09/2017
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17601P795
Reference 2	LOT SIZE:7.49
Tran/Land/Bldg	101 1 11
X.....	COND Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.49	Acres-Rear Land 1-10	1,710.00	6,565	100%		6,565
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.49					Land Total	114,070

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,300 Sqft	Grade B 100	Base	280,334
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Slab	Basement	1,268
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,070
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

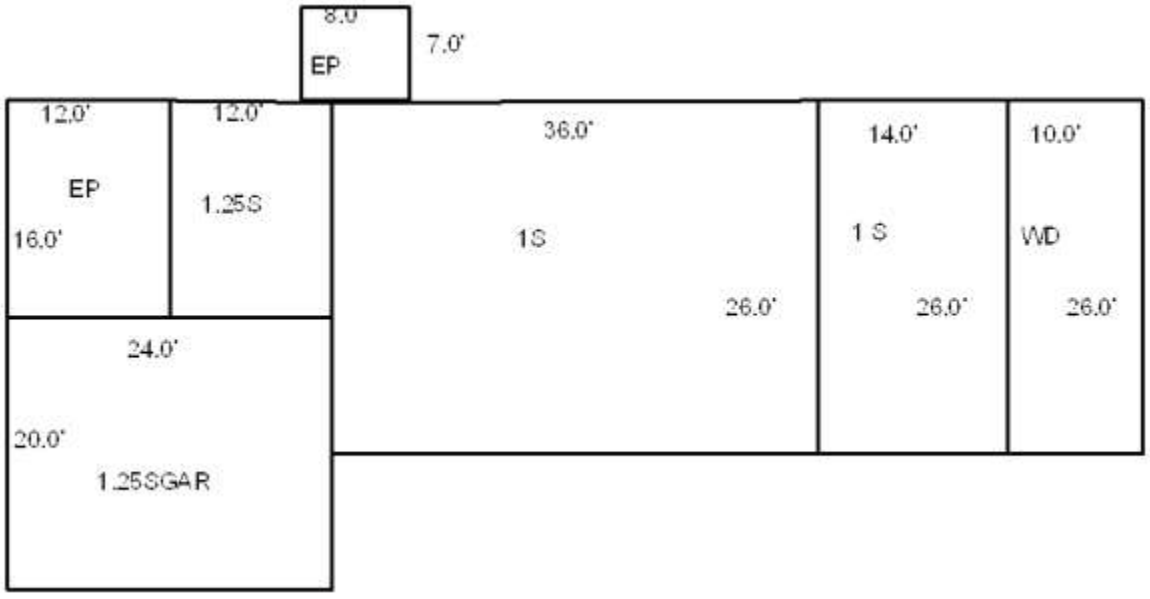
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	GOOD	GOOD	Average	Typical	296,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	214,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 STORY	1979	192	B 100	23.443	Avg.	76%	100%	95%	16,926
Encl Frame Porch	1979	192	B 100	19.889	Avg.	76%	100%	95%	14,360
1.25 ST GARAGE..	1979	480	B 100	26.868	Avg.	76%	100%	95%	19,399
Encl Frame Porch	1979	56	B 100	5.801	Avg.	76%	100%	95%	4,189
Frame Garage	1979	416	C 100	15.585	Avg.	74%	100%	95%	10,956
Wood Deck	1979	780	B 100	12.705	Avg.	76%	100%	95%	9,173
1,540 SFLA							Outbuilding Total		75,003

Accpt Land 114,100 Accepted Bldg 289,400 Total 403,500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Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/30/1992
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B6147P0191
Reference 2	LOT SIZE: .27
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	74,130.00	71,536	100%		71,536
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.27					Land Total	83,086

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	840 Sqft	Grade C 100	Base	200,226
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,050
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Forced Warm	Cooling	0% None	Heat	1,279
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

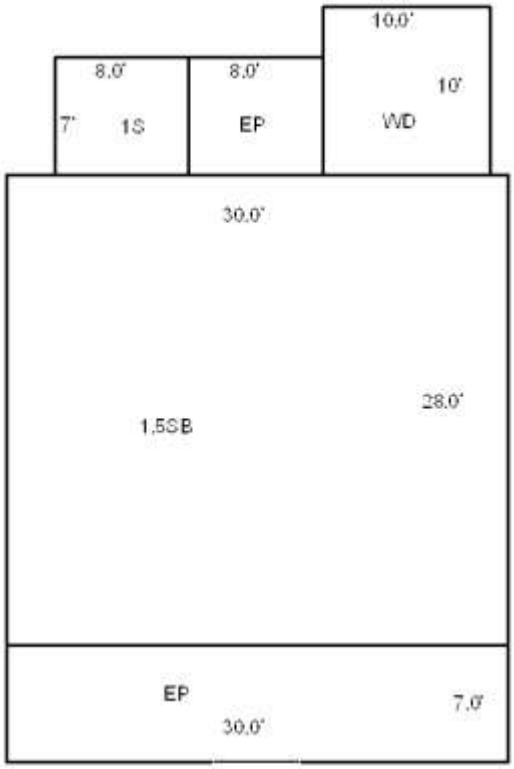
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1931	1970	TYPICAL	TYPICAL	Average	Typical	203,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	143,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1931	56	C 100	5.128	Avg.	67%	100%	105%	3.608
Encl Frame Porch	1931	56	C 100	4.462	Avg.	67%	100%	105%	3.140
Wood Deck	1931	100	C 100	1.253	Avg.	67%	100%	105%	882
Encl Frame Porch	1931	210	C 100	16.733	Avg.	67%	100%	105%	11.772
Frame Garage	2013	480	C 100	17.890	Avg.	93%	100%	105%	17.470
1,316 SFLA								Outbuilding Total	36,872

Accpt Land	83,100	Accepted Bldg	179,900	Total	263,000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Name: BENTLEY, TRAVIS
BENTLEY, SHANNON
Map/Lot: 018-049
Account: 240 Card: 1 of 1 Location: 6 PARTRIDGE LN

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/08/2018
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Seller
Validity	Other Non Valid

Reference 1	B17640P873
Reference 2	LOT SIZE: 0.32
Tran/Land/Bldg	101 1 11
X.....	7 Y..... 0
Exemption(s)	1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	74,130.00	72,762	100%		72,762
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.32					Land Total	84,312

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	572 Sqft	Grade C 110	Base	185,012
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	629
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,303
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

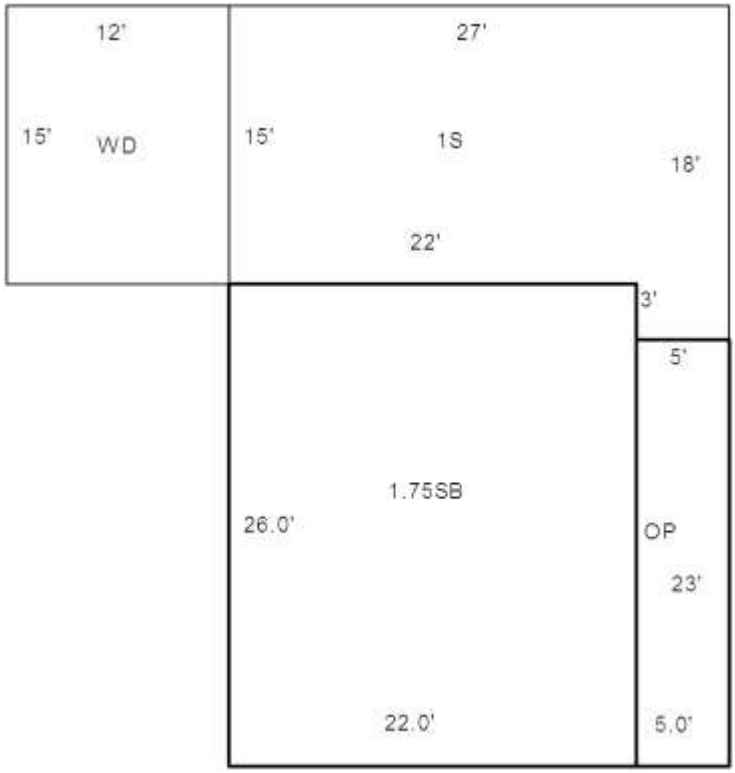
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2016	TYPICAL	TYPICAL	Very Good	Typical	203,464

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	105%	181,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1900	420	C 110	42.310	V.G.	85%	100%	105%	37.762
Open Frame Porch	1900	115	C 110	5.346	V.G.	85%	100%	105%	4.771
Wood Deck	1900	180	C 110	2.480	V.G.	85%	100%	105%	2.213
1.25 ST GARAGE..	2017	384	C 100	16.692	Avg.	95%	100%	105%	16.650
1,421 SFLA							Outbuilding Total		61,396

Accpt Land	84,300	Accepted Bldg	243,000	Total	327,300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Map/Lot: 004-097
Account: 241 Card: 1 of 1 Location: 93 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use RESIDENTIAL 2
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B6744P0320
Reference 2 LOT SIZE:1.6
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Homesite (Fract)	76,500.00	82,293	100%		82,293
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.60					Land Total	93,293

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	160,363
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp 1/4 Bmt	Basement	432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,160
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

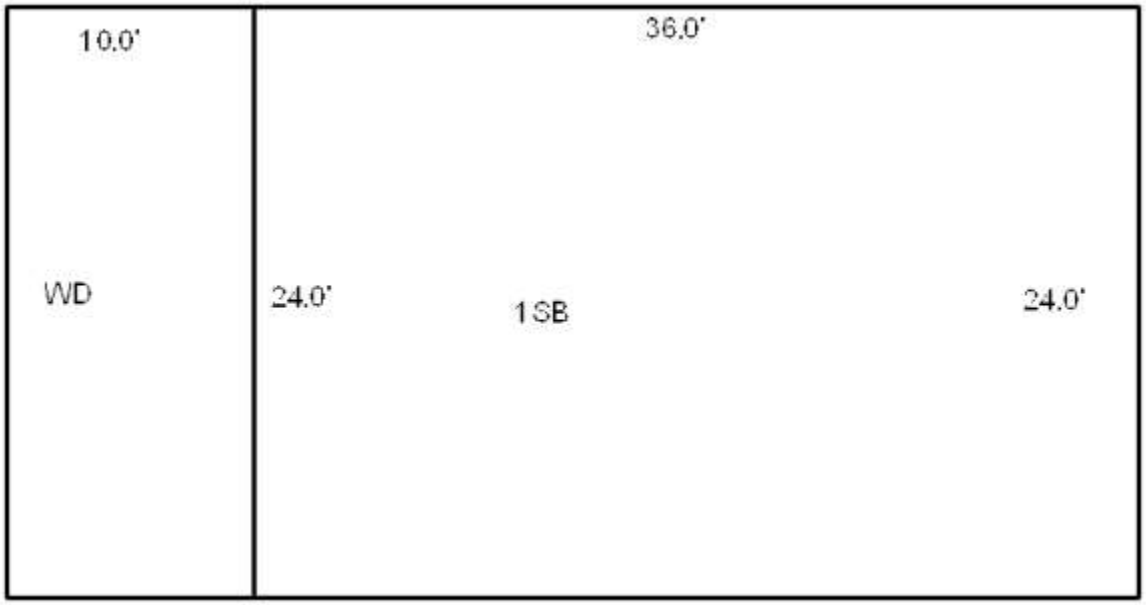
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	GOOD	Above Average	Typical	162,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	128,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1990	99	C 100	1.549	Avg.	80%	100%	100%	1.239
Shed.....	1990	320	C 100	5.008	Avg.	80%	100%	100%	4.006
Wood Deck	1972	100	C 100	1.253	Avg.	70%	100%	100%	877
Frame Garage	2015	600	C 100	22.211	Avg.	94%	100%	100%	20.878
864 SFLA							Outbuilding Total		27,000

Accpt Land 93,300 Accepted Bldg 155,700 Total 249,000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Name: O'CONNOR, MICHAEL
O'CONNOR, PATRICIA
Map/Lot: 006-011-1
Account: 242 Card: 1 of 1 Location: 423 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/29/2012
Sale Price	520,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16357P742
Reference 2	LOT SIZE:60 ok, old sale
Tran/Land/Bldg	101 1 11
X.....	ADDN Y Coord
Exemption(s)	1 86 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
36.00	Acres-Rear 21+	665.00	26,334	100%		26,334
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 60.00					Land Total	163,099

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,044 Sqft	Grade B 100	Base	346,385
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,357
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	57% Forced Warm	Cooling	0% None	Heat	1,534
Rooms	10	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,456
Attic	Floor & Stairs			Attic	2,714
FirePlaces	5			Fireplace	29,887
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

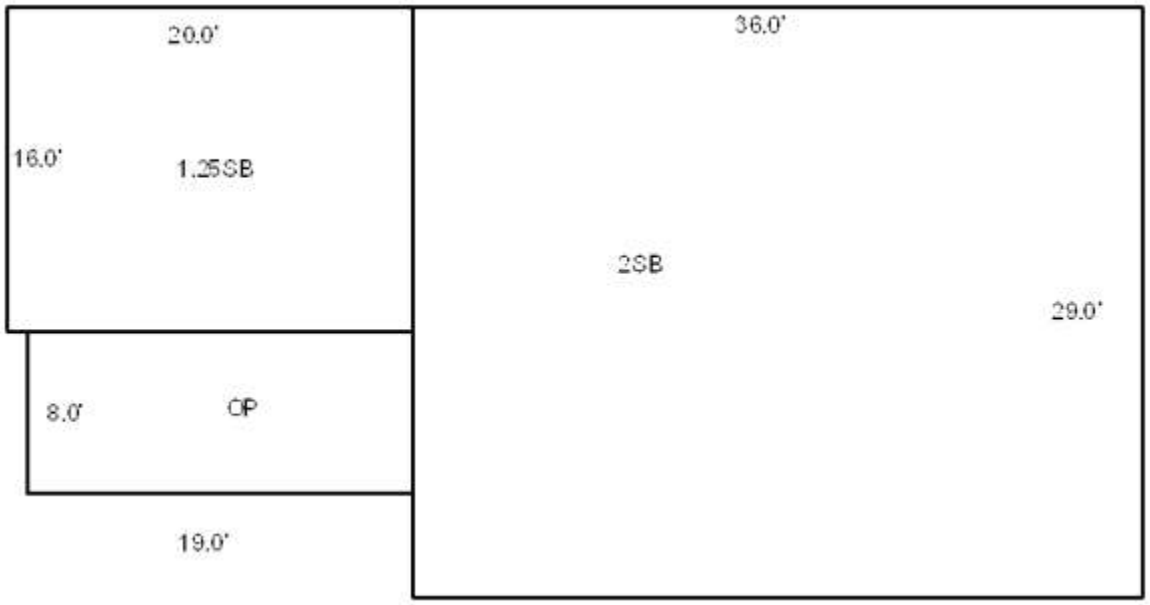
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1728	1978	TYPICAL	TYPICAL	Average	Typical	410,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	261,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 S/B	1978	320	B 100	45.939	Avg.	67%	100%	95%	29.240
Open Frame Porch	1978	152	B 100	8.351	Avg.	67%	100%	95%	5.315
LOFT BARN BSMT	1728	2394	B 100	128.209	Avg.	67%	100%	95%	81.605
1 & 1/2 STORY FR	1728	570	B 100	99.168	Good	78%	100%	95%	73.483
Frame Shed	1728	405	B 100	8.239	Avg.	67%	100%	95%	5.244
Shed.....	1962	720	B 100	14.648	Avg.	67%	100%	95%	9.323
Wood Deck	2021	32	B 100	521	Avg.	67%	100%	95%	332
SOLAR CL3 /KW	2021			----SOUND VALUE----					15.000
3,343 SFLA							Outbuilding Total		219,542

Accpt Land	163,100	Accepted Bldg	480,700	Total	643,800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Name: CLARK, EDWARD J JR
CLARK, LENORE I
Map/Lot: 019-015
Account: 243 Card: 1 of 1 Location: 52 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Reference 1	B2068P0513
Reference 2	LOT SIZE: .69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	74,130.00	78,573	100%		78,573
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.69					Land Total	90,123

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	952 Sqft	Grade C 100	Base	270,378
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	952
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% HW BB	Cooling	0% None	Heat	5,950
Rooms	13	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

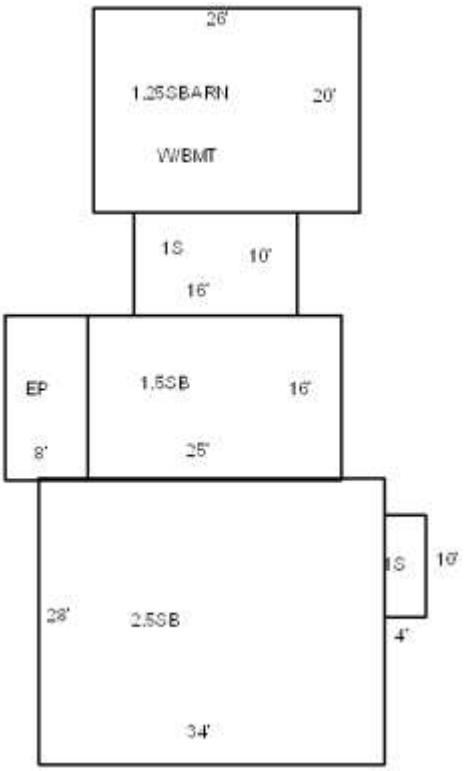
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1960	OLD TYPE	TYPICAL	Below Average	Inadeq.	288,640

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
COND/DES/UTIL...	Location	60%	83%	105%	150,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
LOFT BARN BSMT	1830	520	C 100	22.369	Ava-	60%	83%	105%	11.696
ONE STORY FRAME	1830	160	C 100	14.653	Ava-	60%	83%	105%	7.663
1.5 Story/BSMT	1830	400	C 100	59.172	Ava-	60%	83%	105%	30.941
Open Frame Porch	1830	128	C 100	5.409	Ava-	60%	83%	105%	2.828
1 STORY	1830	40	C 100	3.663	Ava-	60%	83%	105%	1.916
SHOP	1830	400	C 100	8.800	Ava.	67%	100%	105%	6.191
3,180 SFLA							Outbuilding Total		61,235

Accpt Land 90,100 Accepted Bldg 212,200 Total 302,300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10'
16'
EP
1.5SB
16'
8'
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1S
10'
26'
2.5SB
4'
34'

Account: 244 Card: 1 of 1 Map/Lot: 010-012 Location: STUB MARSH RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:36 REAR
Tran/Land/Bldg 900 12 99
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
16.00	Acres-Rear 21+	210.00	3,696	100%		3,696
Total Acres 36.00				Land Total		19,096

Accpt Land 19,100 Accepted Bldg 0 Total 19,100

Map/Lot: 021-017
Account: 245 Card: 1 of 1 Location: 79 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B2712P0262
Reference 2	LOT SIZE: .46
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	74,130.00	75,451	100%		75,451
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.46					Land Total	87,001

Dwelling Description

				Replacement Cost New	
Ranch	One Story	760 Sqft	Grade C 100	Base	147,177
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,280
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

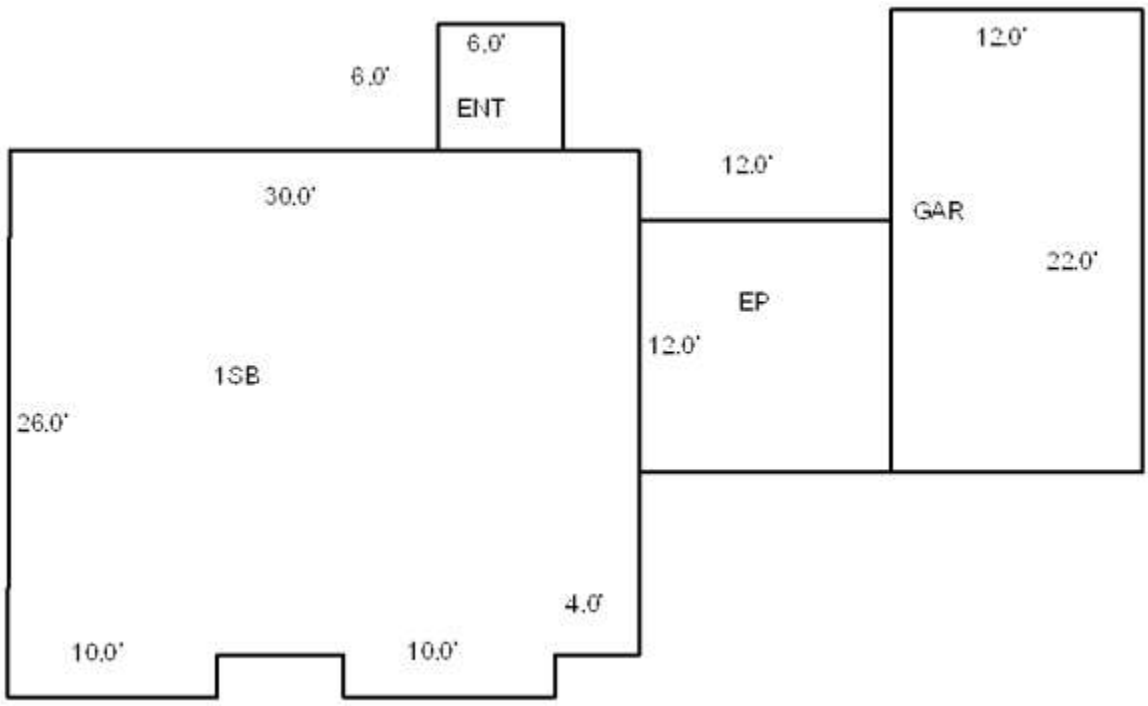
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Above Average	Typical	156,487

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	119,947

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1952	144	C 100	11.474	Avg+	73%	100%	105%	8.795
Frame Garage	1952	264	C 100	10.112	Avg+	73%	100%	105%	7.751
BSMT ENTRY.....	1952	36	C 100	563	Avg+	73%	100%	105%	432
760 SFLA							Outbuilding Total		16,978

Accpt Land	87,000	Accepted Bldg	136,900	Total	223,900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Account: 246 Card: 1 of 1 Map/Lot: 010-032 Location: 52 LINSCOTT HILL RD

Neighborhood 10 LINSCOTT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/01/2002
Sale Price	210,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B12042P333
Reference 2	LOT SIZE:4.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.50	Acres-Rear Land 1-10	1,710.00	941	100%		941
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.50					Land Total	108,446

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	828 Sqft	Grade C 100	Base	151,691
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,242
Fin. Basement Area	680 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	17,424
Heating	100% Electric	Cooling	0% None	Heat	1,035
Rooms	6	HEARTHS		HEARTHS	2,400
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

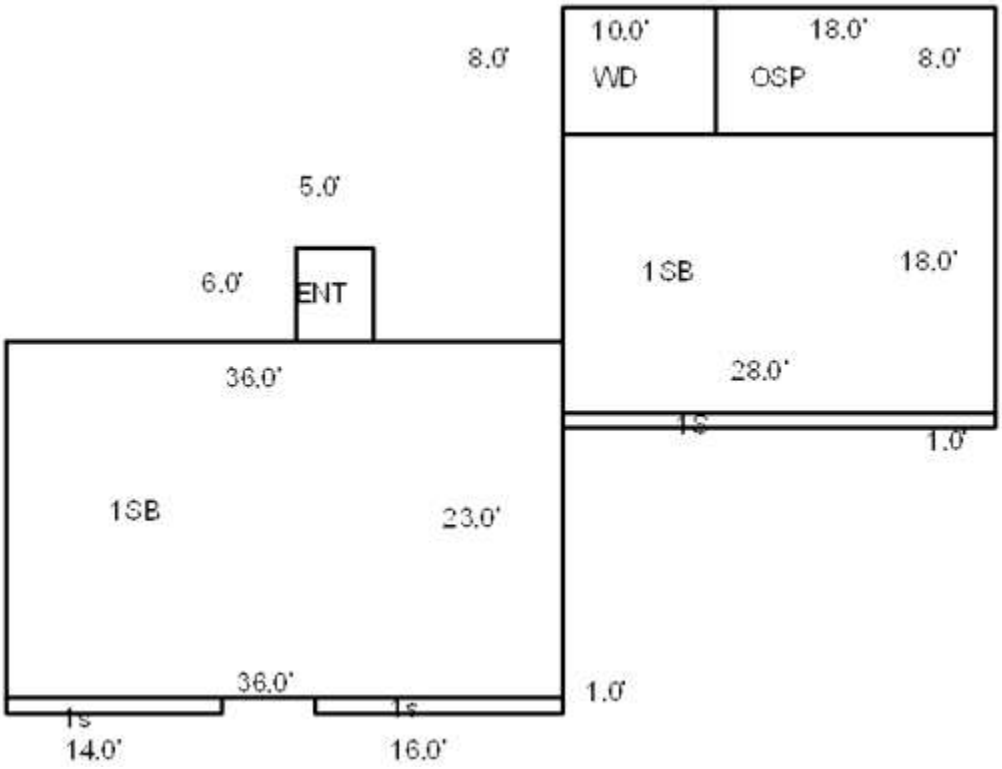
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2003	GOOD	TYPICAL	Average	Typical	179,842

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	95%	126,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1975	16	C 100	1.465	Avg.	74%	100%	95%	1.030
1 STORY	1975	14	C 100	1.282	Avg.	74%	100%	95%	902
BSMT ENTRY.....	1975	30	C 100	470	Avg.	74%	100%	95%	331
1 Story/BSMT	1975	504	C 100	53.253	Avg.	74%	100%	95%	37.437
Wood Deck	1975	80	C 100	1.002	Avg.	74%	100%	95%	704
OPEN SCR PORCH	1975	144	C 100	6.690	Avg.	74%	100%	95%	4.703
Swimming Pool	1986	648	C 100	12.100	Avg+	99%	100%	95%	11.380
Frame Shed	1986	96	C 100	1.502	Avg.	74%	100%	95%	1.055
BATH/POOL HOUSE	1986	228	C 100	7.139	Avg.	74%	100%	95%	5.019
GAZEBO	1986	50	C 100	1.686	Avg.	74%	100%	95%	1.186
1,362 SFLA							Outbuilding Total		63,747

Accpt Land 108,400 Accepted Bldg 190,200 Total 298,600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Name: LAMBERT, ROBERT J
LAMBERT, MEGAN M
Map/Lot: 019-005
Account: 247 Card: 1 of 1 Location: 202 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/10/2014
Sale Price	264,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16851P454
Reference 2	LOT SIZE: 1.20
Tran/Land/Bldg	104 1 13
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	78,185.00	87,586	100%		87,586
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.20					Land Total	98,036

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	616 Sqft	Grade C 100	Base	206,272
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	616
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	15				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	21,120
Attic	Floor & Stairs			Attic	1,232
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

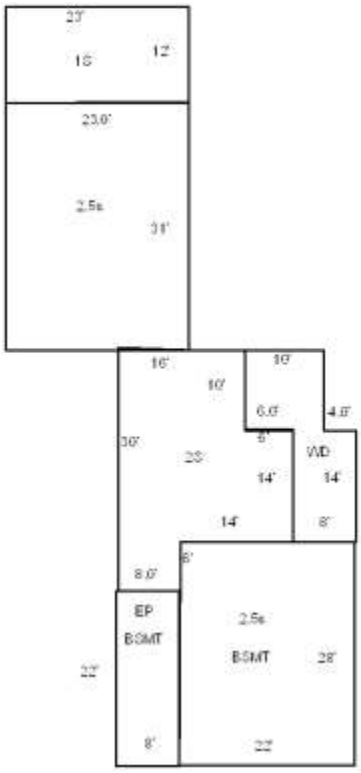
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1930	TYPICAL	TYPICAL	Average	Typical	232,936

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	81%	95%	120,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1900	276	C 100	25.276	Avg.	67%	81%	95%	13.031
2 & 1/2 STORY FR	1900	713	C 100	118.030	Avg.	67%	81%	95%	60.852
TWO STORY FRAME	1900	515	C 100	83.435	Avg.	67%	81%	95%	43.016
Wood Deck	1900	212	C 100	2.656	Avg.	67%	100%	95%	1.691
ENC.PORCH/BSMT	1900	176	C 100	16.396	Avg.	67%	100%	95%	10.436
Frame Garage	1900	1080	C 100	39.496	Avg+	73%	100%	95%	27.390
4,320 SFLA							Outbuilding Total		156,416

Accpt Land	98,000	Accepted Bldg	276,500	Total	374,500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22'

Name: CLEMENT, DALE
CLEMENT, PAMELA J
Map/Lot: 003-019A
Account: 248 Card: 1 of 1 Location: 404 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/05/2010
Sale Price	1
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B15860P229
Reference 2	LOT SIZE: 1.4
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

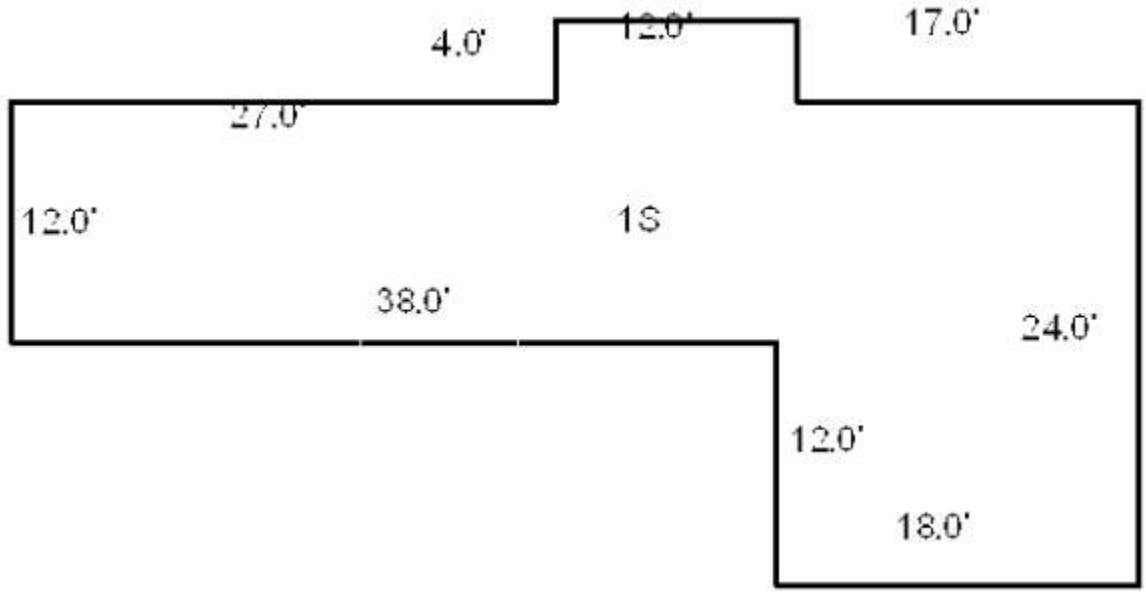
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	76,500.00	81,201	100%		81,201
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.40					Land Total	92,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ADDITION ..	1970	48	D 100	1.822	Avg.	69%	100%	100%	1.257
Frame Shed	1970	175	C 100	2.739	Avg.	69%	100%	100%	1.890
Frame Shed	1970	476	C 100	7.449	Avg.	69%	100%	100%	5.140
MH ADDITION ..	1970	216	D 100	8.196	Avg.	69%	100%	100%	5.655
12 Mobile Home.	1970	12X38	D 100	10.216	Avg.	40%	100%	100%	4.086
Frame Garage	1970	600	C 100	22.211	Avg.	69%	100%	100%	15.326
456 SFLA								Outbuilding Total	33,354

Accpt Land 92,200 Accepted Bldg 33,400 Total 125,600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Map/Lot: 003-021-1
Account: 249 Card: 1 of 1 Location: 16 RANDALL RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Well & SepticSeptic
Street	No Street

Sale Data

Sale Date	09/25/2018
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B17810P917
Reference 2	LOT SIZE: 1.1
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	76,500.00	79,267	90%	Size/Shape	71,340
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.10					Land Total	82,340

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	396 Sqft	Grade C 100	Base	146,949
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	297
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	1,584
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

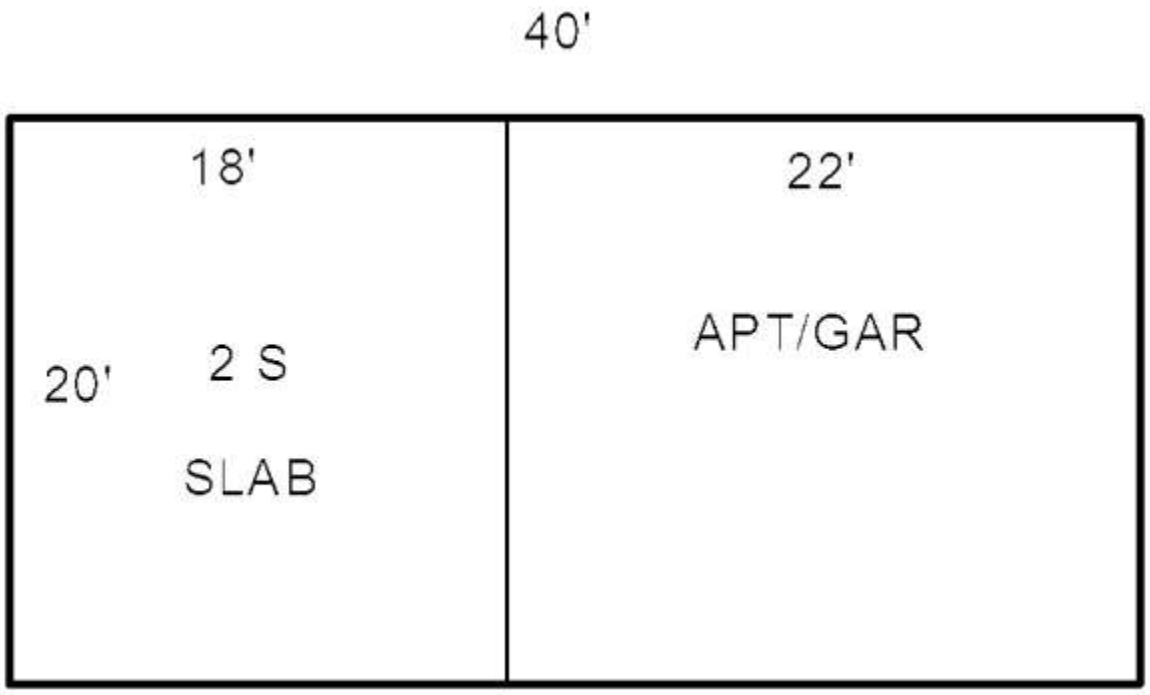
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Field8	154,110

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	146,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT/GAR	2016	440	C 100	48.211	Avg.	95%	100%	100%	45.800
Wood Deck	2016	512	C 100	6.415	Avg.	95%	100%	100%	6.094
1,232 SFLA						Outbuilding Total			51,894

Accpt Land	82,300	Accepted Bldg	198,300	Total	280,600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APT/GAR
SLAB

Name: CLEMENT, SHERI L
LEVESQUE, LEVESQUE, JOEL
Map/Lot: 003-019
Account: 250 Card: 1 of 1 Location: 444 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 2
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 07/01/2013
Sale Price 138,600
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B16645P914
Reference 2 LOT SIZE: 3.35
Tran/Land/Bldg 101 1 11
X..... P Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.35	Acres-Homesite (Fract)	76,500.00	88,604	100%		88,604
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.35					Land Total	99,604

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	680 Sqft	Grade C 110	Base	219,255
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	374
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,740
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	23,232
Attic	Floor & Stairs			Attic	1,496
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

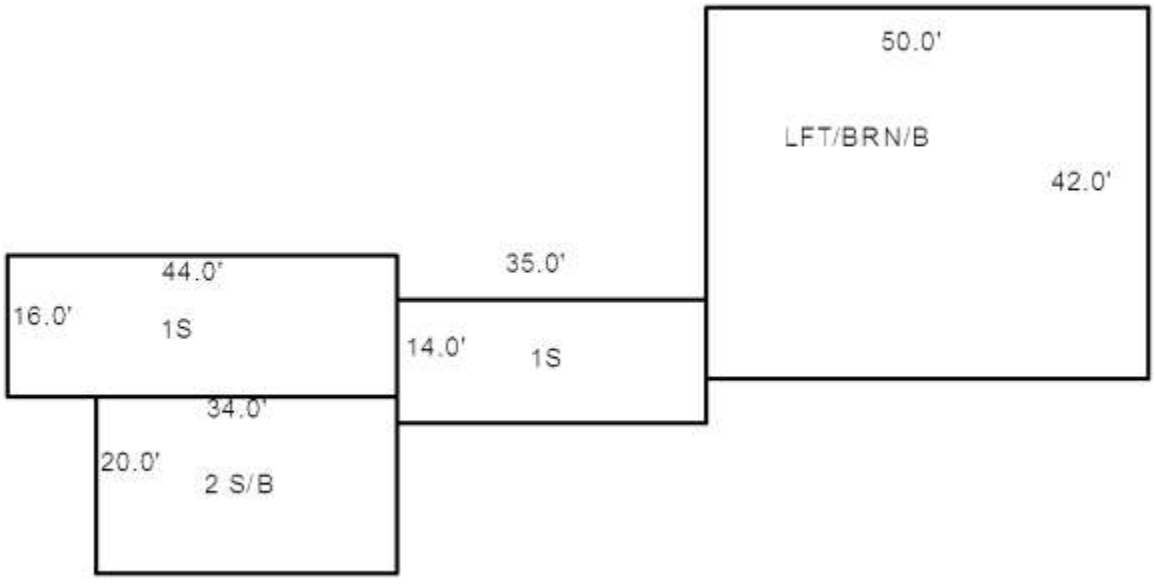
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1908	1946	TYPICAL	TYPICAL	Very Good	Typical	248,097

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	100%	210,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
LOFT BARN BSMT	1908	1900	C 110	86.373	V.G.	85%	100%	100%	73.417
1 ST CATH CEILING	1908	490	C 110	57.032	V.G.	85%	100%	100%	48.477
ONE STORY FRAME	2014	704	C 100	64.472	Avg.	93%	100%	100%	59.959
2,554 SFLA							Outbuilding Total		181,853

Accpt Land 99,600 Accepted Bldg 392,700 Total 492,300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2 S/B

Name: WOODWARD, RAE A F/K/A RAE STANLEY
WOODWARD, JASON
Map/Lot: 012-016
Account: 251 Card: 1 of 1 Location: 63 WEST FOURTH ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	03/10/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B12912P093
Reference 2	LOT SIZE: .60
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	210,000	243,987	100%		243,987
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.60					Land Total	257,737

Dwelling Description

				Replacement Cost New	
Ranch	One Story	312 Sqft	Grade D 100	Base	72,302
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	312
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	749
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

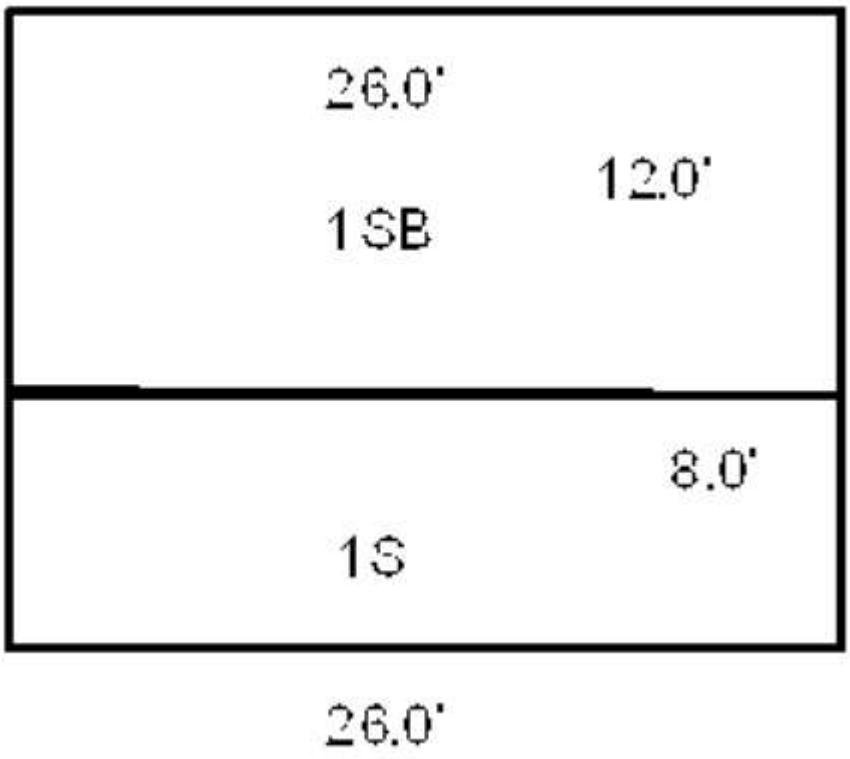
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	TYPICAL	TYPICAL	Average	Typical	73,363

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	125%	65,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
THREE STORY FR	1969	0	D 100	0	Avg.	71%	100%	125%	0
ONE STORY FRAME	1969	208	D 100	15.239	Avg.	71%	100%	125%	13,525
520 SFLA							Outbuilding Total		13,525

Accpt Land	257,700	Accepted Bldg	78,600	Total	336,300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Map/Lot: 012-017
Account: 252 Card: 1 of 1 Location: 62 WEST FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	11/04/2009
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B15788P290
Reference 2 LOT SIZE: .23
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	210,000	224,747	100%		224,747
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
0.48	Acres-Rear Land 1-10	7,000.00	3,696	100%		3,696
Total Acres 0.86					Land Total	242,193

Dwelling Description

				Replacement Cost New	
Ranch	One Story	590 Sqft	Grade D 100	Base	100,499
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-944
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	None			Insulation	-472
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

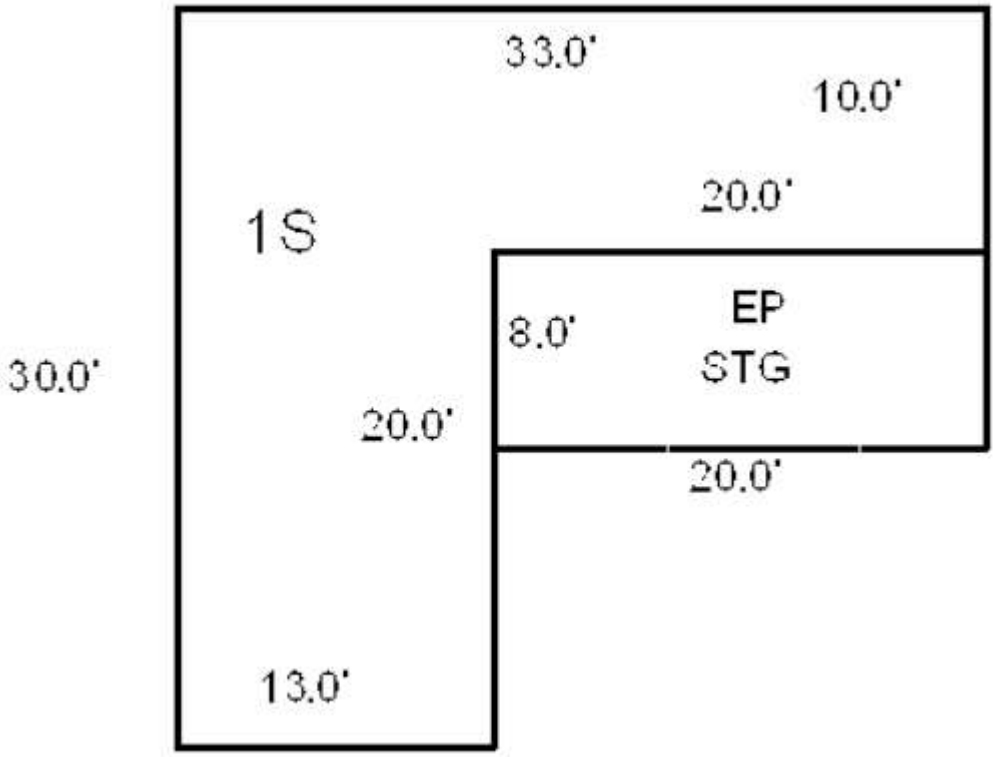
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	103,923

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	125%	87,036

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	160	D 100	10,199	Avg.	67%	100%	125%	8,541
STORAGE	1950	160	D 100	1,604	Avg.	67%	100%	125%	1,344
590 SFLA						Outbuilding Total			9,885

Accpt Land 242,200 Accepted Bldg 96,900 Total 339,100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Map/Lot: 003-019B
Account: 253 Card: 1 of 1 Location: 57 CIDER MILL POND RD

Neighborhood 49 CIDER MILL

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/14/2013
Sale Price	1,416,580
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16733P879
Reference 2	LOT SIZE: 3.01
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.01	Acres-Homesite (Fract)	76,500.00	87,661	100%		87,661
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.01					Land Total	98,661

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,128 Sqft	Grade C 100	Base	167,403
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,692
Fin. Basement Area	568 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	13,226
Heating	100% HW BB	Cooling	0% None	Heat	3,384
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

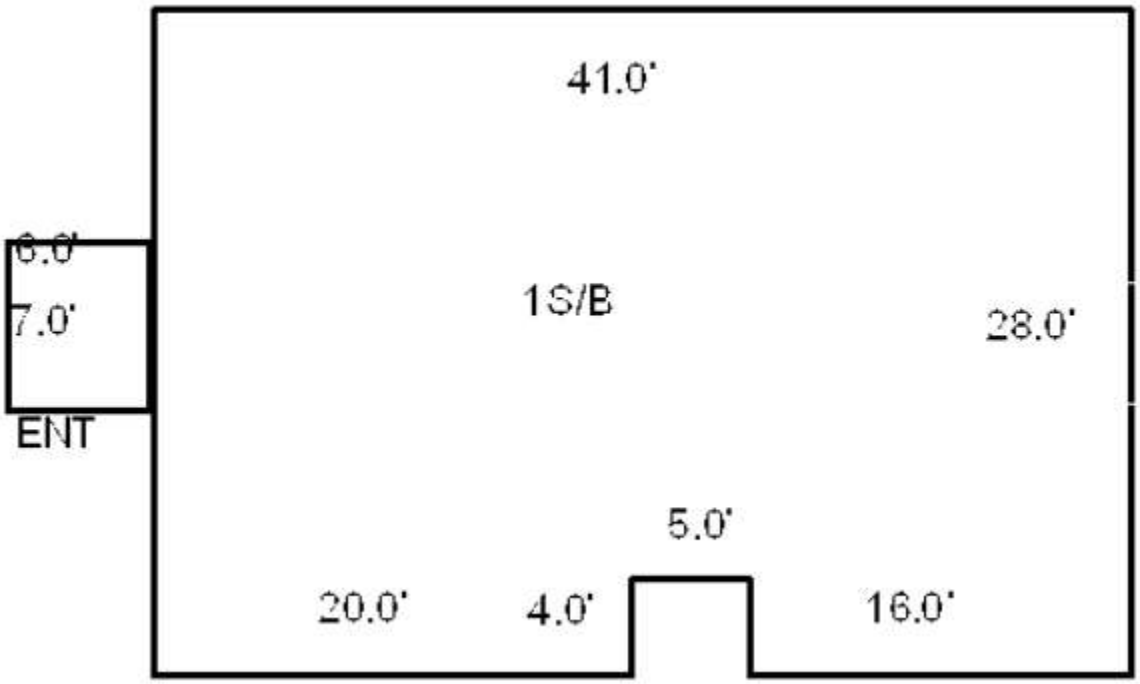
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	194,425

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	100%	138,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1970	42	C 100	657	Avg.	71%	100%	100%	466
1.25 ST GARAGE..	1970	780	C 100	33.094	Avg.	71%	100%	100%	23.497
1,128 SFLA								Outbuilding Total	23,963

Accpt Land 98,700 Accepted Bldg 162,000 Total 260,700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Map/Lot: 003-087
Account: 254 Card: 1 of 1 Location: 139 LEBANON RD

Neighborhood 18	LEBANON RD		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography	RollingAbove Street	Sale Date	04/09/2003
Utilities	Well & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B12717P159		
Reference 2	LOT SIZE:0.7		
Tran/Land/Bldg	102 1 12		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	74,130.00	78,686	100%		78,686
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.70					Land Total	90,236

Dwelling Description / Replacement Cost New

Conventional	One Story	1,104 Sqft	Grade C 100	Base	185,762
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,380
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Units	Cooling	0% None	Heat	2,208
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

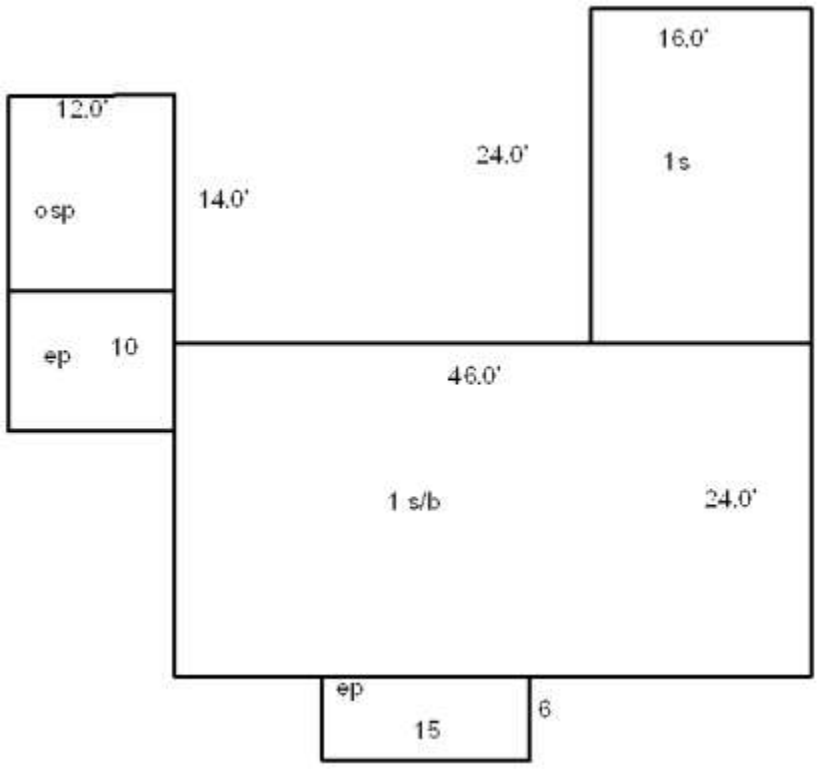
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	TYPICAL	TYPICAL	Average	Typical	202,690

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	142,592

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1961	168	D	0	Ava-	60%	0%	105%	0
Encl Frame Porch	1961	120	D	0	Ava-	60%	0%	105%	0
ONE STORY FRAME	1961	384	C 100	35.167	Ava.	67%	100%	105%	24.740
ENCL. PORCH	1961	90	D	0	Ava-	60%	0%	105%	0
Wood Deck	1961	144	C 100	1.804	Ava.	67%	100%	105%	1.269
1,488 SFLA							Outbuilding Total		26,009

Accpt Land	90,200	Accepted Bldg	168,600	Total	258,800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Map/Lot: 008-066
Account: 255 Card: 1 of 1 Location: 8 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B16032P847
Reference 2 LOT SIZE:42
Tran/Land/Bldg 111 1 7
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	01/13/2011
Sale Price	700,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
18.00	Acres-Rear 21+	665.00	13,167	100%		13,167
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 42.00					Land Total	149,932

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,282 Sqft	Grade C 100	Base	324,307
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-3	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,282
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	3,205
Rooms	11	HEARTHS		HEARTHS	800
Bedrooms	6	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	23,760
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

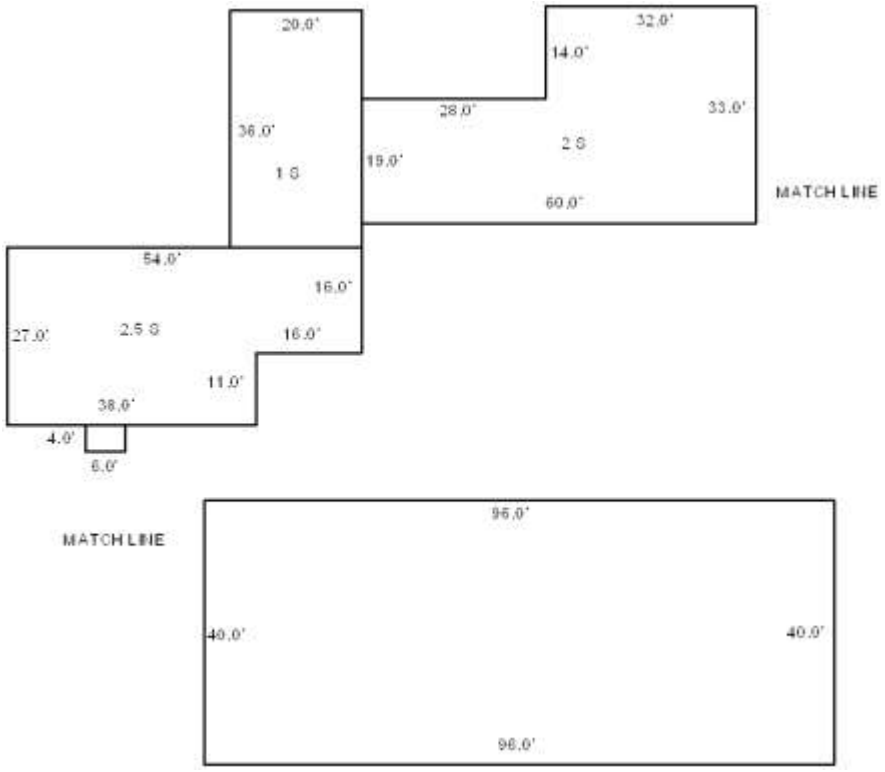
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Fair	Typical	359,404

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	48%	95%	90,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	720	C 100	65.938	Fair	55%	48%	95%	16.537
1.25 ST GARAGE..	1900	1588	C 100	66.561	Fair	55%	50%	95%	17.389
Open Frame Porch	1900	24	C 100	1.014	Fair	55%	50%	95%	265
APT	1900	3840	C 100	353.645	Avg.	67%	80%	95%	180.076
APT	1900	3840	C 100	353.645	Avg.	67%	80%	95%	180.076
APT	1900	1920	C 100	179.348	Avg.	67%	80%	95%	91.324
1 ST BARN.....	1900	1280	D 100	33.030	Fair	55%	100%	95%	17.258
1 ST BARN.....	1900	480	D 100	12.991	Fair	55%	100%	95%	6.788
SELF STOR WAREHO	2012	7000	C 100	146.440	Avg.	92%	100%	95%	127.989
3,284 SFLA							Outbuilding Total		637,702

Accpt Land 149,900 Accepted Bldg 727,800 Total 877,700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Name: KEARNS FAMILY LIVING TRUST OF 2020
KEARNS, ROBERT G. & JENNIFER L.,

Map/Lot: 008-069
Account: 256 Card: 1 of 1 Location: 848 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/17/2020
Sale Price	0
Sale Type	Other
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B5613P0315
Reference 2	LOT SIZE:2.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.40	Acres-Homesite (Fract)	76,500.00	91,849	100%		91,849
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.40					Land Total	108,349

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	186,331
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	156 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,089
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

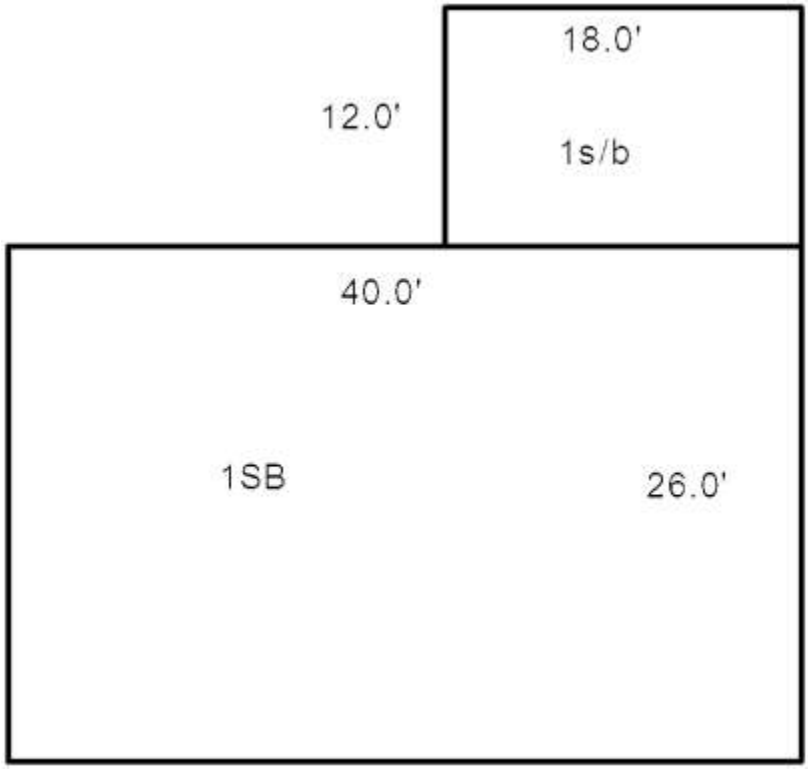
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	194,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	153,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1985	216	C 100	22.823	Avg.	79%	100%	100%	18.030
Wood Deck	1985	24	C 100	301	Avg.	79%	100%	100%	238
Frame Shed	1985	192	C 100	3.005	Avg.	79%	100%	100%	2.374
Frame Garage	1985	1672	C 100	60.814	Avg.	79%	100%	100%	48.043
1,256 SFLA								Outbuilding Total	68,685

Accpt Land	108,300	Accepted Bldg	222,700	Total	331,000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Name: ROHM, GARY B
ROHM, PATRICIA C
Map/Lot: 008-071
Account: 257 Card: 1 of 1 Location: 28 SAND POND RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography Above Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 11/03/2004
Sale Price 326,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1 B14277P548
Reference 2 LOT SIZE:2.25
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Homesite (Fract)	76,500.00	91,258	100%		91,258
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.25					Land Total	107,758

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,678 Sqft	Grade C 110	Base	304,420
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,769
Fin. Basement Area	1256 Sqft, Grade C	Basement Gar	None	Fin Bsmt	24,869
Heating	100% HW BB	Cooling	0% None	Heat	5,537
Rooms	5	HEARTHS		HEARTHS	880
Bedrooms	1	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	20,328
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

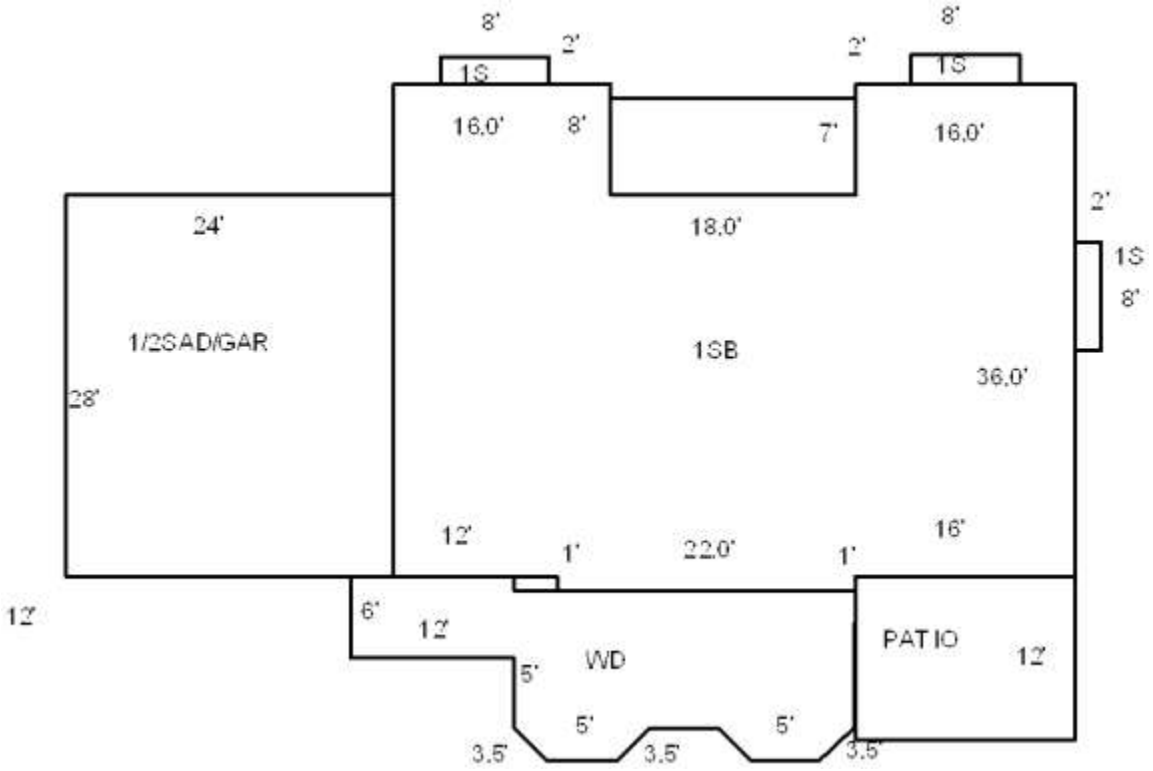
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	GOOD	GOOD	Average	Typical	358,803

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	100%	301,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1/2S AD/GAR.....	1994	672	C 110	51.035	Avg.	84%	100%	100%	42.869
Open Frame Porch	1994	126	C 110	5.858	Avg.	84%	100%	100%	4.921
ONE STORY FRAME	1994	16	C 110	1.612	Avg.	84%	100%	100%	1.354
1 STORY	1994	16	C 110	1.612	Avg.	84%	100%	100%	1.354
1 STORY	1994	16	C 110	1.612	Avg.	84%	100%	100%	1.354
Patio	1994	192	B 100	1.563	Avg+	85%	100%	100%	1.329
Wood Deck	1994	358	C 110	4.935	Avg.	84%	100%	100%	4.145
Frame Garage	1994	576	D 100	17.078	Avg-	78%	100%	100%	13.321
2,062 SFLA								Outbuilding Total	70,647

Accpt Land 107,800 Accepted Bldg 372,000 Total 479,800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Map/Lot: 017-060
Account: 258 Card: 1 of 1 Location: 64 MADISON ST

Neighborhood 8 MADISON ST

Zoning/Use VILLAGE A, B, C
Topography RollingBelow Street
Utilities All Public
Street Paved

Sale Data

Sale Date	11/20/2020
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE:0.10 ok,sale, cnd
Tran/Land/Bldg 101 1 11
X..... CORR Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	74,130.00	64,772	100%		64,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.10					Land Total	76,322

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	320 Sqft	Grade C 110	Base	139,829
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,540
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

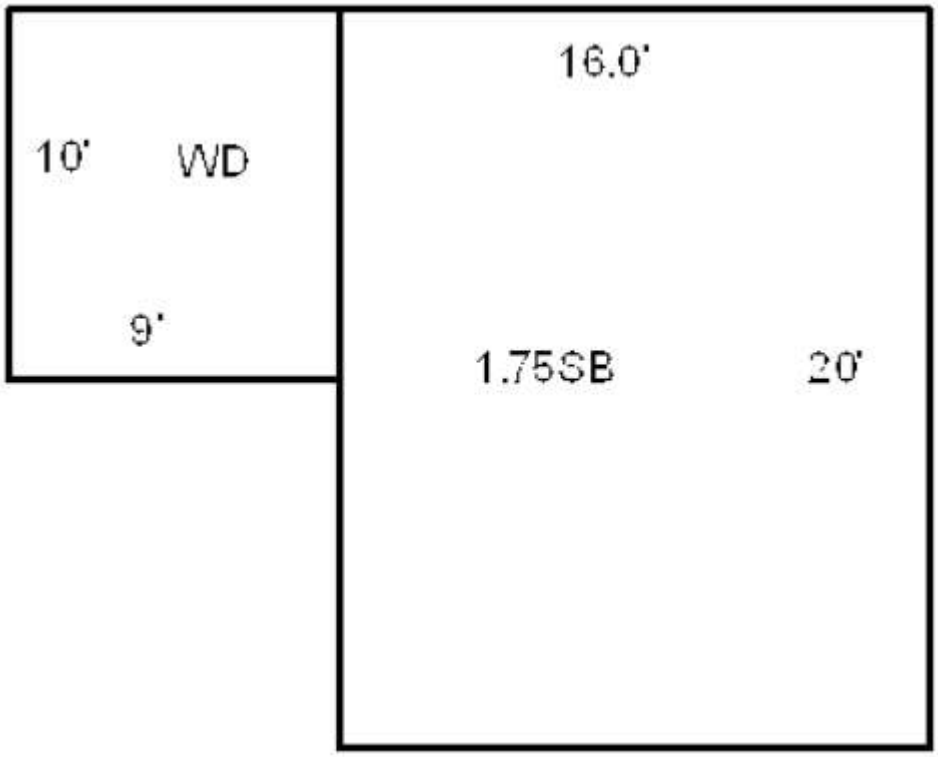
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	2004	TYPICAL	TYPICAL	Excellent	Typical	141,809

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	134,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1800	90	C 110	1.241	Exc.	90%	100%	105%	1.173
Frame Shed	2019	80	C 100	1.252	Avg.	96%	100%	105%	1.262
PATIO	2019	160	B 100	1.303	Avg.	100%	100%	105%	1.368
560 SFLA							Outbuilding Total		3,803

Accpt Land 76,300 Accepted Bldg 137,800 Total 214,100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9'
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20'

Name: CLOUGH, STANLEY
CLOUGH, JENNIFER E
Map/Lot: 004-077
Account: 259 Card: 1 of 1 Location: 527 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/24/2016
Sale Price	141,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17262P640
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	72,675.00	78,178	100%		78,178
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.80					Land Total	93,853

Dwelling Description

				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade C 100	Base	148,192
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,920
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

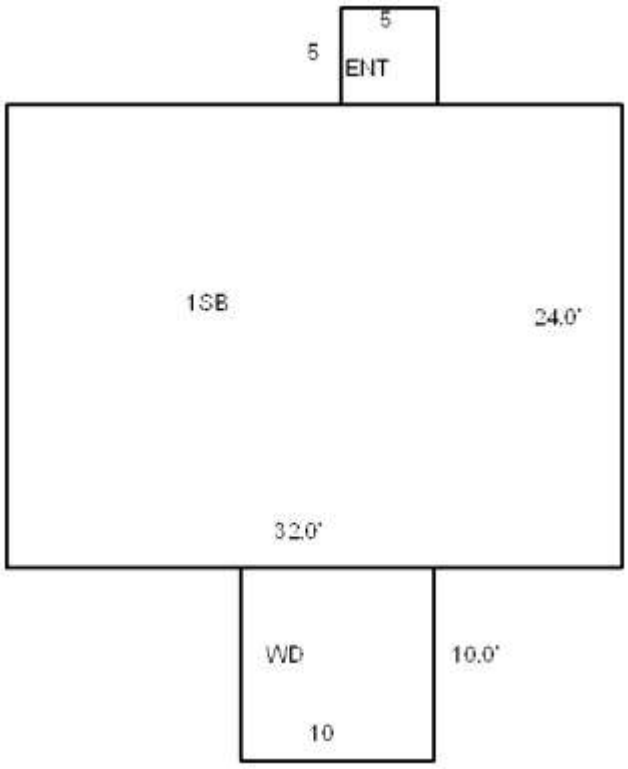
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Average	Typical	152,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	96,789

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1962	25	C 100	391	Avg.	67%	100%	95%	249
Wood Deck	1962	100	C 100	1.253	Avg.	67%	100%	95%	798
Frame Shed	1962	168	B 100	3.418	Avg.	67%	100%	95%	2,176
768 SFLA							Outbuilding Total		3,223

Accpt Land	93,900	Accepted Bldg	100,000	Total 193,900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ENT
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WD
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Name: CLOUGH, ROBERT D
CLOUGH, SANDRA E
Map/Lot: 007-024-1
Account: 260 Card: 1 of 1 Location: 1180 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B2148P0496
Reference 2	LOT SIZE:4.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description / Replacement Cost New

Ranch	One Story	1,408 Sqft	Grade C 100	Base	229,335
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,112
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,816
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

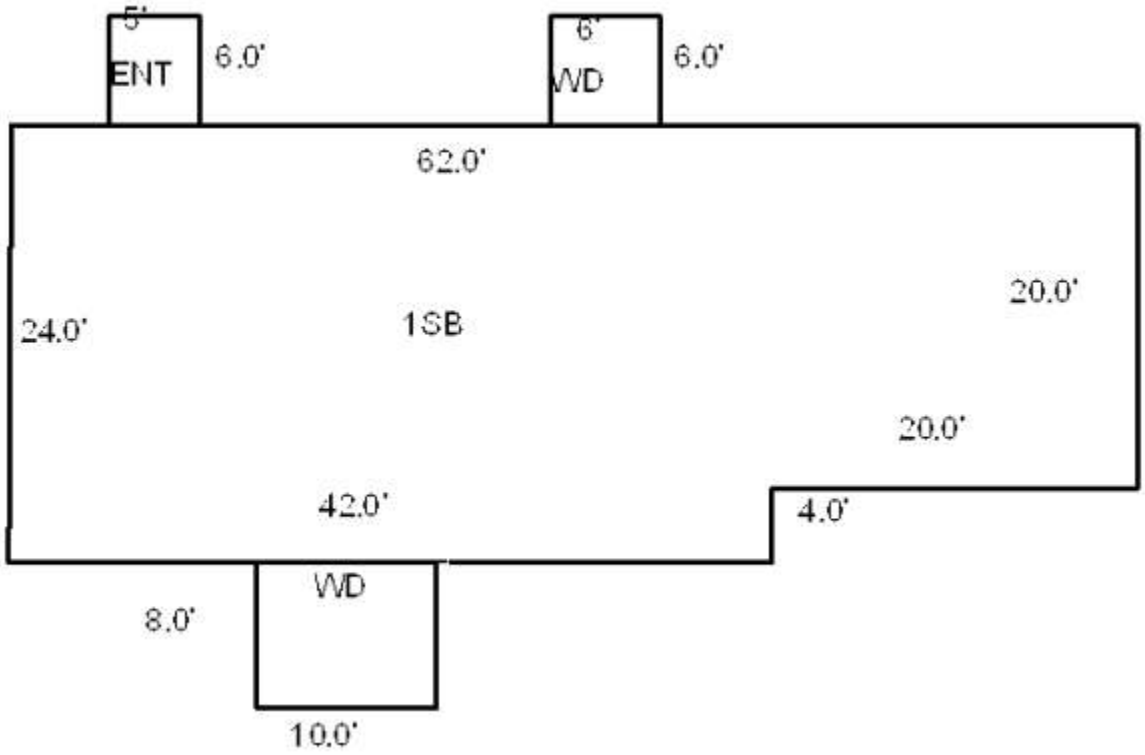
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	229,431

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	165,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1979	30	C 100	470	Ava.	76%	100%	95%	339
Wood Deck	1979	36	C 100	451	Ava.	76%	100%	95%	326
WOOD DECK	1979	80	C 100	1.002	Ava.	76%	100%	95%	724
1.75 ST GARAGE..	1979	936	C 100	49.888	Ava.	76%	100%	95%	36.019
1,408 SFLA							Outbuilding Total		37,408

Accpt Land	107,500	Accepted Bldg	203,100	Total	310,600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8.0'
10.0'

Name: COFFEREN, RAY
COFFEREN, BESSIE
Map/Lot: 021-025A
Account: 261 Card: 1 of 1 Location: 26 CARY LN

Neighborhood 57 CARY LANE

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticSeptic
Street Gravel

Reference 1 B2195P0327
Reference 2 LOT SIZE: 2.27
Tran/Land/Bldg 103 1 9
X..... MH Y..... 0
Exemption(s) 1 17 0 Land Schedule 4

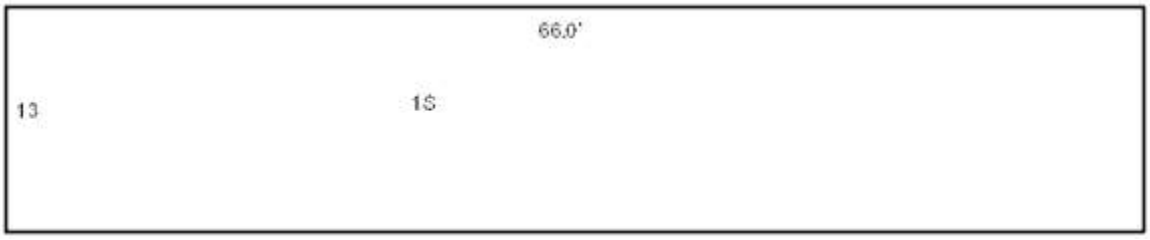
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.27	Acres-Homesite (Fract)	74,130.00	88,509	100%		88,509
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.27					Land Total	100,059

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1992	14X66	B 100	30.008	Avg.	40%	100%	105%	12,603
Frame Garage	1992	420	C 100	15,729	Avg.	81%	100%	105%	13,377
924 SFLA								Outbuilding Total	25,980

Accpt Land 100,100 Accepted Bldg 26,000 Total 126,100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Map/Lot: 005-033-1
Account: 262 Card: 1 of 1 Location: 831 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B5883P115
Reference 2 LOT SIZE:6.1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.10	Acres-Rear Land 1-10	1,710.00	3,950	100%		3,950
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.10					Land Total	111,455

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	612 Sqft	Grade C 90	Base	168,104
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	551
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,305
Rooms	4	HEARTHS		HEARTHS	720
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

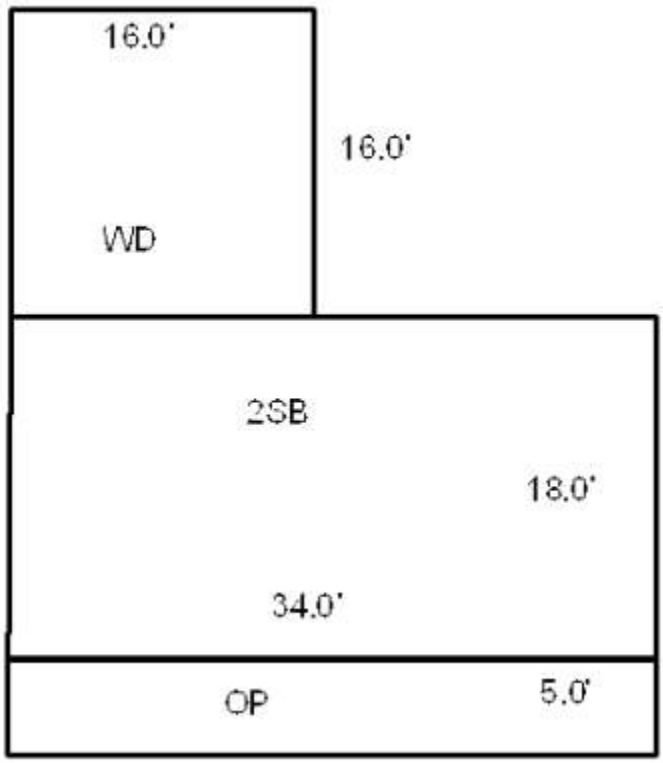
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1978	TYPICAL	TYPICAL	Average	Typical	172,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	109,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1890	256	C 90	2.887	Avg.	67%	100%	95%	1.837
Open Frame Porch	1890	170	C 90	6.466	Avg.	67%	100%	95%	4.115
Frame Garage	2005	936	C 100	34.310	Avg.	88%	100%	95%	28.683
Frame Shed	1970	216	D 100	2.704	Fair	57%	100%	95%	1.464
1,224 SFLA							Outbuilding Total		36,099

Accpt Land 111,500 Accepted Bldg 146,000 Total 257,500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Account: 263 Card: 1 of 1 Map/Lot: 003-109-03 Location: 25 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/07/2004
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B7242P47
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

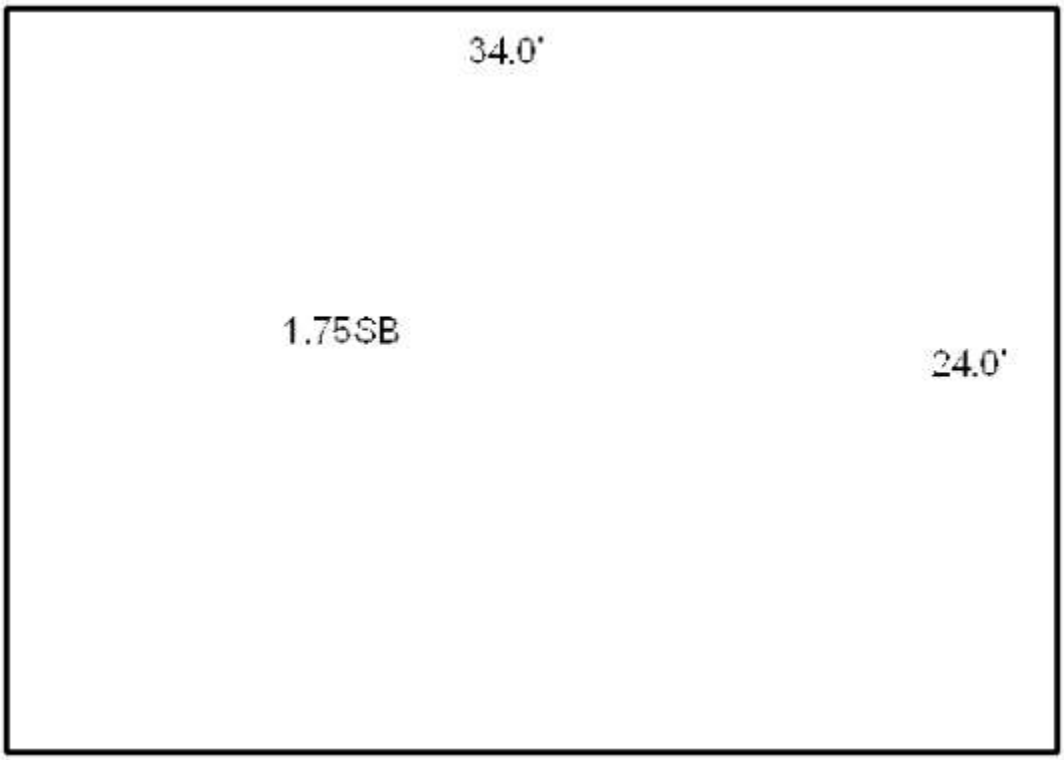
				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 100	Base	214,586
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,428	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Above Average	Typical	230,654

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	193,749

Accpt Land	98,900	Accepted Bldg	193,700	Total	292,600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1.75SB
24.0'

Name: COLE, BRIAN A
COLE, KRISTEN L
Map/Lot: 002-001
Account: 264 Card: 1 of 1 Location: 186 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B6407P0275
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	900 Sqft	Grade C 100	Base	152,933
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,350
Fin. Basement Area	450 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	12,870
Heating	100% HW BB	Cooling	0% None	Heat	2,700
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

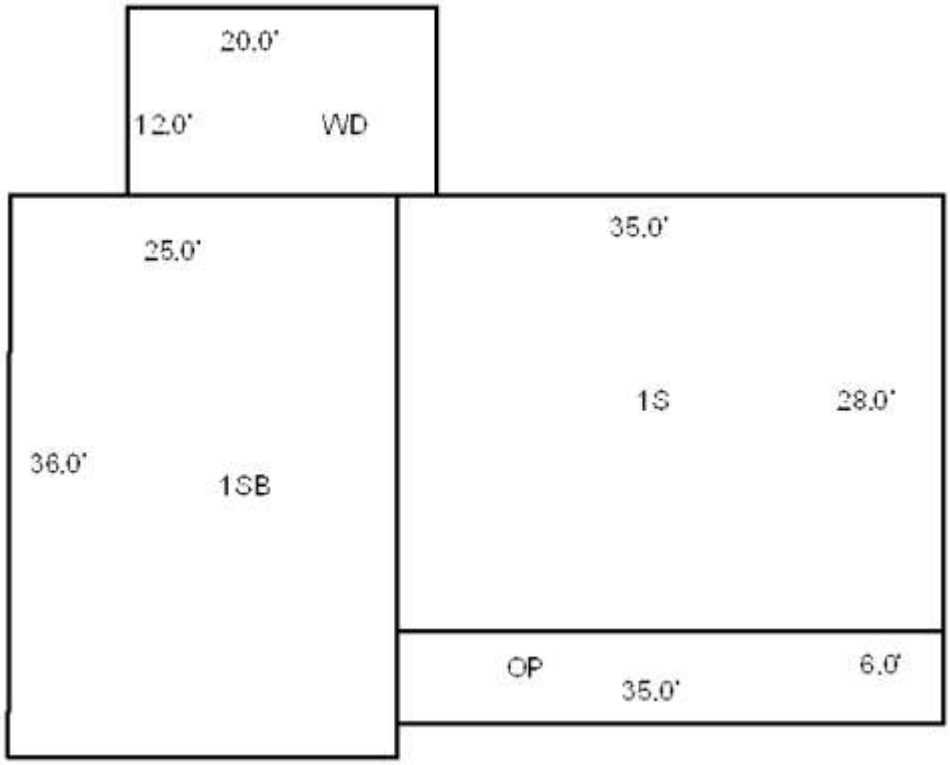
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Average	Typical	177,773

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	105%	156,796

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST BARN.....	2003	768	C 100	25.256	Avg.	84%	100%	105%	22.276
Frame Shed	1930	160	D 100	2.003	Fair	55%	100%	105%	1.157
Wood Deck	1995	240	C 100	3.007	Avg.	84%	100%	105%	2.652
Open Frame Porch	1995	210	C 100	8.875	Avg.	84%	100%	105%	7.828
ONE STORY FRAME	1995	980	C 100	89.748	Avg.	84%	100%	105%	79.157
1,880 SFLA								Outbuilding Total	113,070

Accpt Land 96,500 Accepted Bldg 269,900 Total 366,400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WD
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28.0'
36.0'
1SB
OP
6.0'
35.0'

Name: COLE, DONALD E
COLE, RUTH E
Map/Lot: 002-007
Account: 265 Card: 1 of 1 Location: 160 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B1984P0590
Reference 2 LOT SIZE:8.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
4.50	Acres-Rear Land 1-10	3,045.00	15,073	100%		15,073
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 8.50					Land Total	120,291

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,258 Sqft	Grade C 110	Base	309,166
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,076
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,227
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

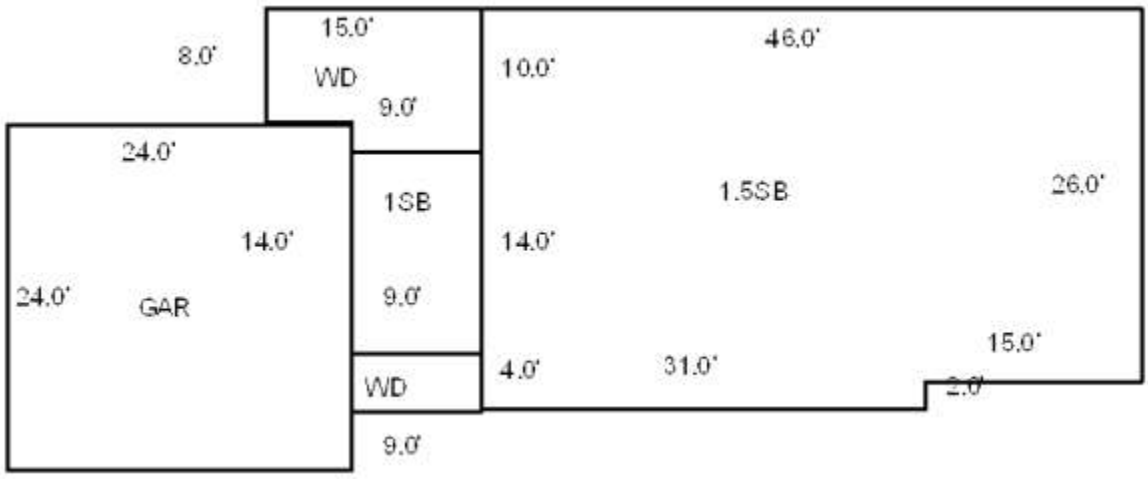
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	335,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	73%	100%	105%	257,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1973	576	C 110	23.482	Avg.	73%	100%	105%	17.999
Wood Deck	1973	138	C 110	1.902	Avg.	73%	100%	105%	1.457
1 STORY/BSMT	1973	126	C 110	14.644	Avg.	73%	100%	105%	11.224
WOOD DECK	1973	36	C 110	496	Avg.	73%	100%	105%	380
2,013 SFLA							Outbuilding Total		31,060

Accpt Land 120,300 Accepted Bldg 288,400 Total 408,700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WD
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9.0'

Account: 266 Card: 1 of 1 Map/Lot: 006-051 Location: 48 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5110P0219
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... CORR Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.78	Acres-Homesite (Fract)	72,675.00	88,549	100%		88,549
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.78					Land Total	104,224

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,104 Sqft	Grade C 100	Base	190,792
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,380
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	3,312
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

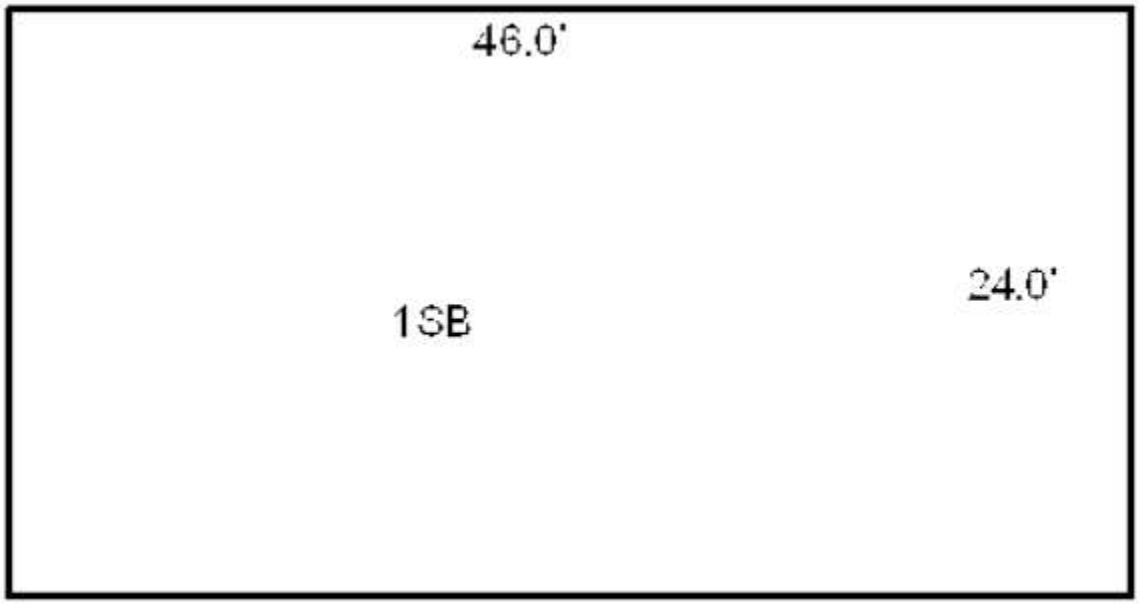
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	OLD TYPE	TYPICAL	Average	Typical	206,154

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	97%	95%	138,679

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1974	312	C 100	3.909	Avg.	73%	97%	95%	2.630
1,104 SFLA							Outbuilding Total		2,630

Accpt Land 104,200 Accepted Bldg 141,300 Total 245,500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24.0'
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Account: 267 Card: 1 of 1 Map/Lot: 018-073 Location: 105 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/27/2015
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17007P842
Reference 2	LOT SIZE: .25
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	70,600.00	67,607	100%		67,607
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.25					Land Total	78,607

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	988 Sqft	Grade C 100	Base	274,308
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	988
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	5,434
Rooms	10	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	Floor & Stairs			Attic	1,976
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

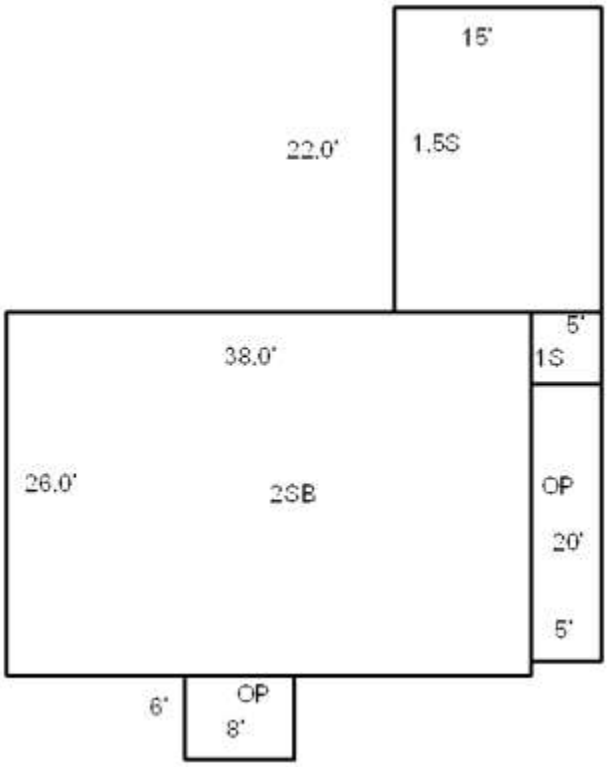
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	OLD TYPE	TYPICAL	Fair	Typical	294,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	55%	75%	100%	121,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1890	330	C 100	30.221	Fair	55%	75%	100%	12.467
ONE STORY FRAME	1890	25	C 100	2.290	Fair	55%	75%	100%	945
Open Frame Porch	1890	100	C 100	4.226	Fair	55%	75%	100%	1.743
OPEN PORCH	1890	48	C 100	2.149	Fair	55%	75%	100%	886
1.25 ST BARN....	1890	1440	C 100	55.567	Fair	55%	50%	100%	15.281
2,331 SFLA							Outbuilding Total		31,322

Accpt Land	78,600	Accepted Bldg	152,600	Total	231,200


15'
22.0'
1.5S
5'
38.0'
1S
26.0'
2SB
OP
20'
5'
6'
OP
8'

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/27/2022
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14775P962
Reference 2	LOT SIZE: .13
Tran/Land/Bldg	101 1 11
X.....	grd Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	70,600.00	63,327	100%		63,327
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.13					Land Total	74,327

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	789 Sqft	Grade B 100	Base	285,251
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,026
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,154
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	Floor & Stairs			Attic	2,051
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

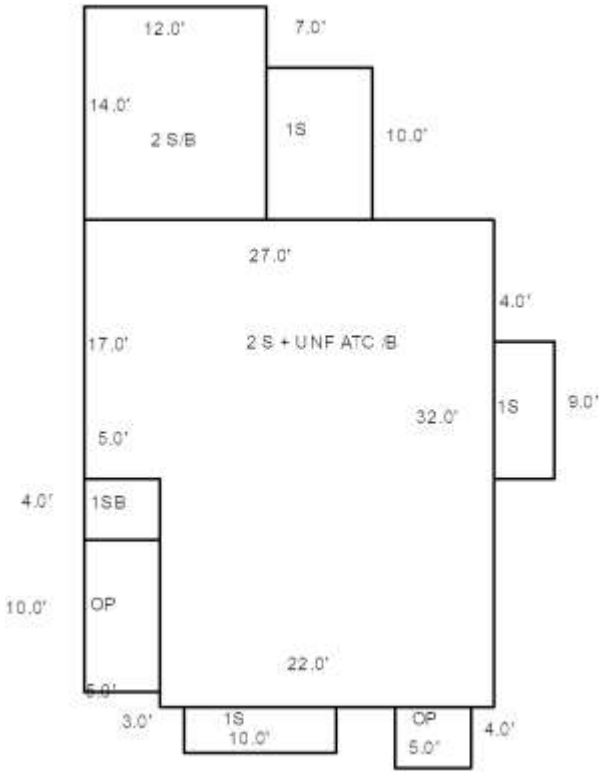
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	GOOD	Old Type	Good	Typical	301,346

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	100%	235,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2 Story/BSMT	1900	168	B 100	36.920	Good	78%	100%	100%	28.798
ONE STORY FRAME	1900	70	B 100	8.334	Good	78%	100%	100%	6.501
1 STORY	1900	36	B 100	4.286	Good	78%	100%	100%	3.343
Open Frame Porch	1900	20	B 100	1.098	Good	78%	100%	100%	856
1 STORY	1900	30	B 100	3.571	Good	78%	100%	100%	2.785
1 Story/BSMT	1900	20	B 100	2.747	Good	78%	100%	100%	2.143
OPEN PORCH	1900	50	B 100	2.904	Good	78%	100%	100%	2.265
1.25 ST BARN....	1900	320	B 100	17.521	Good	78%	100%	100%	13.666
2,070 SFLA							Outbuilding Total		60,357

Accpt Land	74,300	Accepted Bldg	295,400	Total	369,700


12.0'
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4.0'
1SB
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22.0'
5.0'
3.0'
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10.0'
OP
5.0'
4.0'

Name: FARREN, BYRAN R
FARREN, AMANDA L
Map/Lot: 005-049
Account: 269 Card: 1 of 1 Location: 105 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	03/03/2020
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18186P517
Reference 2	LOT SIZE: 2.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Homesite (Fract)	72,675.00	86,695	100%		86,695
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.25					Land Total	102,370

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade B 100	Base	287,586
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,242
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

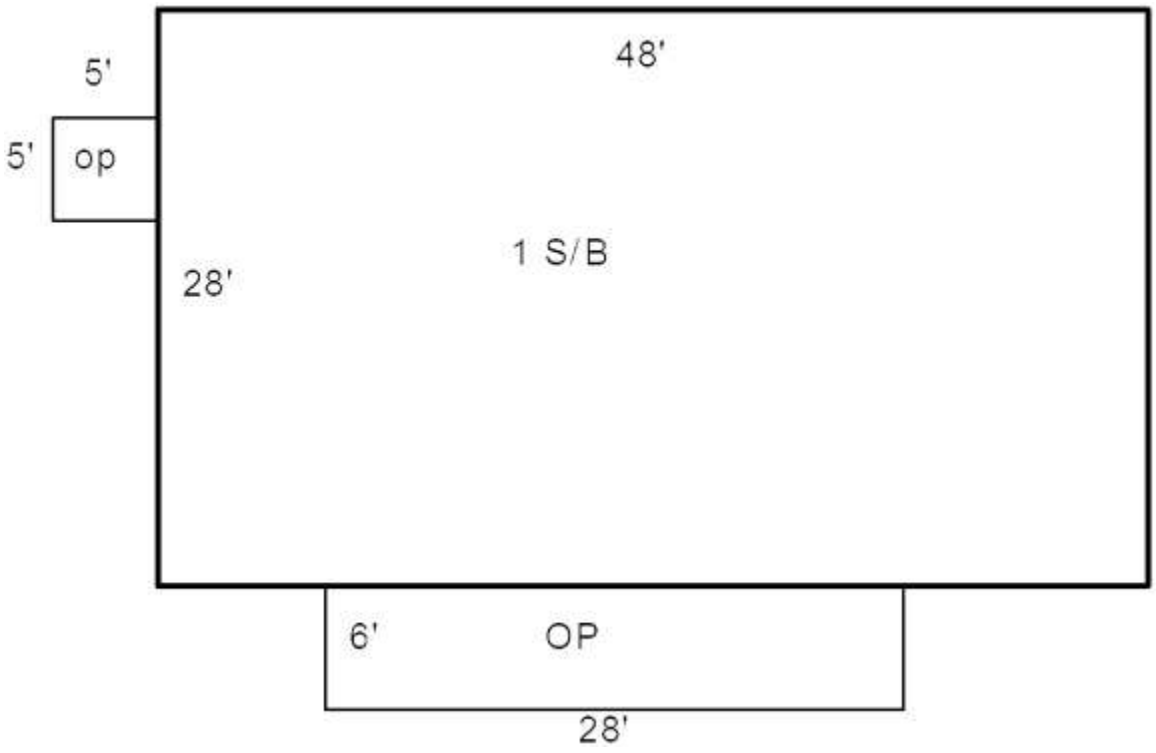
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	305,745

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	95%	275,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2016	168	B 100	9.230	Avg.	95%	100%	95%	8.330
OPEN PORCH	2016	25	B 100	1.531	Avg.	95%	100%	95%	1.381
GARAGE STEEL	2021	1200	C 100	53.808	Avg.	95%	100%	95%	48.562
1,344 SFLA							Outbuilding Total		58,273

Accpt Land	102,400	Accepted Bldg	334,200	Total	436,600


48'
5'
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op
1 S/B
28'
6'
OP
28'

Name: MACDONALD, MICHAEL A
MACDONALD, WENDY M
Map/Lot: 018-129
Account: 270 Card: 1 of 1 Location: 19 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B17419P0116
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	724 Sqft	Grade C 90	Base	202,329
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	489
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,887
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,128
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

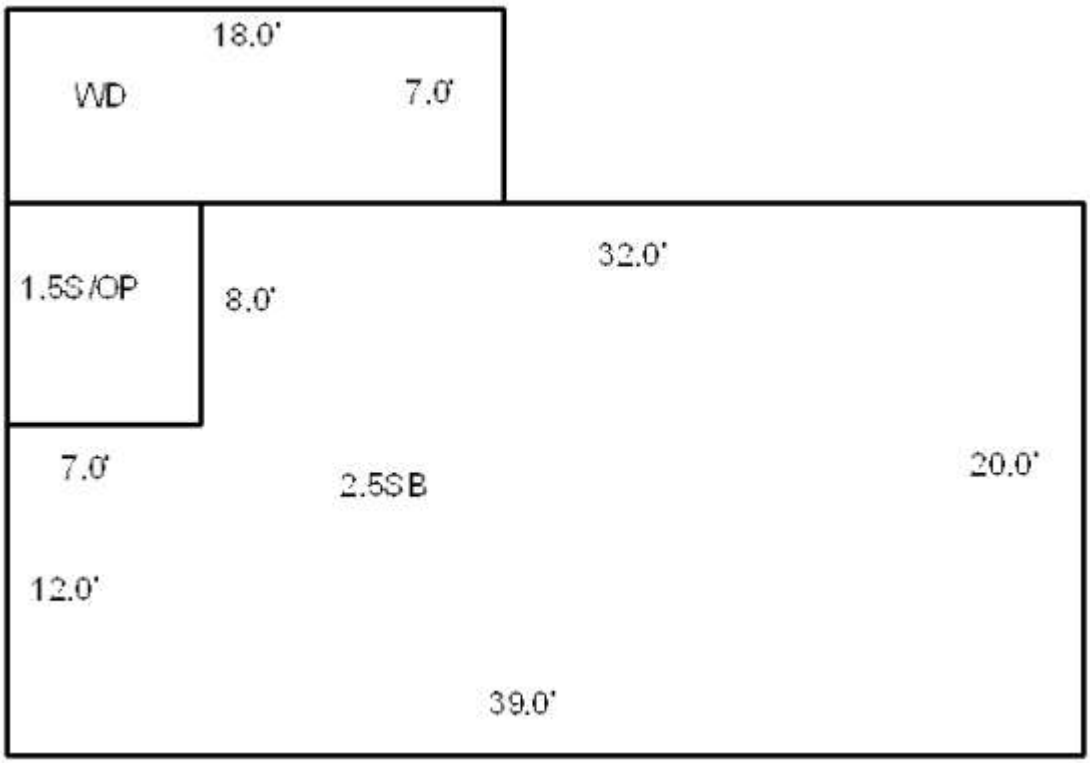
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1898	1993	TYPICAL	TYPICAL	Above Average	Typical	214,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	90%	105%	148,203

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 1/2 STORY FR	1898	56	C 90	6.745	Avg+	73%	90%	105%	4.653
Wood Deck	1898	126	C 90	1.421	Avg+	73%	90%	105%	980
Open Frame Porch	1898	56	C 90	2.130	Avg+	73%	90%	105%	1.470
Frame Shed	1898	120	C 100	1.878	Avg.	67%	100%	105%	1.321
1,894 SFLA							Outbuilding Total		8,424

Accpt Land 78,500 Accepted Bldg 156,600 Total 235,100


18.0'
WD
7.0'
1.5S/OP
8.0'
32.0'
7.0'
2.5SB
20.0'
12.0'
39.0'

Account: 271 Card: 1 of 1 Map/Lot: 018-072 Location: MILL LN

Neighborhood 8	MADISON ST
Zoning/Use	COMMERCIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17007P842
Reference 2	LOT SIZE: .03
Tran/Land/Bldg	330 3 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	04/27/2016
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
0.03	Acres-Homesite (Fract)	70,600.00	54,690	5%	Size/Shape	2,735
Total Acres 0.03					Land Total	2,735

Accpt Land	2,700	Accepted Bldg	0	Total	2,700

Account: 272 Card: 1 of 1 Map/Lot: 006-001 Location: 23 AARONS WAY

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Private

Sale Data

Sale Date	06/16/2009
Sale Price	266,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B15657P46
Reference 2	LOT SIZE: 12.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.99	Acres-Rear Land 1-10	1,710.00	5,624	100%		5,624
5.68	Acres-Rear Land 1-10	1,710.00	10,684	100%	Restrictio	10,684
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.67					Land Total	123,813

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 100	Base	276,084
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,880
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

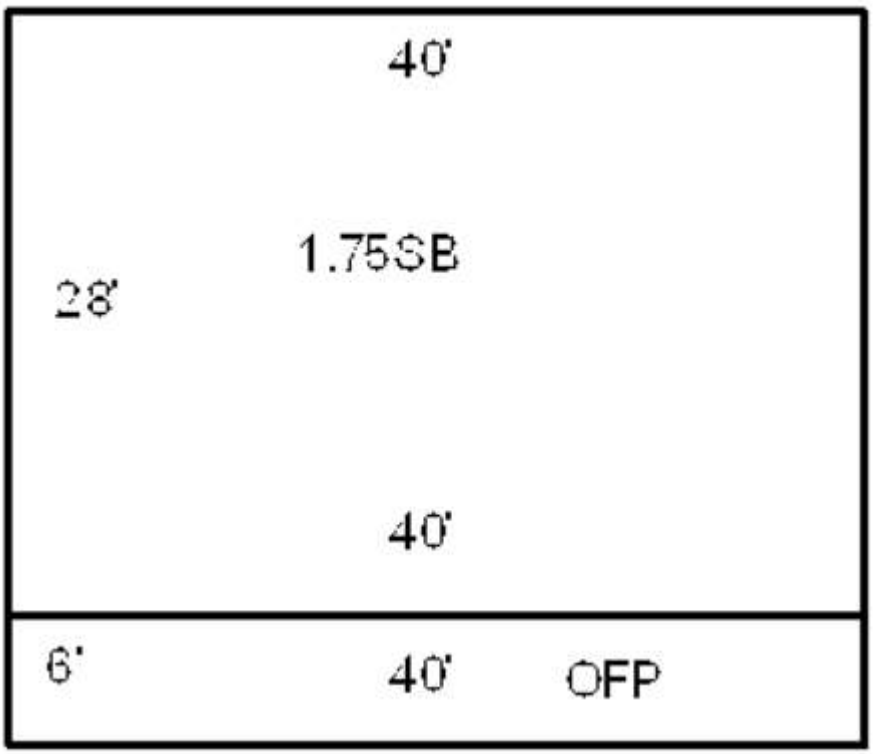
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	297,614

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	251,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN PORCH	2005	240	C 100	10.263	Avg.	89%	100%	95%	8.677
Frame Garage	1990	1064	C 100	38.920	Avg.	80%	100%	95%	29.579
1 ST BARN.....	1930	448	C 100	15.237	Avg.	67%	100%	95%	9.699
AV POLE SHED....	1930	1200	C 100	15.036	Avg.	67%	100%	95%	9.570
ONE STORY FRAME	1930	692	D 100	50.698	Avg-	60%	75%	95%	21.674
Encl Frame Porch	1930	120	D 100	7.650	Avg-	60%	75%	95%	3.270
ENCL. PORCH	1930	64	D 100	4.168	Avg-	60%	75%	95%	1.782
2,652 SFLA							Outbuilding Total		84,251

Accpt Land	123,800	Accepted Bldg	335,900	Total	459,700


40'
1.75SB
28'
40'
6'
40'
OFP

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/23/2018
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16688P347 PORTION
Reference 2	LOT SIZE: 16.23 (REMAINING)
Tran/Land/Bldg	102 1 12
X.....	? Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
2.23	Acres-Rear Land 11-20	950.00	2,330	100%		2,330
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 16.23					Land Total	128,645

Dwelling Description | **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,064 Sqft	Grade B 100	Base	370,237
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,262
Rooms	11				
Bedrooms	3	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	34,320
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

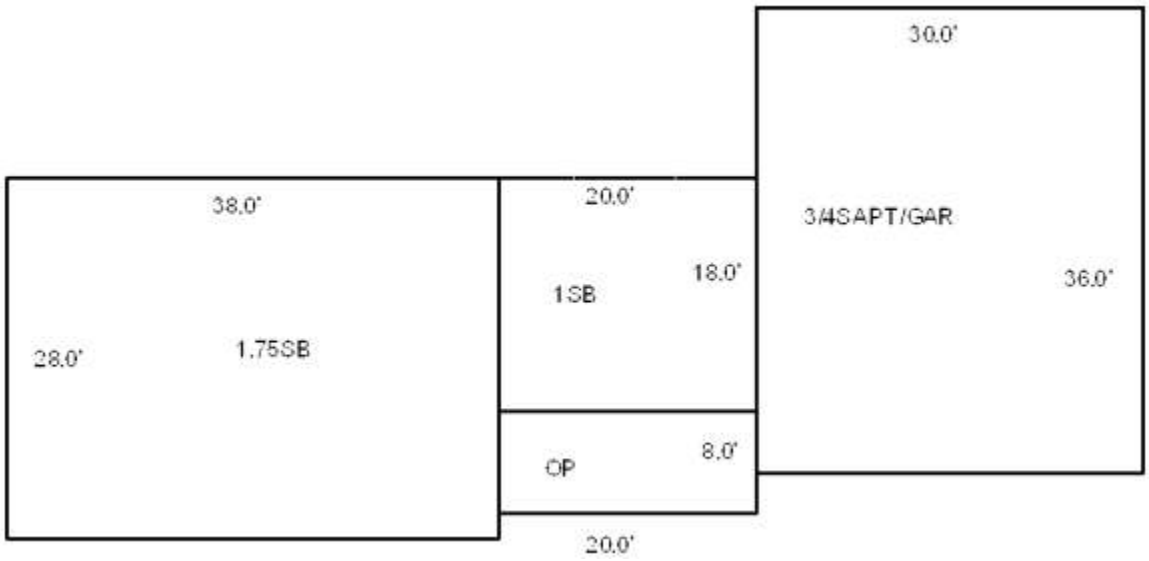
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	421,759

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	348,584

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2000	360	B 100	49.449	Avg.	87%	100%	95%	40,870
Open Frame Porch	2000	160	B 100	8.791	Avg.	87%	100%	95%	7,266
3/4 S APT/GAR	2000	1080	B 100	142.857	Avg.	87%	100%	95%	118,072
3,032 SFLA							Outbuilding Total		166,208

Accpt Land	128,600	Accepted Bldg	514,800	Total	643,400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20.0'
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18.0'
1SB
36.0'
28.0'
1.75SB
8.0'
OP
20.0'

Name: DUBOIS, KANDICE M
SUPPLEMENTAL NEEDS TRUST
Account: 274 Card: 1 of 1 Map/Lot: 008-093 Location: 489 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B14299P968
Reference 2	LOT SIZE:12
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	11/24/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.00	Acres-Rear Land 1-10	1,710.00	15,048	100%		15,048
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.00					Land Total	122,553

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 100	Base	228,320
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,100
Fin. Basement Area	560 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,088
Heating	100% HW BB	Cooling	0% None	Heat	4,200
Rooms	4				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

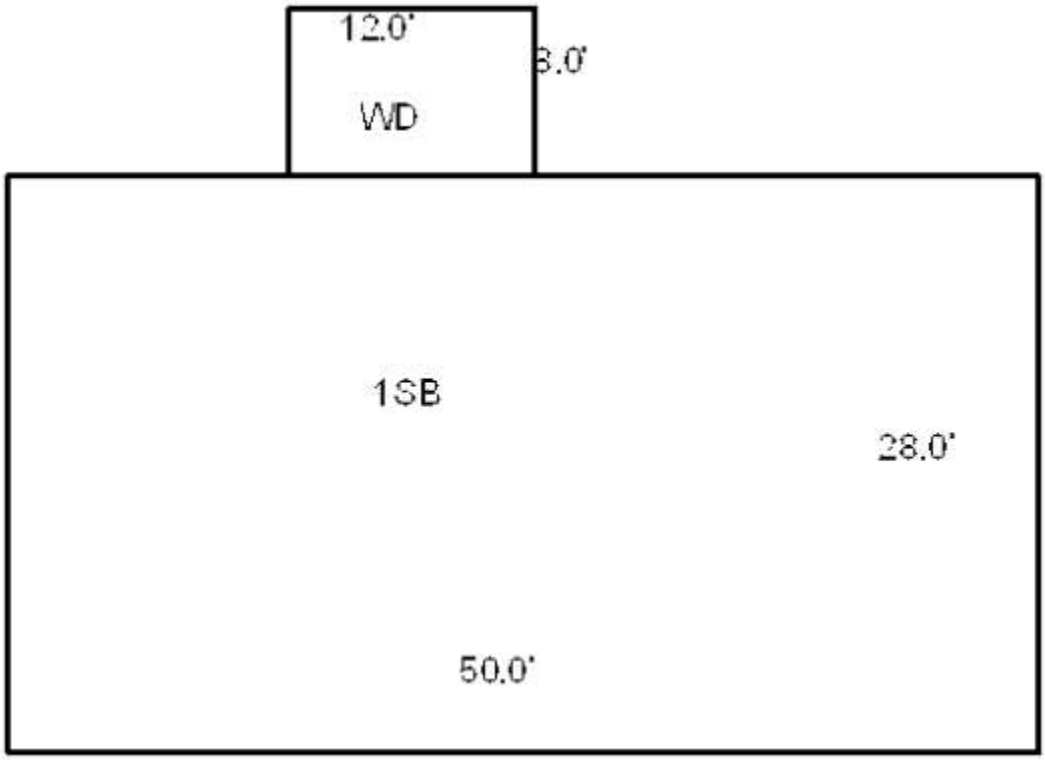
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	261,548

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	216,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	96	C 100	1.203	Avg.	87%	100%	95%	995
Frame Garage	2006	704	C 90	23.360	Avg.	87%	100%	95%	19.307
LEAN TO	2006	120	C 90	807	Avg.	87%	100%	95%	667
Generator	2021	12000	C 100	5.000	Avg.	87%	100%	95%	4.132
1,400 SFLA							Outbuilding Total		25,101

Accpt Land	122,600	Accepted Bldg	241,300	Total	363,900


12.0'
8.0'
WD
1SB
28.0'
50.0'

Map/Lot: 002-002
Account: 275 Card: 1 of 1 Location: 185 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/29/2017
Sale Price	112,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17635P316
Reference 2	LOT SIZE: 1.44
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.44	Acres-Homesite (Fract)	74,130.00	84,571	100%		84,571
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.44					Land Total	96,121

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	624 Sqft	Grade C 100	Base	186,043
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,730
Rooms	7	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

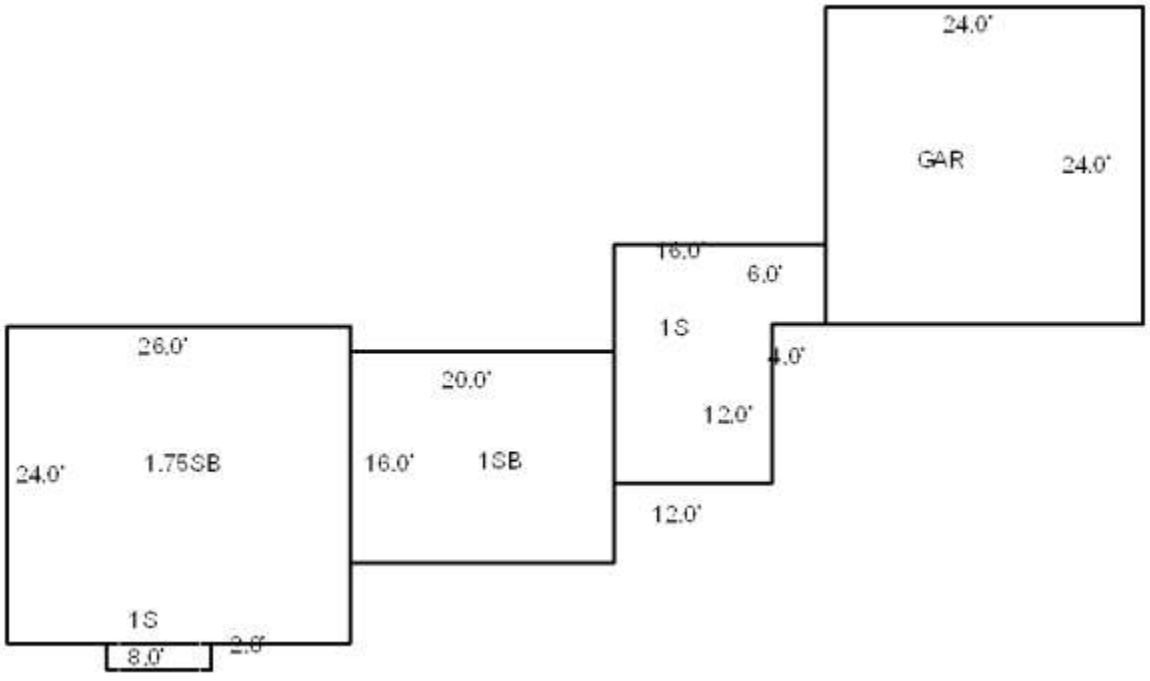
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Above Average	Typical	191,153

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	146,519

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BSMT	1952	320	C 100	33.811	Avg+	73%	100%	105%	25.916
ONE STORY FRAME	1952	240	C 100	21.979	Avg+	73%	100%	105%	16.847
Frame Garage	1952	576	C 100	21.347	Avg+	73%	100%	105%	16.362
1 STORY	1952	16	C 100	1.465	Avg+	73%	100%	105%	1.122
1,668 SFLA							Outbuilding Total		60,247

Accpt Land	96,100	Accepted Bldg	206,800	Total	302,900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GAR
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26.0'
20.0'
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24.0'
1.75SB
16.0'
1SB
12.0'
1S
8.0'
2.0'

Name: COLE, BRIAN A
COLE, KRISTEN L

Map/Lot: 002-003
Account: 276 Card: 1 of 1 Location: LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B6729P0276
Reference 2	LOT SIZE:4
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	50%	Size/Shape	46,834
Total Acres 4.00					Land Total	46,834

Accpt Land	46,800	Accepted Bldg		0 Total	46,800

Name: REBEKAH JEAN COLE DUBE & BETHANY COLE IRREVOCABLE REAL ESTATE TRUST
Map/Lot: 002-041
Account: 277 Card: 1 of 1 Location: 154 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/07/2020
Sale Price	243,600
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B18165P656
Reference 2	LOT SIZE: 2.75 IN NORTH BERWICK
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Acres-Homesite (Fract)	78,185.00	95,159	100%		95,159
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.75					Land Total	105,609

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	238,702
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,008
Fin. Basement Area	400 Sqft, Grade D	Basement Gar	None	Fin Bsmt	6,336
Heating	100% Electric	Cooling	0% None	Heat	1,890
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

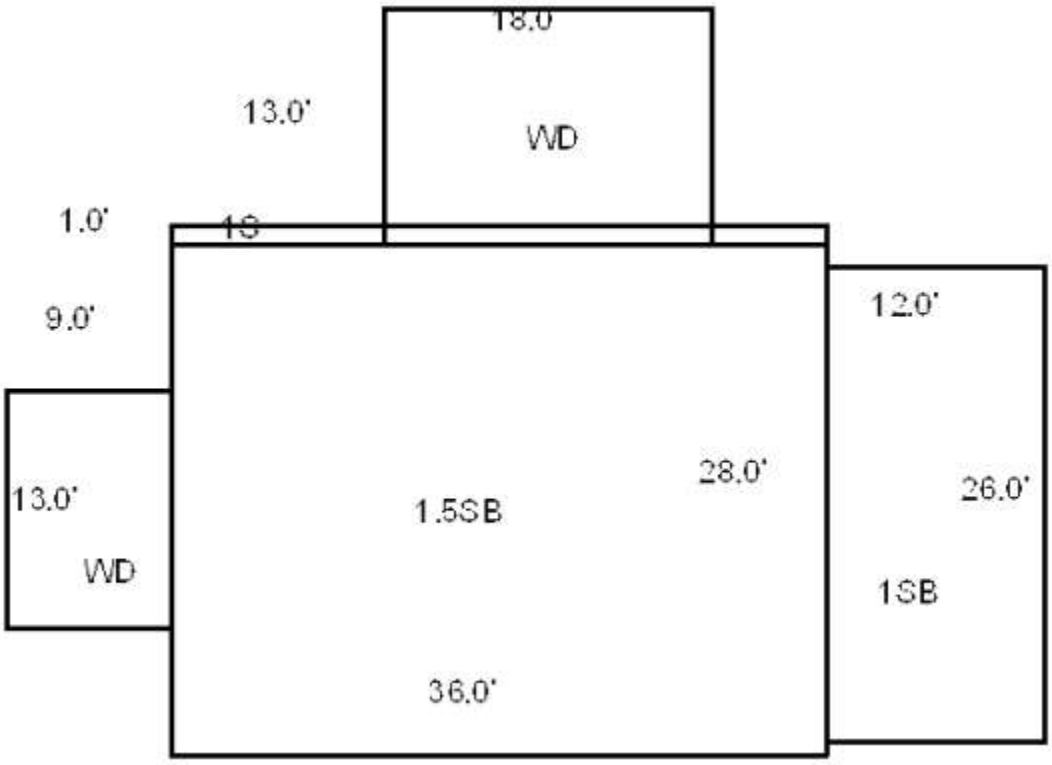
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Above Average	Typical	259,296

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	189,675

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1968	36	C 100	3.297	Avg+	77%	100%	95%	2.412
Wood Deck	1968	234	C 100	2.932	Avg+	77%	100%	95%	2.145
1 Story/BSMT	1968	312	C 100	32.966	Avg+	77%	100%	95%	24.115
WOOD DECK	1968	117	C 100	1.466	Avg+	77%	100%	95%	1.073
1,860 SFLA							Outbuilding Total		29,745

Accpt Land	105,600	Accepted Bldg	219,400	Total	325,000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13.0'
WD
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1S
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WD
1.5SB
28.0'
26.0'
1SB
36.0'

Name: COLE, WALKER B
COLE, VIRGINIA R
Map/Lot: 003-080
Account: 278 Card: 1 of 1 Location: 89 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B2104P0345
Reference 2	LOT SIZE:2.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Acres-Homesite (Fract)	74,130.00	90,224	100%		90,224
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.75					Land Total	101,774

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 110	Base	197,248
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	678
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% HW BB	Cooling	0% None	Heat	1,601
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

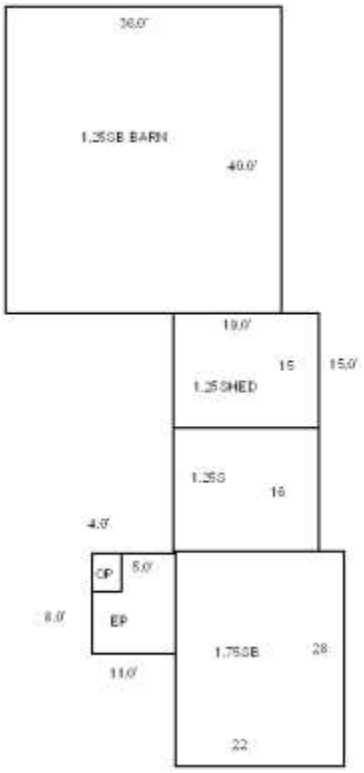
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	TYPICAL	TYPICAL	Above Average	Typical	200,407

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	153,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
LOFT BARN BSMT	1900	1440	C 110	65.784	Avg+	73%	100%	105%	50.423
1.25 ST SHED....	1900	285	C 110	5.643	Avg+	73%	100%	105%	4.325
1.25 STORY	1900	304	C 110	31.407	Avg+	73%	100%	105%	24.073
Encl Frame Porch	1900	123	C 110	10.781	Avg+	73%	100%	105%	8.264
Open Frame Porch	1900	20	C 110	930	Avg+	73%	100%	105%	713
Frame Shed	1930	224	C 100	3.506	Avg-	60%	100%	105%	2.209
1,458 SFLA							Outbuilding Total		90,007

Accpt Land 101,800 Accepted Bldg 243,600 Total 345,400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8.0'
8.0'
EP
1.75SB
28
11.0'
22

Map/Lot: 022-044
Account: 279 Card: 1 of 1 Location: 26 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B7570P0283
Reference 2 LOT SIZE: .31
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	74,130.00	72,531	100%		72,531
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.31					Land Total	84,081

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	828 Sqft	Grade C 100	Base	242,706
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,035
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,140
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

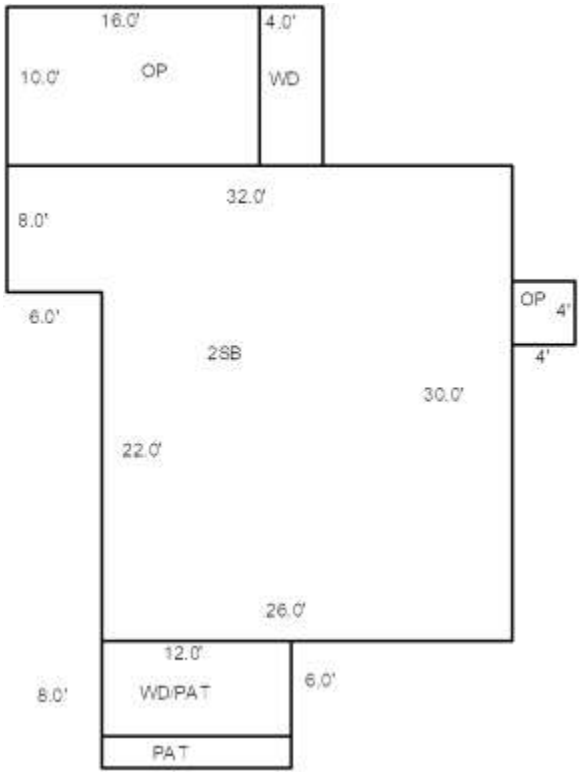
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	TYPICAL	GOOD	Above Average	Typical	259,241

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	198,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1930	160	C 100	6.762	Avg+	73%	100%	105%	5.183
Wood Deck	1930	40	C 100	501	Avg+	73%	100%	105%	384
Patio	1930	96	C 100	601	Avg+	73%	100%	105%	461
WOOD DECK	1930	72	C 100	902	Avg+	73%	100%	105%	691
Frame Shed	2008	112	C 100	1.753	Avg.	90%	100%	105%	1.657
OPEN PORCH	1930	16	C 100	797	Avg+	73%	100%	105%	611
1,656 SFLA							Outbuilding Total		8,987

Accpt Land 84,100 Accepted Bldg 207,700 Total 291,800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12.0'
8.0'
WD/PAT
6.0'
PAT

Account: 280 Card: 1 of 1 Map/Lot: 004-049 Location: 14 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/13/2023
Sale Price	355,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B16781P858
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	76,500.00	73,257	100%		73,257
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.50					Land Total	84,257

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	220,897
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Units	Cooling	0% None	Heat	-2,856
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

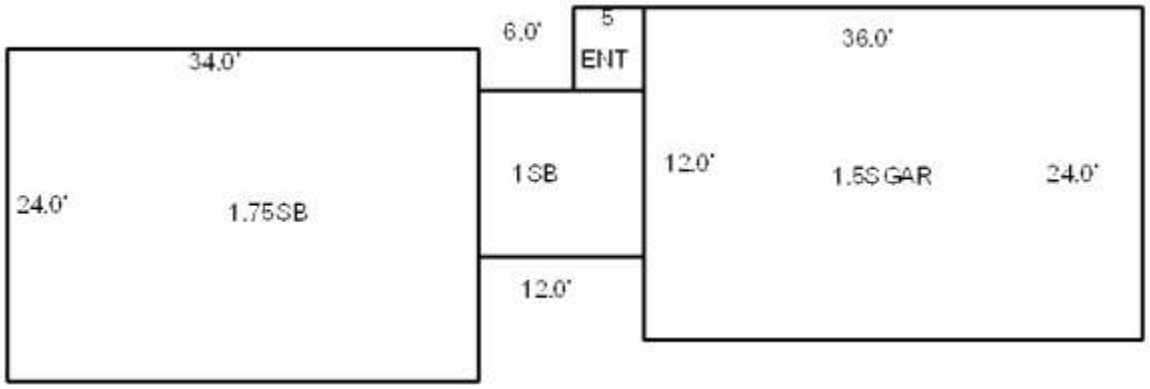
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	224,545

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	100%	166,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1976	144	C 100	15.215	Avg.	74%	100%	100%	11.259
BSMT ENTRY.....	1976	30	C 100	470	Avg.	74%	100%	100%	348
1.50 ST GARAGE..	1976	864	C 100	41.334	Avg.	74%	100%	100%	30.587
1,572 SFLA								Outbuilding Total	42,194

Accpt Land	84,300	Accepted Bldg	208,400	Total	292,700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24.0'
1.75SB
6.0'
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12.0'
36.0'
12.0'
1.5SGAR
24.0'

Map/Lot: 006-009-1
Account: 281 Card: 1 of 1 Location: 251 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/20/2008
Sale Price	174,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Seller
Validity	Arms Length Sale

Reference 1	B15493P650
Reference 2	LOT SIZE:0.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	72,675.00	62,835	100%		62,835
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.09					Land Total	78,510

Dwelling Description / **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	175,985
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Field3	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	96 Sqft, Grade B 1.00	Basement Gar	None	Fin Bsmt	2,471
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

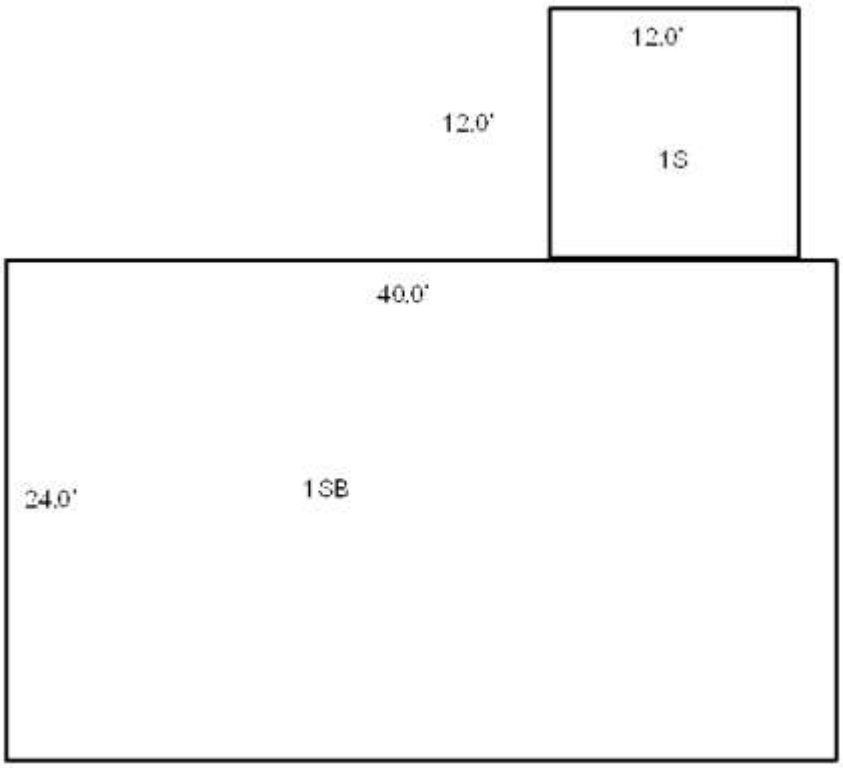
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	182,776

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	95%	125,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1972	144	C 100	13.188	Avg.	72%	100%	95%	9.020
Frame Garage	1982	900	C 100	33.014	Avg.	72%	100%	95%	22.582
1,104 SFLA							Outbuilding Total		31,602

Accpt Land	78,500	Accepted Bldg	156,600	Total	235,100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24.0'
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Map/Lot: 022-005
Account: 282 Card: 1 of 2 Location: 15 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1854P686
Reference 2 LOT SIZE:0.75
Tran/Land/Bldg 900 10 71
X..... E Y..... 0
Exemption(s) 7 0 0 Land Schedule 4

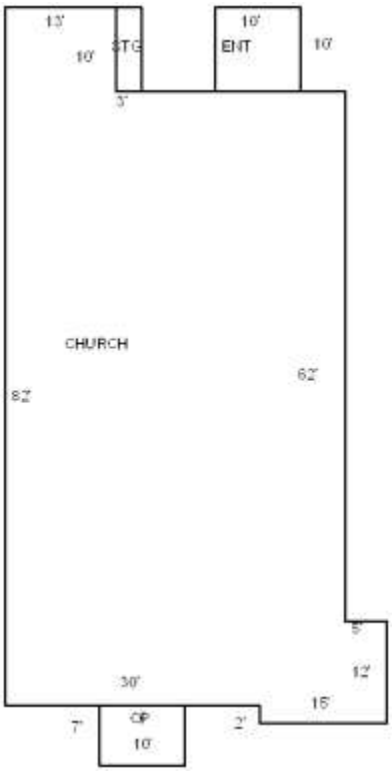
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CHURCH	1	3090	C 100	491.927	Avg.	67%	100%	105%	346,071
STORAGE	0	30	C 100	376	C Gr	67%	100%	105%	265
BSMT ENTRY.....	0	100	C 100	1.565	C Gr	67%	100%	105%	1,101
Open Frame Porch	0	70	C 100	2.958	C Gr	67%	100%	105%	2,081
BSMT FIN AVG	0	3090	C 100	241.854	C Gr	67%	50%	105%	85,072
								Outbuilding Total	434,590

Accpt Land 90,800 Accepted Bldg 434,600 Total 525,400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10'
2'

Map/Lot: 022-005
Account: 282 Card: 2 of 2 Location: 15 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:0.75
Tran/Land/Bldg 900 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	720 Sqft	Grade C 100	Base	219,618
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,400
Rooms	0				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

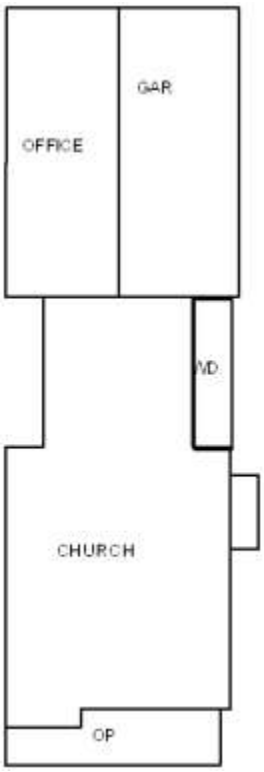
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Average	Typical	231,018

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	162,521

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	0	122	C 100	5,156	Avg.	67%	100%	105%	3,628
Frame Garage	0	403	C 100	15,117	Avg.	67%	100%	105%	10,634
Wood Deck	0	64	C 100	802	Avg.	67%	100%	105%	564
ONE STORY FRAME	0	403	C 100	36,907	Avg.	67%	100%	105%	25,964
2,203 SFLA							Outbuilding Total		40,790

Accpt Land 0 Accepted Bldg 203,300 Total 203,300


GAR
OFFICE
MD
CHURCH
OP

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	90,800	434,600	525,400	90,800	434,600	525,400
2	0	203,300	203,300	0	203,300	203,300
TOTAL	90,800	637,900	728,700	90,800	637,900	728,700

Name: WINSHIP, STEPHEN M
WINSHIP, NICOLE M
Map/Lot: 017-020
Account: 283 Card: 1 of 2 Location: 5 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	04/11/2018
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17705P499
Reference 2 LOT SIZE: 3.27
Tran/Land/Bldg 109 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.27	Acres-Homesite (Fract)	74,130.00	91,800	100%		91,800
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.27					Land Total	103,350

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,280 Sqft	Grade B 100	Base	470,964
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,664
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,574
Heating	100% HW BB	Cooling	0% None	Heat	12,480
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	8			Fireplace	46,404
Insulation	Minimal			Insulation	-4,160
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

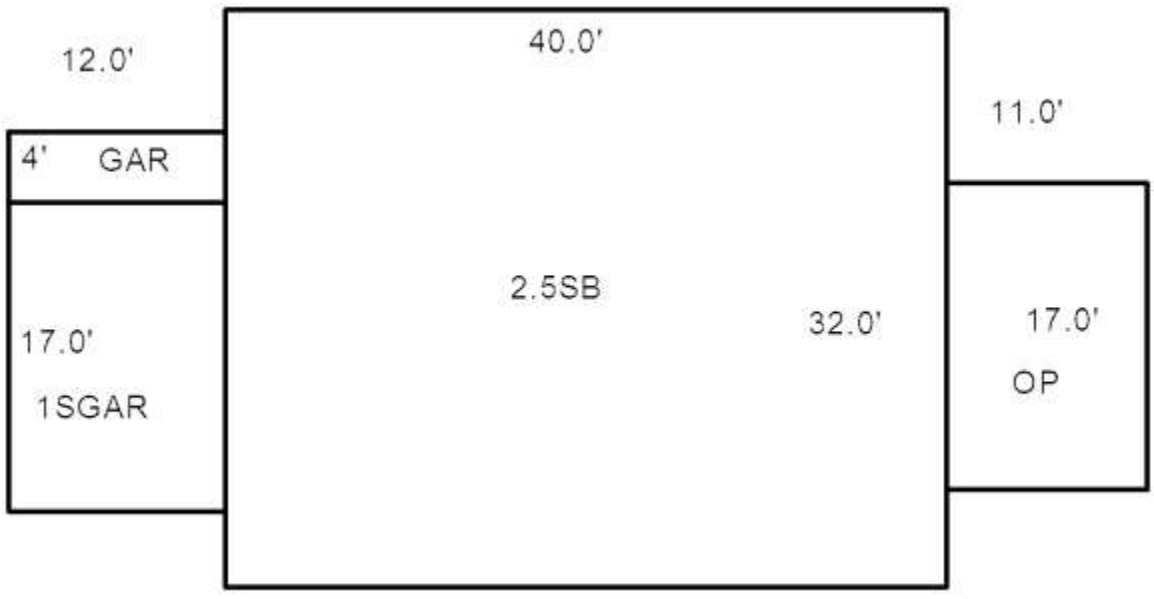
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1930	TYPICAL	TYPICAL	Average	Typical	547,086

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	384,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY GARAGE..	1800	204	B 100	10.336	Avg.	67%	100%	105%	7.271
Frame Garage	1800	48	B 100	3.033	Avg.	67%	100%	105%	2.134
Open Frame Porch	1800	187	B 100	10.274	Avg.	67%	100%	105%	7.228
3,200 SFLA							Outbuilding Total		16,633

Accpt Land 103,400 Accepted Bldg 401,500 Total 504,900


12.0'
40.0'
11.0'
4' GAR
2.5SB
32.0'
17.0'
17.0'
1SGAR
OP

Neighborhood 38	NOWELL ST
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPublic Sewer
Street	Paved

Sale Data

Sale Date	04/11/2018
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B1763P0423
Reference 2	LOT SIZE:0
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	459 Sqft	Grade C 100	Base	151,630
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,004
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-803
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

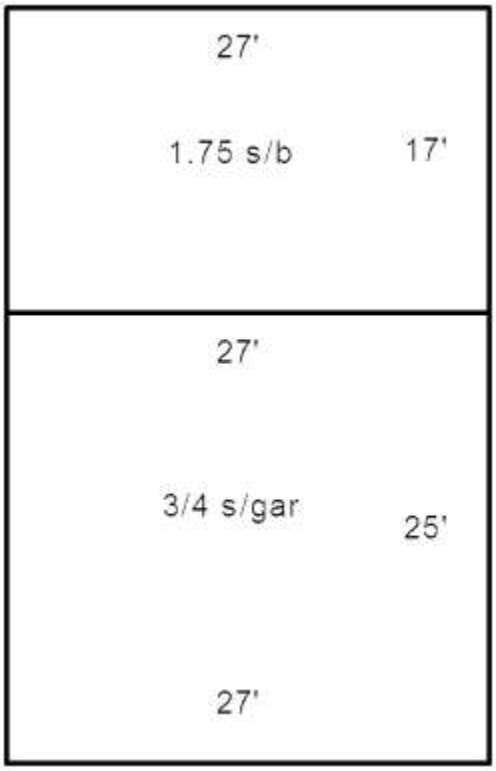
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	GOOD	TYPICAL	Fair	.....	152,061

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	66%	100%	100%	100,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	1979	675	C 100	58.954	Fair	66%	100%	100%	38,813
1,309 SFLA								Outbuilding Total	38,813

Accpt Land	0	Accepted Bldg	138,900 Total 138,900


27'
1.75 s/b
17'
27'
3/4 s/gar
25'
27'

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	103,400	401,500	504,900	103,400	401,500	504,900
2	0	138,900	138,900	0	138,900	138,900
TOTAL	103,400	540,400	643,800	103,400	540,400	643,800

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	06/27/1985
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B3559P0120
Reference 2	LOT SIZE: 1.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.67	Acres-Homesite (Fract)	74,130.00	85,834	100%		85,834
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.67					Land Total	97,384

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,096 Sqft	Grade C 100	Base	189,777
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,644
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,288
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

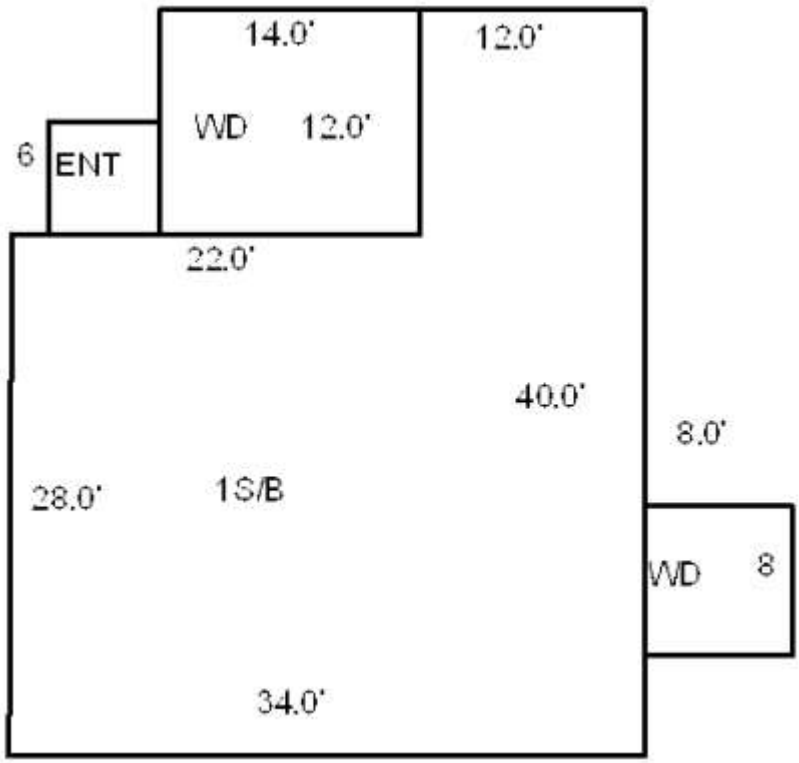
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	GOOD	TYPICAL	Above Average	Typical	200,759

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	105%	158,098

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1962	168	C 100	2.105	Avg+	75%	100%	105%	1.658
BSMT ENTRY.....	1962	36	C 100	563	Avg+	75%	100%	105%	443
1.25 ST SHED....	2000	216	C 100	3.888	Avg.	86%	100%	105%	3.511
Wood Deck	1962	64	C 100	802	Avg+	75%	100%	105%	632
1,096 SFLA							Outbuilding Total		6,244

Accpt Land	97,400	Accepted Bldg	164,300	Total	261,700


14.0'
12.0'
WD
12.0'
6
ENT
22.0'
40.0'
8.0'
28.0'
1S/B
WD
8
34.0'

Map/Lot: 009-024A
Account: 285 Card: 1 of 2 Location: 72 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities SepticWell & Septic
Street Gravel

Sale Data

Sale Date	12/04/2014
Sale Price	197,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1 B16935P350
Reference 2 LOT SIZE: 12.36
Tran/Land/Bldg 109 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
8.36	Acres-Rear Land 1-10	1,350.00	12,415	100%		12,415
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 12.36					Land Total	97,287

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	544 Sqft	Grade D 95	Base	124,148
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	904
Rooms	6	HEARTHS		HEARTHS	608
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,013
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

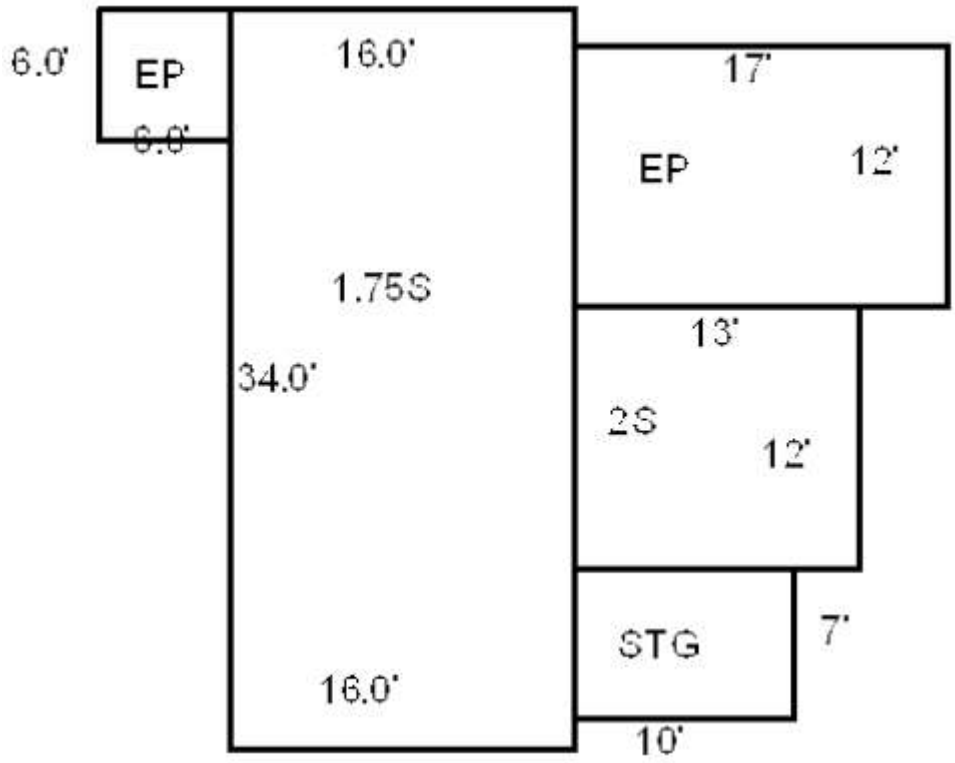
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	129,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	25%	95%	20,634

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1950	36	D 95	2.179	Avg.	67%	25%	95%	347
ENCL. PORCH	1950	204	D 95	12.437	Avg.	67%	25%	95%	1.979
TWO STORY FRAME	1950	156	D 95	19.208	Avg.	67%	25%	95%	3.057
STORAGE	1950	70	D 95	667	Avg.	67%	25%	95%	106
Frame Shed	1950	240	C 100	3.756	Avg.	67%	100%	95%	2.391
1,264 SFLA							Outbuilding Total		7,880

Accpt Land 97,300 Accepted Bldg 28,500 Total 125,800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EP
6.0'
16.0'
17'
EP
12'
1.75S
13'
34.0'
2S
12'
STG
7'
16.0'
10'

Map/Lot: 009-024A
Account: 285 Card: 2 of 2 Location: 72 DILLINGHAM RD

Neighborhood 27	DILLINGHAM RD
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Gravel
Reference 1	B6627P0182
Reference 2	LOT SIZE:24
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/04/2014
Sale Price	197,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Dwelling Description

Conventional	One & 3/4 Story	960 Sqft	Grade D 100	Base	197,630
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	5	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,448
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

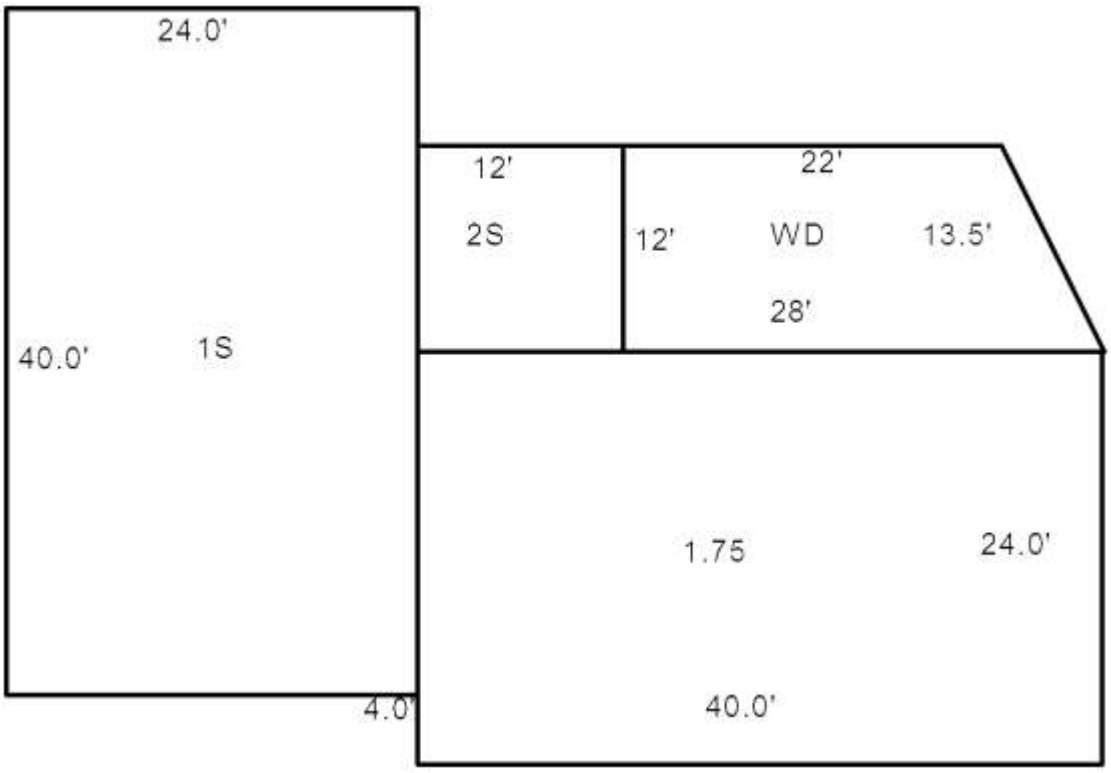
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	GOOD	GOOD	Average	Typical	210,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	90%	95%	120,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1950	960	D 100	70.334	Avg.	67%	90%	95%	40.291
TWO STORY FRAME	1950	144	D 100	18.663	Avg.	67%	90%	95%	10.691
Wood Deck	1950	312	D 100	3.127	Avg.	67%	90%	95%	1.792
2,928 SFLA							Outbuilding Total		52,774

Accpt Land		0 Accepted Bldg		173,600 Total	173,600


24.0'
12'
22'
2S
12'
WD
13.5'
28'
40.0'
1S
1.75
24.0'
4.0'
40.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	97,300	28,500	125,800	97,300	28,500	125,800
2	0	173,600	173,600	0	173,600	173,600
TOTAL	97,300	202,100	299,400	97,300	202,100	299,400

Name: FRECHETTE, ROBERT R, ESTATE
FRECHETTE, MARY JANE PER REP
Map/Lot: 013-020
Account: 286 Card: 1 of 1 Location: 206 MORRELLS MILL RD

Neighborhood 33 OTTER COVE

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Reference 1	RTOD 10/01/2020
Reference 2	LOT SIZE: 2.98 incl part 013-021
Tran/Land/Bldg	101 1 11
X.....	M Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.98	Acres-Homesite (Fract)	210,000	394,626	100%		394,626
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 2.98					Land Total	408,376

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	684 Sqft	Grade D 110	Base	176,053
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	903
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,010
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,646
Attic	Floor & Stairs			Attic	1,204
FirePlaces	1			Fireplace	5,324
Insulation	Minimal			Insulation	-1,204
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

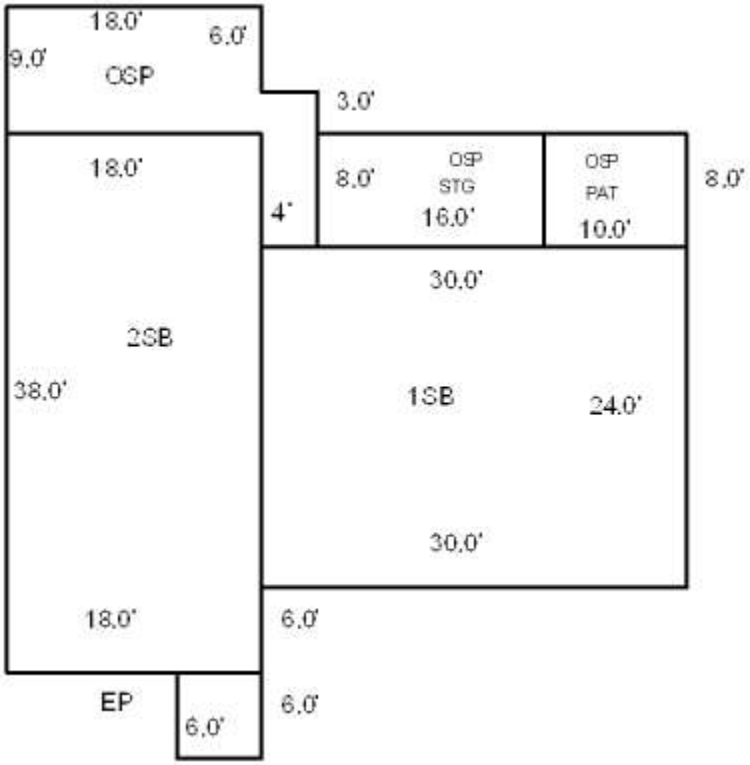
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	OLD TYPE	Old Type	Average	Typical	189,936

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	159,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1920	414	D 110	15.929	Ava.	67%	100%	125%	13.340
PATIO	1920	80	D 110	441	Ava.	67%	100%	125%	369
STORAGE	1920	128	D 110	1.411	Ava.	67%	100%	125%	1.181
1 Story/BSMT	1920	720	D 110	66.946	Ava.	67%	100%	125%	56.068
Encl Frame Porch	1920	36	D 110	2.523	Ava.	67%	100%	125%	2.112
Frame Garage	1920	680	D 110	22.081	Ava.	67%	100%	125%	18.492
1.25 ST GARAGE..	1920	144	D 110	5.941	Ava.	67%	100%	125%	4.975
2,088 SFLA							Outbuilding Total		96,537

Accpt Land 408,400 Accepted Bldg 255,600 Total 664,000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9.0'
OSP
3.0'
18.0'
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OSP
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16.0'
OSP
PAT
10.0'
8.0'
4'
30.0'
2SB
38.0'
1SB
24.0'
30.0'
18.0'
6.0'
EP
6.0'
6.0'

Neighborhood 8 MADISON ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	11/23/2016
Sale Price	184,600
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17375P945
Reference 2 LOT SIZE:0.4
Tran/Land/Bldg 101 1 11
X..... b Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	74,130.00	74,403	100%		74,403
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.40					Land Total	85,953

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	197,656
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Crawl	Basement	180
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% HW BB	Cooling	0% None	Heat	1,260
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

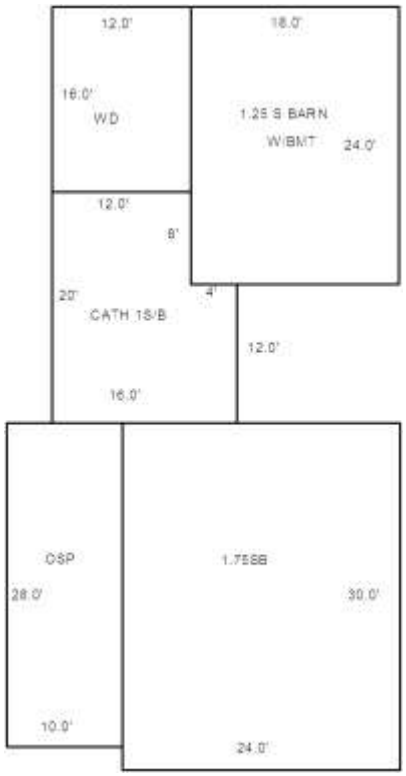
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2014	TYPICAL	GOOD	Good	Typical	204,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	167,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
LOFT BARN BSMT	1880	432	C 100	18.788	Good	78%	100%	105%	15.388
1 ST CATH/BSMT	1880	288	C 100	34.528	Good	78%	100%	105%	28.279
OPEN SCR PORCH	1880	280	C 100	12.438	Good	78%	100%	105%	10.187
Wood Deck	1880	192	C 100	2.406	Good	78%	100%	105%	1.971
1,548 SFLA							Outbuilding Total		55,825

Accpt Land 86,000 Accepted Bldg 223,200 Total 309,200


12.0'
16.0'
16.0'
WD
1.25 S BARN
W/BMT
24.0'
12.0'
8'
20'
4'
CATH 1S/B
12.0'
16.0'
OSP
28.0'
1.75SB
30.0'
10.0'
24.0'

Name: KOELKER, THOMAS J
KOELKER, PATSY J
Map/Lot: 022-049
Account: 288 Card: 1 of 1 Location: 14 PROSPECT ST

Neighborhood 59	PROSPECT ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B3088P250
Reference 2	LOT SIZE: .48
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	74,130.00	75,772	100%		75,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.48					Land Total	87,322

Dwelling Description / Replacement Cost New

Conventional	Two Story	656 Sqft	Grade C 110	Base	218,674
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	722
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,608
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	Floor & Stairs			Attic	1,443
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

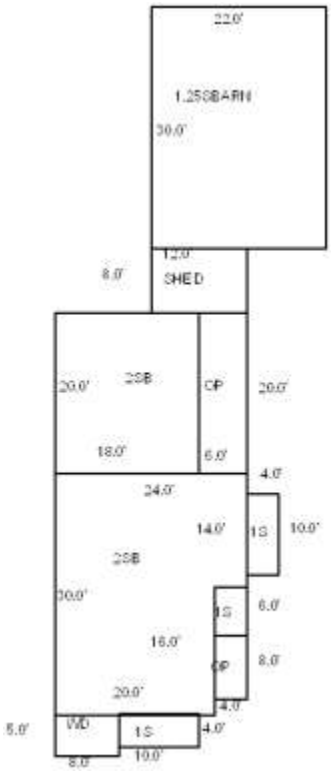
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1893	1973	TYPICAL	TYPICAL	Average	Inadeq.	230,255

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	95%	105%	153,885

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST BARN....	1893	660	C 110	28.881	Ava.	67%	95%	105%	19.301
Frame Shed	1893	96	C 110	1.652	Ava.	67%	95%	105%	1.105
Open Frame Porch	1893	120	C 110	5.578	Ava.	67%	95%	105%	3.728
2 Story/BSMT	1893	360	C 110	66.944	Ava.	67%	95%	105%	44.740
1 STORY	1893	40	C 110	4.029	Ava.	67%	95%	105%	2.692
1 STORY	1893	24	C 110	2.418	Ava.	67%	95%	105%	1.616
OPEN PORCH	1893	32	C 110	1.620	Ava.	67%	95%	105%	1.083
Wood Deck	1893	40	C 110	551	Ava.	67%	95%	105%	369
ONE STORY FRAME	1893	40	C 110	4.029	Ava.	67%	95%	105%	2.692
Frame Garage	1893	480	C 110	19.679	Ava.	67%	95%	105%	13.152
2,136 SFLA								Outbuilding Total	90,478

Accpt Land 87,300 Accepted Bldg 244,400 Total 331,700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1.25SBARN
30.0'
12.0'
8.0'
SHED
20.0'
20SB
OP
20.0'
18.0'
6.0'
4.0'
24.0'
14.0'
1S
10.0'
20SB
20.0'
1S
6.0'
16.0'
OP
8.0'
20.0'
4.0'
5.0'
WD
1S
4.0'
8.0'
10.0'

Map/Lot: 018-015
Account: 289 Card: 1 of 1 Location: 26 MEADER ST

Neighborhood 73 MEADER

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B1970P0700
Reference 2 LOT SIZE: .18
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	644 Sqft	Grade D 100	Base	157,230
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,091
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,030
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

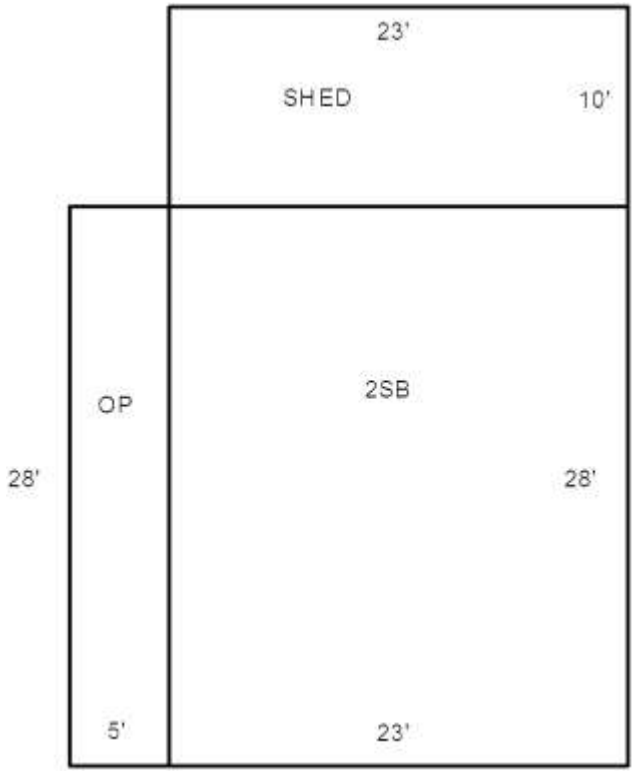
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	0	OLD TYPE	Old Type	Poor	Typical	161,866

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	45%	100%	105%	76,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1910	140	E 100	2.958	Poor	45%	100%	105%	1.398
Frame Shed	1910	230	E 100	1.800	Poor	45%	100%	105%	850
1,288 SFLA							Outbuilding Total		2,248

Accpt Land 80,200 Accepted Bldg 78,700 Total 158,900


23'
SHED
10'
OP
2SB
28'
28'
5'
23'

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/20/2007
Sale Price	115,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15237P792
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	72,675.00	80,708	100%		80,708
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.10					Land Total	96,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	2003	14X60	A 100	34,800	Avg.	61%	100%	95%	20,134
MH ENC. PORCH...	2003	108	D 100	2,235	Avg+	89%	100%	95%	1,890
Frame Shed	2003	121	C 100	1,894	Avg.	87%	100%	95%	1,566
840 SFLA							Outbuilding Total		23,590

Accpt Land	96,400	Accepted Bldg	23,600	Total	120,000

Name: RANDAZZO, VINCENT Z
CRAGIN, PATRICK J

Map/Lot: 003-109-12
Account: 291 Card: 1 of 1 Location: 24 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/27/2017
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17457P752
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	91 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	858 Sqft	Grade C 100	Base	152,348
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,287
Fin. Basement Area	621 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,296
Heating	100% HW BB	Cooling	0% None	Heat	2,574
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Above Average	Typical	168,505

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	105%	143,314

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1977	144	C 100	11.474	Avg+	81%	100%	105%	9.759
Encl Frame Porch	1977	192	D 100	12.239	Avg-	67%	100%	105%	8.610
Frame Shed	1980	144	C 100	2.254	Avg+	81%	100%	105%	1.917
858 SFLA							Outbuilding Total		20,286

Accpt Land	98,900	Accepted Bldg	163,600	Total	262,500

12.0'
Enclosed Porch
12.0'
36.0'
12.0'
16.0'
24.0'
Raised Ranch
Enclosed Porch
6.0'
14.0'
1.0'
1.0'
16.0'

Map/Lot: 003-110
Account: 292 Card: 1 of 1 Location: 134 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date	05/13/2014
Sale Price	184,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16821P467
Reference 2 LOT SIZE:3.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	72,675.00	90,612	100%		90,612
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.50					Land Total	106,287

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 95	Base	222,493
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,231
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,873
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

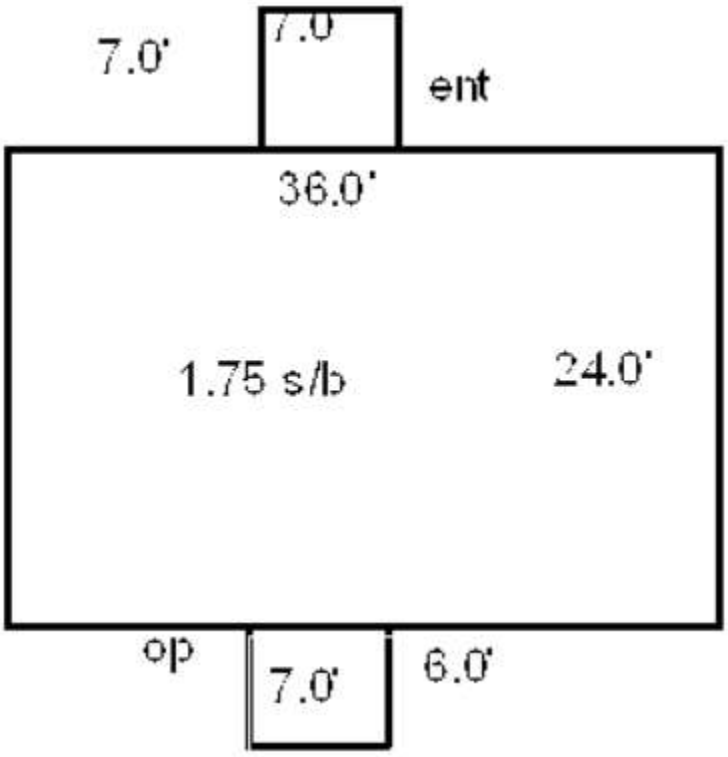
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	226,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	68%	100%	95%	146,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1975	42	C 95	1.686	Avg-	68%	100%	95%	1,089
BSMT ENTRY.....	1975	49	C 95	729	Avg-	68%	100%	95%	471
Frame Shed	1975	192	C 95	2.855	Avg.	72%	0%	95%	0
1,512 SFLA							Outbuilding Total		1,560

Accpt Land	106,300	Accepted Bldg	147,900	Total	254,200


7.0'
ent
36.0'
1.75 s/b
24.0'
op
7.0'
6.0'

Map/Lot: 003-109-11
Account: 293 Card: 1 of 1 Location: 38 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/25/2009
Sale Price	152,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B15732P62
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 100	Base	214,586
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,570
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	225,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	105%	177,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1977	100	C 100	1.253	Avg.	75%	100%	105%	987
1.25 ST GARAGE..	1977	384	C 100	16.692	Avg.	75%	100%	105%	13.145
1,428 SFLA							Outbuilding Total		14,132

Accpt Land	98,900	Accepted Bldg	191,700	Total	290,600

10.0'
34.0'
10
WD
1.75 SB
24.0'

Name: LITTLEFIELD, MATTHEW J
LITTLEFIELD, JESSIE B
Map/Lot: 003-066-1
Account: 294 Card: 1 of 1 Location: 265 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/29/2022
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.00					Land Total	95,150

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

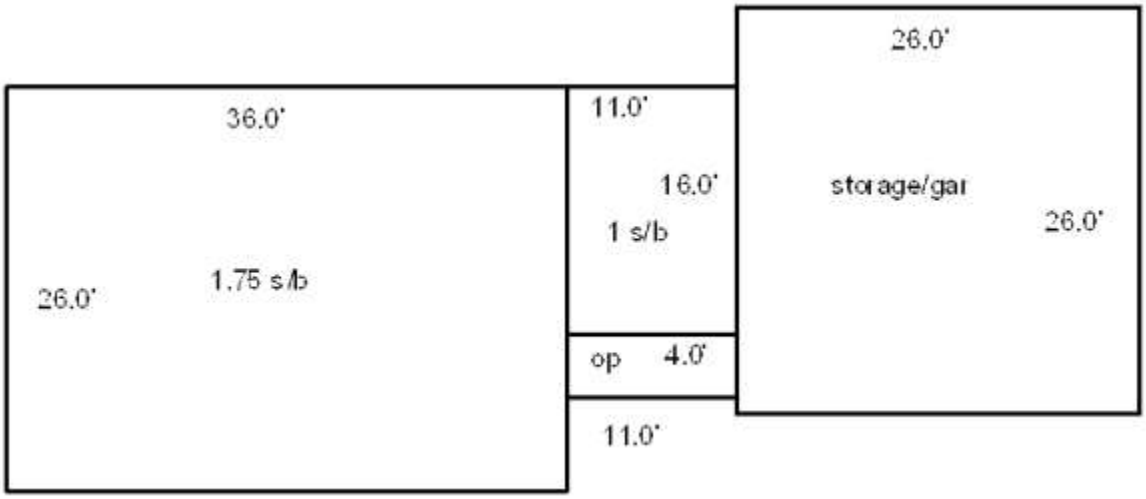
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	GOOD	TYPICAL	Average	Typical	257,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	100%	195,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1979	176	C 100	18.596	Avg.	76%	100%	100%	14.133
Open Frame Porch	1979	44	C 100	1.859	Avg.	76%	100%	100%	1.413
1.25 ST GARAGE..	1979	676	C 100	28.786	Avg.	76%	100%	100%	21.877
1,814 SFLA							Outbuilding Total		37,423

Accpt Land	95,200	Accepted Bldg	233,300	Total	328,500


26.0'
36.0'
11.0'
16.0'
storage/gar
1 s/b
26.0'
26.0'
1.75 s/b
op 4.0'
11.0'

Map/Lot: 003-097-09
Account: 295 Card: 1 of 1 Location: 17 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Level
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date 10/08/2021
Sale Price 110,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B5366P0229
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12 Mobile Home	1974	12X44	D 100	11.338	Avg.	40%	40%	95%	1.723
Frame Shed	1974	192	D 100	2.404	Avg.	71%	100%	95%	1.622
MH ENC. PORCH...	1974	96	D 100	1.987	Avg.	71%	40%	95%	536
528 SFLA							Outbuilding Total		3,881

Accpt Land 90,300 Accepted Bldg 3,900 Total 94,200

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B11571P350
Reference 2	LOT SIZE: 3.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.90	Acres-Homesite (Fract)	74,130.00	93,431	100%		93,431
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.90					Land Total	104,981

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,175 Sqft	Grade C 100	Base	190,712
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,763
Fin. Basement Area	587 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	15,583
Heating	100% Units	Cooling	0% None	Heat	2,350
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

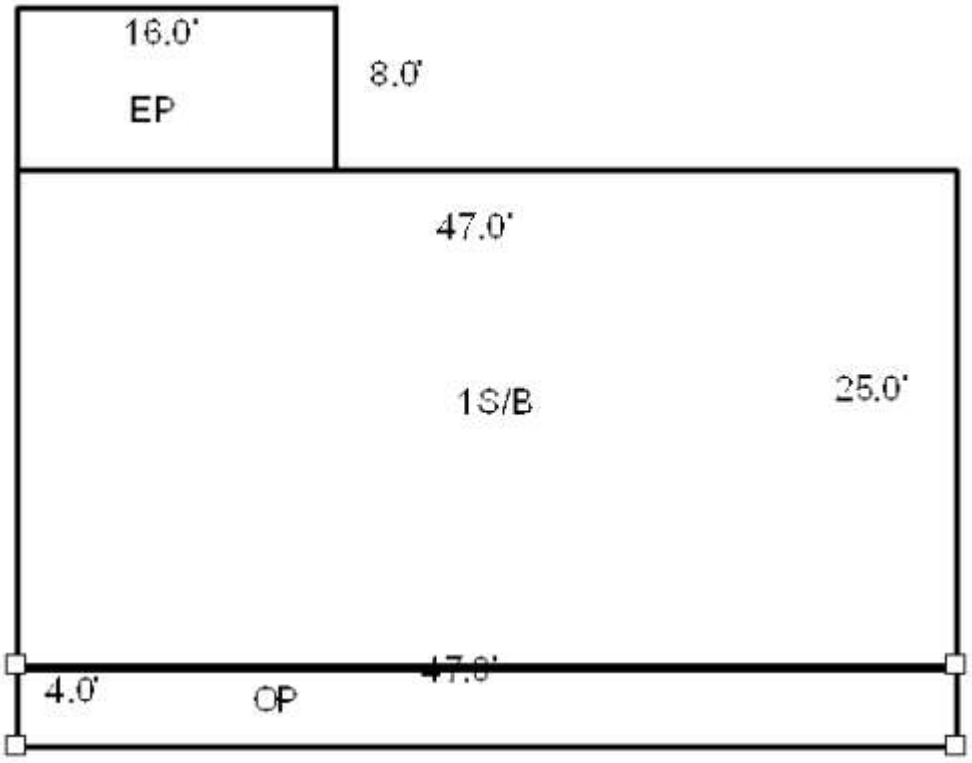
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	220,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	105%	171,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1976	188	C 100	7.945	Avg.	74%	100%	105%	6.173
Encl Frame Porch	1976	128	C 100	10.199	Avg.	74%	100%	105%	7.924
1,175 SFLA							Outbuilding Total		14,097

Accpt Land 105,000 Accepted Bldg 185,600 Total 290,600


16.0'
8.0'
EP
47.0'
1S/B
25.0'
4.0'
OP

Map/Lot: 006-082A
Account: 297 Card: 1 of 1 Location: 25 WEST FIFTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography Level
Utilities Well & SepticWell & Septic
Street No Street

Sale Data

Sale Date	09/23/2022
Sale Price	241,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B17046P764
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 103 1 9
X..... MH Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Dwelling Description

				Replacement Cost New	
Other	One Story	924 Sqft	Grade D 100	Base	103,836
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Field6	Basement	Field4	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,848
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

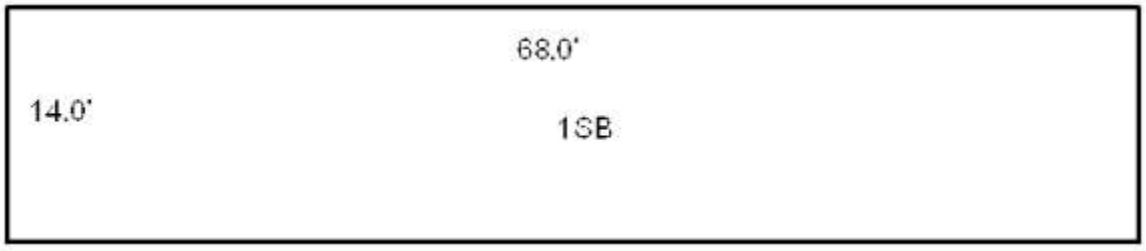
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	Field5	Field7	Average	Typical	112,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	96,841

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1972	528	D 100	15.694	Avg-	63%	100%	95%	9,393
924 SFLA							Outbuilding Total		9,393

Accpt Land	90,300	Accepted Bldg	106,200	Total	196,500


68.0'
14.0'
1SB

Name: LELAND, EDWARD R
LELAND, JEANNE A

Map/Lot: 009-031
Account: 298 Card: 1 of 1 Location: 148 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	11/23/2015
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17140P287
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 4.00					Land Total	84,872

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	195,863
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,432
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

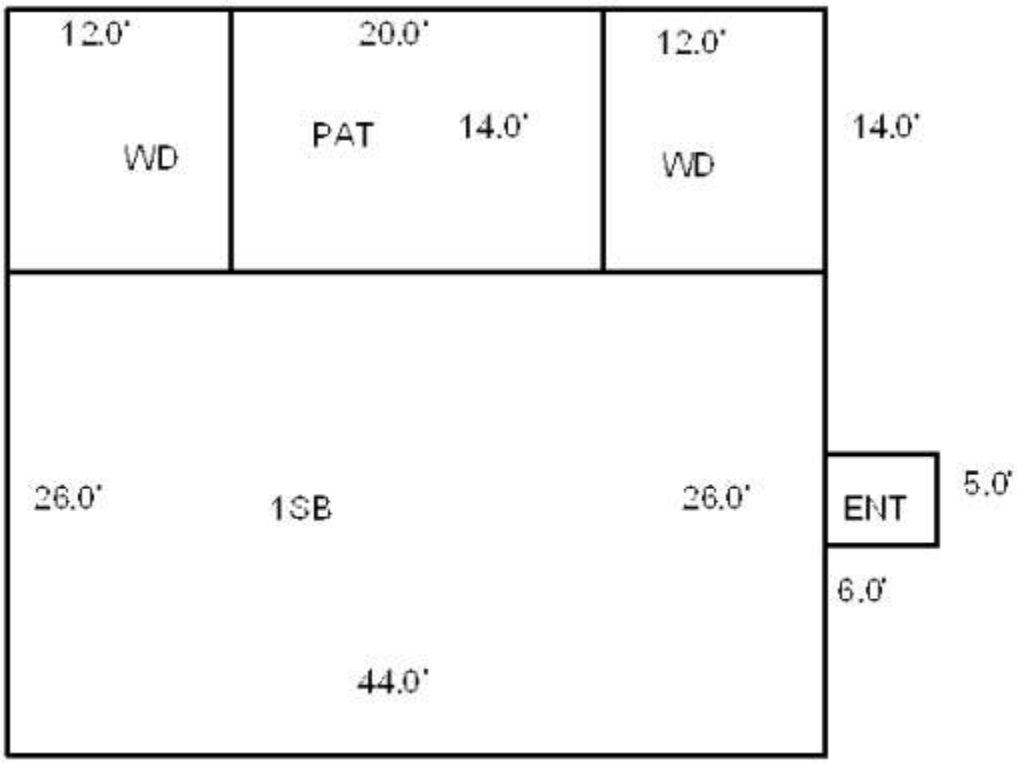
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	208,931

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	170,697

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1999	168	C 100	2.105	Avg.	86%	100%	95%	1.720
PATIO	1999	280	C 100	1.753	Avg.	86%	100%	95%	1.433
WOOD DECK	1999	168	C 100	2.105	Avg.	86%	100%	95%	1.720
BSMT ENTRY.....	1999	30	C 100	470	Avg.	86%	100%	95%	384
Frame Garage	2002	676	C 100	24.948	Avg.	86%	100%	95%	20.382
Frame Shed	1999	120	C 100	1.878	Avg.	86%	100%	95%	1.534
1,144 SFLA							Outbuilding Total		27,173

Accpt Land	84,900	Accepted Bldg	197,900	Total	282,800


12.0'
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PAT
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6.0'
44.0'

Name: LARRABEE, JOHN L
LARRABEE, MARY R
Map/Lot: 013-029
Account: 299 Card: 1 of 1 Location: 48 WEST SECOND ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Private

Sale Data

Sale Date	09/10/2021
Sale Price	267,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B16835P852
Reference 2	LOT SIZE: .09
Tran/Land/Bldg	101 1 95
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	210,000	194,598	100%		194,598
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.09					Land Total	208,348

Dwelling Description

				Replacement Cost New	
Other	One Story	0 Sqft	Grade D 100	Base	29,845
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Damp Crawl	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	0
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	800
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

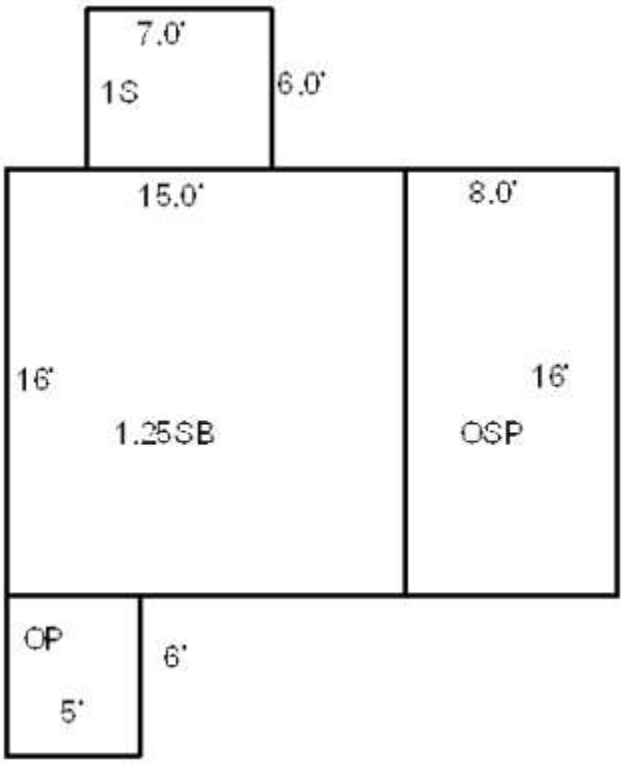
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Average	Typical	30,645

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
OTHER.....	None	67%	%	125%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1947	128	D 100	4.811	Good	78%	100%	125%	4.691
ONE STORY FRAME	1947	42	D 100	3.077	Good	78%	100%	125%	3.000
Open Frame Porch	1947	30	D 100	1.014	Good	78%	100%	125%	989
CAMP OR CABIN...	1947	240	D 100	10.520	Good	78%	100%	125%	10.258
42 SFLA							Outbuilding Total		18,938

Accpt Land	208,300	Accepted Bldg	18,900	Total	227,200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Name: BRIERLEY, JUSTUS
BRIERLEY, NICOLE

Map/Lot: 003-096-13
Account: 300 Card: 1 of 1 Location: 18 PINE MEADOW CT

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	07/16/2021
Sale Price	390,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	952 Sqft	Grade C 100	Base	249,484
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,808
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

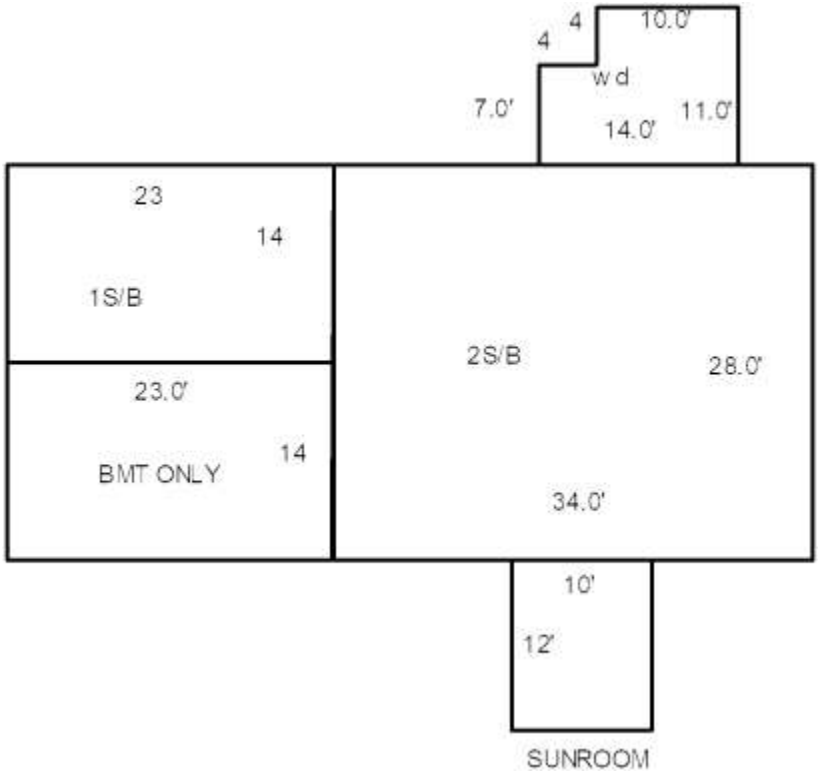
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	266,080

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	197,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1984	138	C 100	1.729	Avg.	78%	100%	95%	1.282
BASEMENT.....	1984	322	C 100	8.066	Avg.	78%	100%	95%	5.976
1 STORY/BSMT	1984	322	C 100	34.023	Avg.	78%	100%	95%	25.211
SUN ROOM (NO	1984	120	C 100	9.562	Avg.	78%	100%	95%	7.085
Fireplace	1984	2	C 100	12.100	Avg.	78%	100%	95%	8.966
2,226 SFLA							Outbuilding Total		48,520

Accpt Land 109,400 Accepted Bldg 245,700 Total 355,100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Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16170P180
Reference 2	LOT SIZE: .37
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	09/21/2011
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	210,000	224,148	10%	Topography	22,415
Total Acres 0.37					Land Total	22,415

Accpt Land	22,400	Accepted Bldg	0	Total	22,400

Name: SIROIS, TERRI L
SIROIS, EDWARD J
Map/Lot: 010-102
Account: 302 Card: 1 of 1 Location: 225 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	06/13/2019
Sale Price	75,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17976P464 (portion of 010-001)
Reference 2 LOT SIZE: 4.25
Tran/Land/Bldg 101 1 11
X..... HSEX Y..... 0
Exemption(s) 1 85 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.25	Acres-Rear Land 1-10	1,710.00	470	100%		470
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.25					Land Total	107,975

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,332 Sqft	Grade B 100	Base	285,609
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,597
Fin. Basement Area	1000 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,740
Heating	100% HW BB	Cooling	0% None	Heat	5,195
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

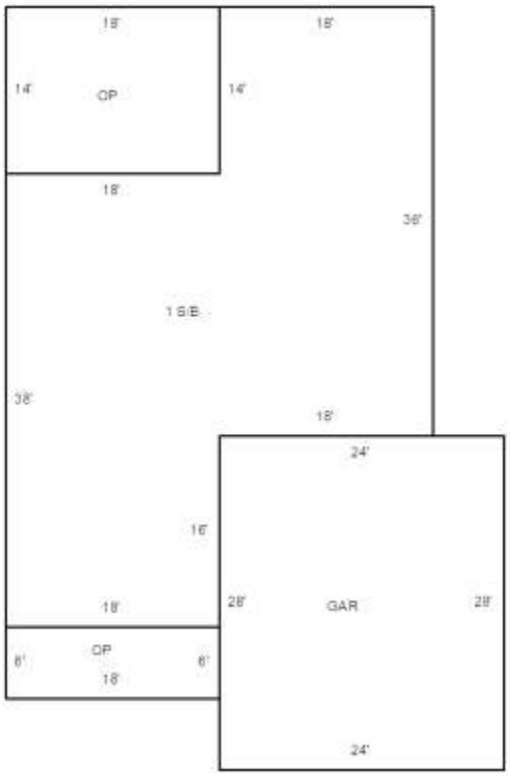
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	329,437

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	303,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	672	B 100	32.245	Avg.	97%	100%	95%	29,714
Open Frame Porch	2020	252	B 100	13.845	Avg.	97%	100%	95%	12,758
OPEN PORCH	2020	108	B 100	6.090	Avg.	97%	100%	95%	5,612
SOLAR CL2 /KW	2020			----SOUND VALUE----					9,000
1,332 SFLA							Outbuilding Total		57,084

Accpt Land 108,000 Accepted Bldg 360,700 Total 468,700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Account: 303 Card: 1 of 1 Map/Lot: 011-011 Location: 36 WEST FIFTY FIRST ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Private

Sale Data

Sale Date	05/14/2018
Sale Price	106,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17714P605
Reference 2	LOT SIZE: 0.20
Tran/Land/Bldg	101 1 11
X.....	? Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	210,000	210,775	100%		210,774
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.20					Land Total	224,524

Dwelling Description

				Replacement Cost New	
Ranch	One Story	678 Sqft	Grade D 110	Base	122,775
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,193
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-597
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

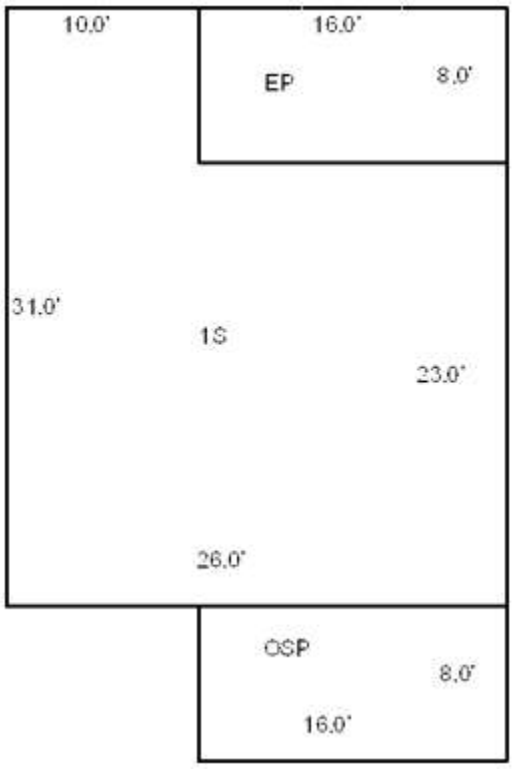
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Average	Typical	120,985

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	101,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1952	128	D 110	8.975	Avg.	67%	100%	125%	7.516
OPEN SCR PORCH	1952	128	D 110	5.292	Avg.	67%	100%	125%	4.432
678 SFLA							Outbuilding Total		11,948

Accpt Land	224,500	Accepted Bldg	113,300	Total	337,800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OSP
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Map/Lot: 001-023
Account: 304 Card: 1 of 1 Location: GOULDS BRIDGE RD

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1476P0121
Reference 2	LOT SIZE:3.25
Tran/Land/Bldg	600 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.25	Acres-Homesite (Fract)	78,185.00	96,762	100%		96,762
Total Acres 3.25				Land Total		96,762

Accpt Land	96,800	Accepted Bldg		0 Total	96,800

Map/Lot: 000-001
Account: 305 Card: 1 of 1 Location: TRANSMISSION

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000 VARIOUS
Reference 2	LOT SIZE: 0 TRANSMISSION DISTRIBUTION
Tran/Land/Bldg	600 16 98
X.....	UTIL Y..... 0
Exemption(s)	Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SUBSTATION	0			- - - - S O U N D V A L U E - - - -					5.388.700
DISTRIBUTION	0			- - - - S O U N D V A L U E - - - -					5.530.900
TRANSMISSION	0			- - - - S O U N D V A L U E - - - -					7.287.900
								Outbuilding Total	18,207,500

Accpt Land	0	Accepted Bldg	18,207,500	Total	18,207,500

Map/Lot: 002-004
Account: 306 Card: 1 of 1 Location: LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1635P463
Reference 2 LOT SIZE:6
Tran/Land/Bldg 600 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
2.00	Acres-Rear Land 1-10	3,045.00	6,699	100%		6,699
Total Acres 6.00					Land Total	100,367

Accpt Land 100,400 Accepted Bldg 0 Total 100,400

Account: 307 Card: 1 of 1 Map/Lot: 002-005 Location: LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1635P463
Reference 2 LOT SIZE:58
Tran/Land/Bldg 600 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
34.00	Acres-Rear 21+	735.00	27,489	100%		27,489
Total Acres 58.00					Land Total	168,512

Accpt Land 168,500 Accepted Bldg 0 Total 168,500

Map/Lot: 002-028
Account: 308 Card: 1 of 1 Location: WELLS ST

Neighborhood 99 LANDLOCKED

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1753P421
Reference 2 LOT SIZE:5 REAR
Tran/Land/Bldg 600 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
Total Acres 5.00					Land Total	93,711

Accpt Land 93,700 Accepted Bldg 0 Total 93,700

Account: 309 Card: 1 of 1 Map/Lot: 002-049 Location: WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1181P0397
Reference 2 LOT SIZE:13.5
Tran/Land/Bldg 600 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
9.50	Acres-Rear Land 1-10	2,280.00	23,826	100%		23,826
Total Acres 13.50					Land Total	122,618

Accpt Land 122,600 Accepted Bldg 0 Total 122,600

Account: 310 Card: 1 of 1 Map/Lot: 002-050 Location: WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1181P0397
Reference 2 LOT SIZE:12.5
Tran/Land/Bldg 600 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
8.50	Acres-Rear Land 1-10	2,280.00	21,318	100%		21,318
Total Acres 12.50					Land Total	120,110

Accpt Land 120,100 Accepted Bldg 0 Total 120,100

Map/Lot: 023-005
Account: 311 Card: 1 of 1 Location: WELLS ST

Neighborhood 99	LANDLOCKED
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1757P0214
Reference 2	LOT SIZE:4 REAR
Tran/Land/Bldg	600 4 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
Total Acres 4.00				Land Total		103,992

Accpt Land	104,000	Accepted Bldg	0	Total	104,000

Map/Lot: 001-017
Account: 312 Card: 1 of 1 Location: DENNETT RD

Neighborhood 2	DENNETT RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1815P207
Reference 2	LOT SIZE:9 REAR
Tran/Land/Bldg	600 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
5.00	Acres-Rear Land 1-10	2,280.00	12,540	100%		12,540
Total Acres 9.00					Land Total	111,332

Accpt Land 111,300 Accepted Bldg 0 Total 111,300

Map/Lot: 001-011
Account: 313 Card: 1 of 1 Location: DENNETT RD

Neighborhood 2	DENNETT RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1617P105
Reference 2	LOT SIZE:11 REAR
Tran/Land/Bldg	600 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
7.00	Acres-Rear Land 1-10	2,280.00	17,556	100%		17,556
Total Acres 11.00					Land Total	116,348

Accpt Land 116,300 Accepted Bldg 0 Total 116,300

Map/Lot: 001-004
Account: 314 Card: 1 of 1 Location: GOULDS BRIDGE RD

Neighborhood 3	CO. WOODS
Zoning/Use	INDUSTRIAL RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1496P121
Reference 2	LOT SIZE:2
Tran/Land/Bldg	600 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
Total Acres 2.00				Land Total		92,176

Accpt Land 92,200 Accepted Bldg 0 Total 92,200

Account: 315 Card: 1 of 1 Map/Lot: 013-031 Location: 42 WEST SECOND ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Private

Sale Data

Sale Date	04/21/2021
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Reference 1	B16769P487
Reference 2	LOT SIZE: .10
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	210,000	245,200	100%		245,200
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.61					Land Total	258,950

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	838 Sqft	Grade C 100	Base	218,465
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,257
Fin. Basement Area	838 Sqft, Grade B	Basement Gar	None	Fin Bsmt	21,570
Heating	100% Forced Warm	Cooling	0% None	Heat	3,665
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

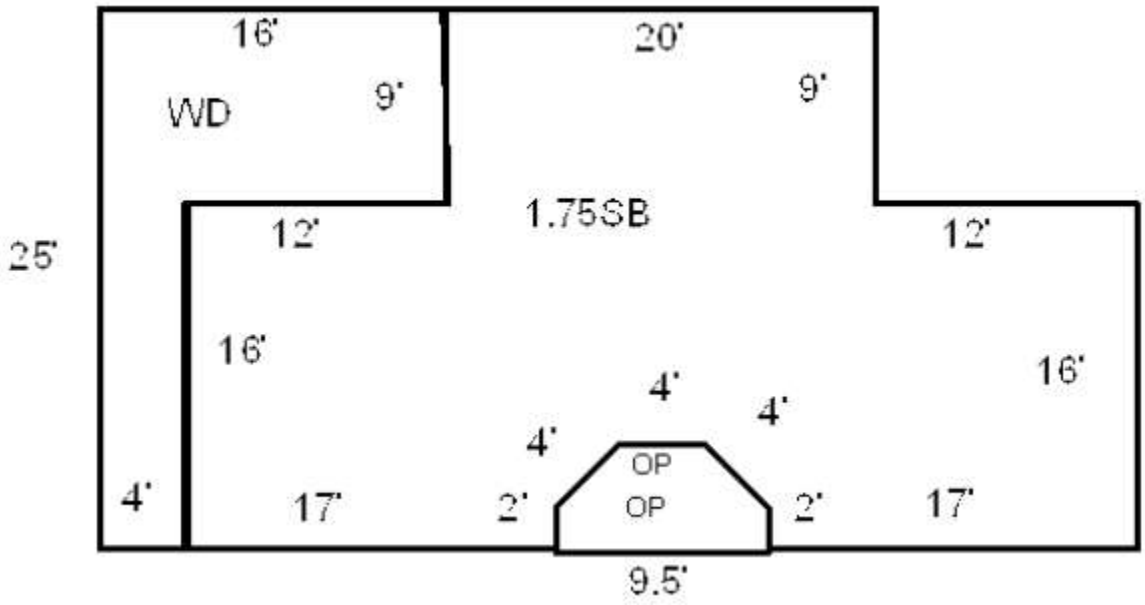
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	258,927

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	125%	281,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2000	208	C 100	2.606	Avg.	87%	100%	125%	2.834
Open Frame Porch	2000	39	C 100	1.648	Avg.	87%	100%	125%	1.792
1,466 SFLA							Outbuilding Total		4,626

Accpt Land	259,000	Accepted Bldg	286,200	Total	545,200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2'
2'
17'
9.5'

Name: CYR, CARROLL J
CYR, LORAINE H
Map/Lot: 007-036
Account: 316 Card: 1 of 1 Location: 653 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B4127P0107
Reference 2	LOT SIZE:1.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Homesite (Fract)	72,675.00	84,782	100%		84,782
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.80					Land Total	100,457

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base	245,356
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,990
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

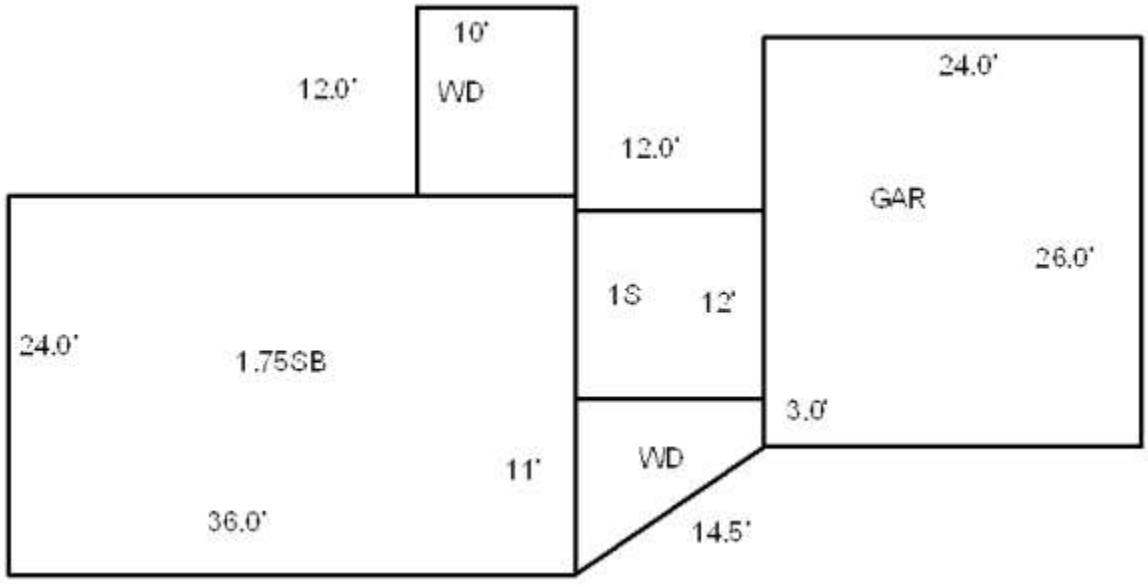
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	258,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	193,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1986	84	C 110	1.158	Avg.	79%	100%	95%	869
ONE STORY FRAME	2002	144	C 110	14.507	Avg.	79%	100%	95%	10.888
1.25 ST GARAGE..	2002	624	C 100	26.633	Avg.	79%	100%	95%	19.988
WOOD DECK	1986	120	C 110	1.654	Avg.	79%	100%	95%	1.242
1,656 SFLA							Outbuilding Total		32,987

Accpt Land	100,500	Accepted Bldg	227,000	Total	327,500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11'
WD
36.0'
14.5'

Name: CLARK, MATTHEW E
CLARK, LINDA J

Map/Lot: 007-006
Account: 317 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 71	BK BEECH RIDGE RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography		Sale Date	05/08/1986
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B3842P0137		
Reference 2	LOT SIZE: 15.1		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.10	Acres-Rear Land 11-20	950.00	1,150	100%		1,150
Total Acres 15.10				Land Total		88,832

Accpt Land 88,800 Accepted Bldg 0 Total 88,800

Name: CLAFLIN, BRUCE B
CLAFLIN, JEAN E
Map/Lot: 012-010
Account: 318 Card: 1 of 1 Location: 43 WEST FORTY FIRST ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & Septic
Street Gravel

Reference 1 B1431P0222
Reference 2 LOT SIZE:0.75
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	210,000	260,879	100%		260,879
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.75					Land Total	274,629

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	250 Sqft	Grade D 100	Base	96,409
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-701
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,112
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	Minimal			Insulation	-350
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

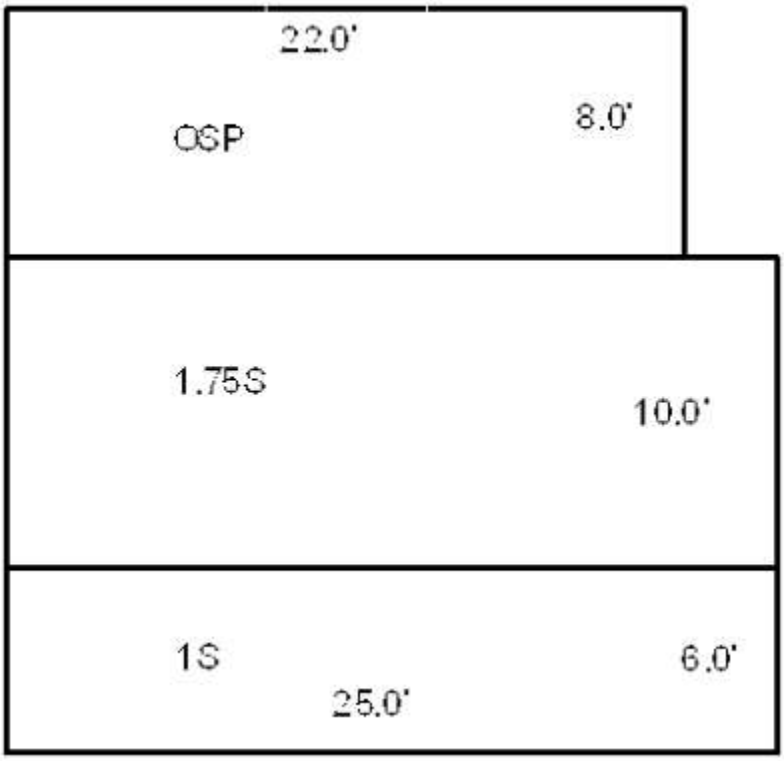
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	TYPICAL	TYPICAL	Below Average	Typical	98,086

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	125%	73,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1925	150	D 100	10.990	Avg-	60%	100%	125%	8.242
OPEN SCR PORCH	1925	176	D 100	6.434	Avg-	60%	100%	125%	4.825
588 SFLA							Outbuilding Total		13,067

Accpt Land 274,600 Accepted Bldg 86,600 Total 361,200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Name: ARCHIBALD, THOMAS M
ARCHIBALD, KATHLEEN G
Map/Lot: 013-039
Account: 319 Card: 1 of 1 Location: 12 WEST ELEVENTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Below Street
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B11184P179
Reference 2 LOT SIZE: .78
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	210,000	263,967	100%		263,967
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.78					Land Total	277,717

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,340 Sqft	Grade D 110	Base	194,228
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Field6	Basement	Dry Crawl	Basement	-884
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,358
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,324
Insulation	None			Insulation	-1,179
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

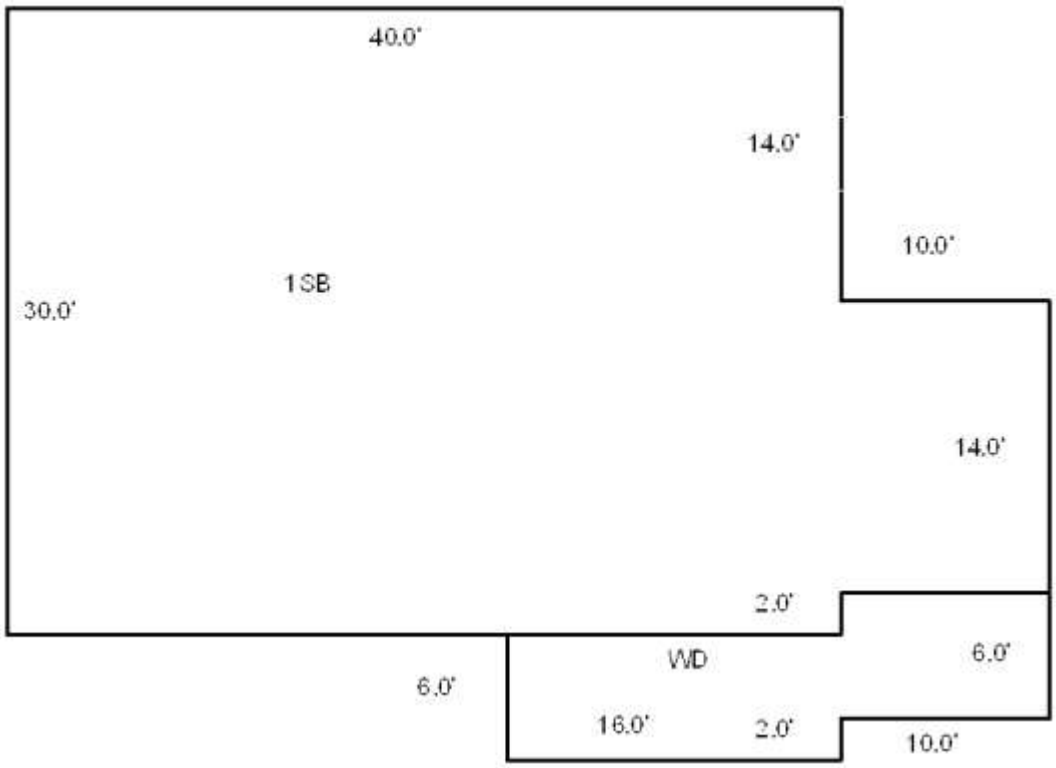
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	OLD TYPE	Old Type	Average	Typical	195,131

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	163,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1930	156	D 110	1.720	Avg.	67%	100%	125%	1.440
1,340 SFLA							Outbuilding Total		1,440

Accpt Land 277,700 Accepted Bldg 164,900 Total 442,600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Account: 320 Card: 1 of 1 Map/Lot: 018-027 Location: 44 MARKET ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/28/2022
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B8057P0251
Reference 2	LOT SIZE:0.12
Tran/Land/Bldg	31 2 80
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

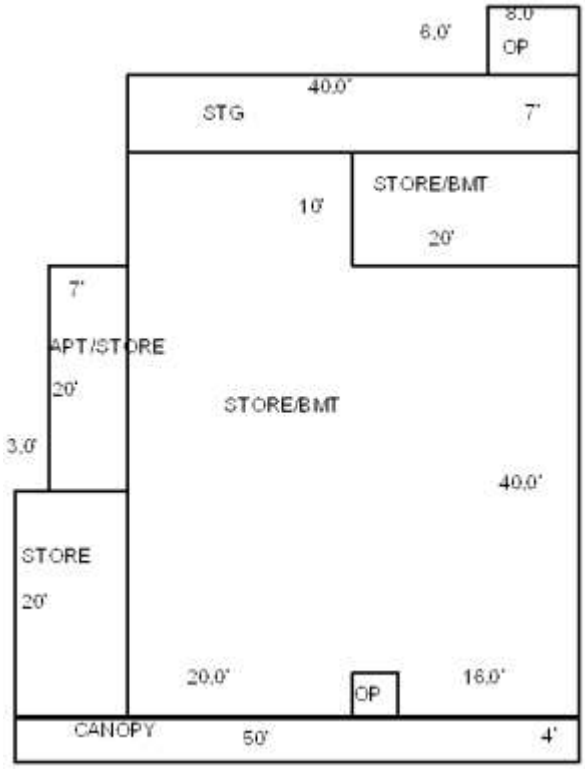
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	70,600.00	62,823	100%		62,823
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.12					Land Total	73,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1900	2324	C 100	199.637	Avg.	67%	100%	100%	133.757
APT	0	1924	C 100	179.711	Avg.	67%	100%	100%	120.406
BSMT UNFINISHED.	0	2280	C 100	57.114	Avg.	67%	100%	100%	38.266
STORAGE	0	280	C 100	3.508	Avg.	67%	100%	100%	2.350
CANOPY AV.....	0	200	C 100	4.074	Avg.	67%	100%	100%	2.730
Open Frame Porch	0	48	C 100	2.028	Avg.	67%	100%	100%	1.359
OPEN PORCH	0	16	C 100	797	Avg.	67%	100%	100%	534
								Outbuilding Total	299,402

Accpt Land 73,800 Accepted Bldg 299,400 Total 373,200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16.0'
CANOPY
50'
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Name: LANDRIGAN, ROBERT W JR
LANDRIGAN, PAMELA
Map/Lot: 007-008
Account: 321 Card: 1 of 1 Location: 947 BEECH RIDGE RD

Neighborhood 71	BK BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & SepticNoWater/NoSewer
Street	Gravel
PERMIT STATUS	CLOSED PERMITS
Reference 1	B16634P495
Reference 2	LOT SIZE:41
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	06/27/2013
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
17.00	Acres-Rear 21+	665.00	12,436	100%		12,436
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 41.00					Land Total	126,243

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	717 Sqft	Grade B 100	Base	269,079
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	None	Basement	699
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,079
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,456
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

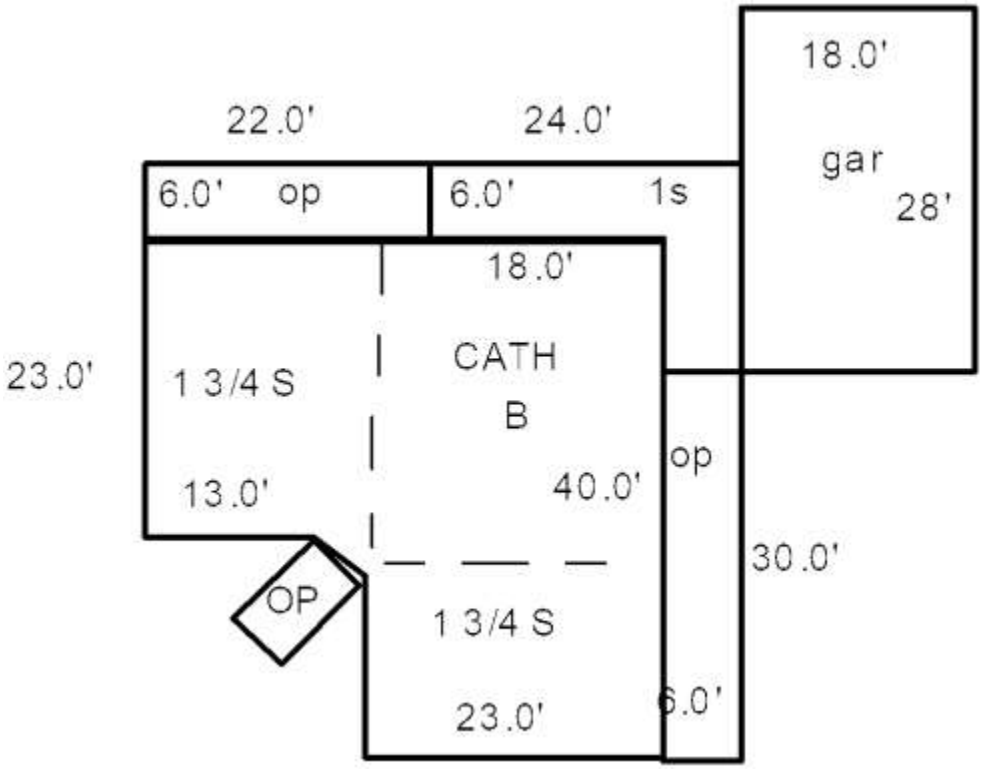
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	301,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
OTHER.....	None	94%	90%	95%	242,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2014	204	B 100	24.287	Avg.	94%	90%	95%	19.519
1 ST CATH/BSMT	2014	400	B 100	62.343	Avg.	94%	90%	95%	50.105
Open Frame Porch	2014	354	B 100	19.448	Avg.	94%	90%	95%	15.630
Frame Garage	2014	504	B 100	24.380	Avg.	94%	90%	95%	19.594
SHOP	2014	384	C 100	8.448	Avg.	93%	90%	95%	6.717
Wood Deck	2014	160	C 100	2.005	Avg.	93%	90%	95%	1.594
1 STORY GARAGE..	2021	1008	C 100	36.903	Avg.	97%	100%	95%	34.006
Frame Shed	2014	416	D 100	5.208	Avg.	94%	90%	95%	4.186
SOLAR CL4 /KW	2014	10000	C 100	0	Avg.	93%	0%	95%	0
BATTERY BANK	2014	10000	C 100	0	Avg.	93%	0%	95%	0
1,859 SFLA							Outbuilding Total		151,351

Accpt Land	126,200	Accepted Bldg	393,500	Total	519,700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6.0'

Name: JORDAN, BRUCE R
JORDAN, SHIELA J
Map/Lot: 013-034
Account: 322 Card: 1 of 1 Location: 36 WEST SECOND ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	09/01/2002
Sale Price	150,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1 B11960P194
Reference 2 LOT SIZE: .44
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	210,000	228,066	100%		228,066
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.44					Land Total	241,816

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	784 Sqft	Grade C 100	Base	215,088
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,116
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

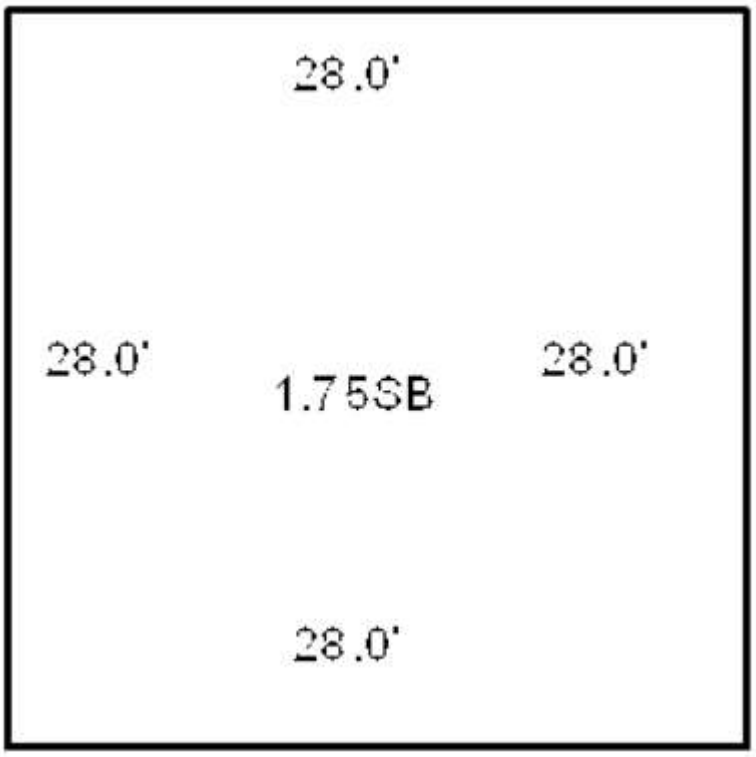
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	2003	GOOD	GOOD	Above Average	Typical	230,744

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	125%	224,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2003	18	C 100	226	Avg+	78%	100%	125%	220
PATIO	2003	132	C 100	826	Avg+	78%	100%	125%	805
Frame Garage	2017	884	C 100	32.438	Avg.	95%	100%	125%	38,520
1,372 SFLA							Outbuilding Total		39,545

Accpt Land 241,800 Accepted Bldg 264,500 Total 506,300


28.0'
28.0'
28.0'
1.75SB
28.0'

Name: GENTIL, GEORGE J
GENTIL, CHERYL A

Map/Lot: 011-009
Account: 323 Card: 1 of 1 Location: 32 WEST FIFTY FIRST ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/12/2008
Sale Price	224,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15544P132
Reference 2	LOT SIZE: .19
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	210,000	209,696	100%		209,696
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.19					Land Total	223,446

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	324 Sqft	Grade C 100	Base	133,671
Exterior	WOOD SHINGLE	Masonry Trim	16Sqft	Trim	80
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	486
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,944
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

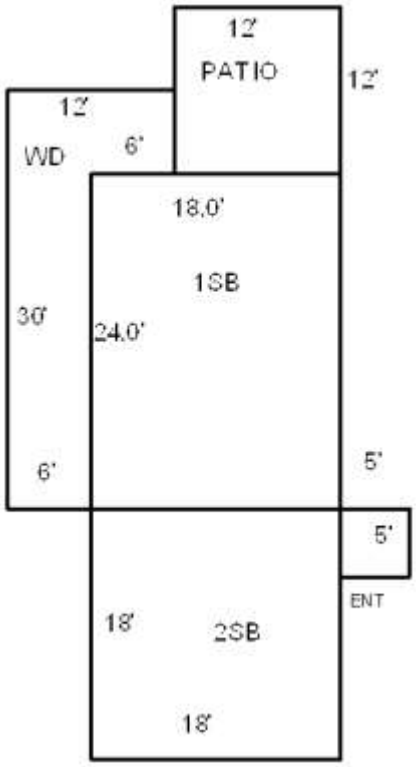
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	136,981

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	125%	130,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1979	432	C 100	45.645	Avg.	76%	100%	125%	43.362
BSMT ENTRY.....	1979	25	C 100	391	Avg.	76%	100%	125%	371
Wood Deck	1979	216	C 100	2.706	Avg.	76%	100%	125%	2.571
PATIO	1979	144	C 100	901	Avg.	76%	100%	125%	856
Wood Deck	1979	216	C 100	2.706	Avg.	76%	100%	125%	2.571
Frame Shed	1980	192	C 100	3.005	Avg.	76%	100%	125%	2.855
1,080 SFLA							Outbuilding Total		52,586

Accpt Land	223,400	Accepted Bldg	182,700	Total	406,100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PATIO
12'
12'
WD
6'
18.0'
1SB
30'
24.0'
6'
5'
5'
ENT
18'
2SB
18'

Name: CIDER MILL POND TRUST
C/O BALLOU & BEDELL
Map/Lot: 003-026
Account: 324 Card: 1 of 1 Location: 30 CIDER MILL POND RD

Neighborhood 49 CIDER MILL

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/08/2015
Sale Price	99,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17150P821
Reference 2	LOT SIZE:1.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	76,500.00	80,286	100%		80,286
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.25					Land Total	91,286

Dwelling Description

				Replacement Cost New	
Other	One & 1/2 Story	1,260 Sqft	Grade C 100	Base	227,799
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	3,780
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

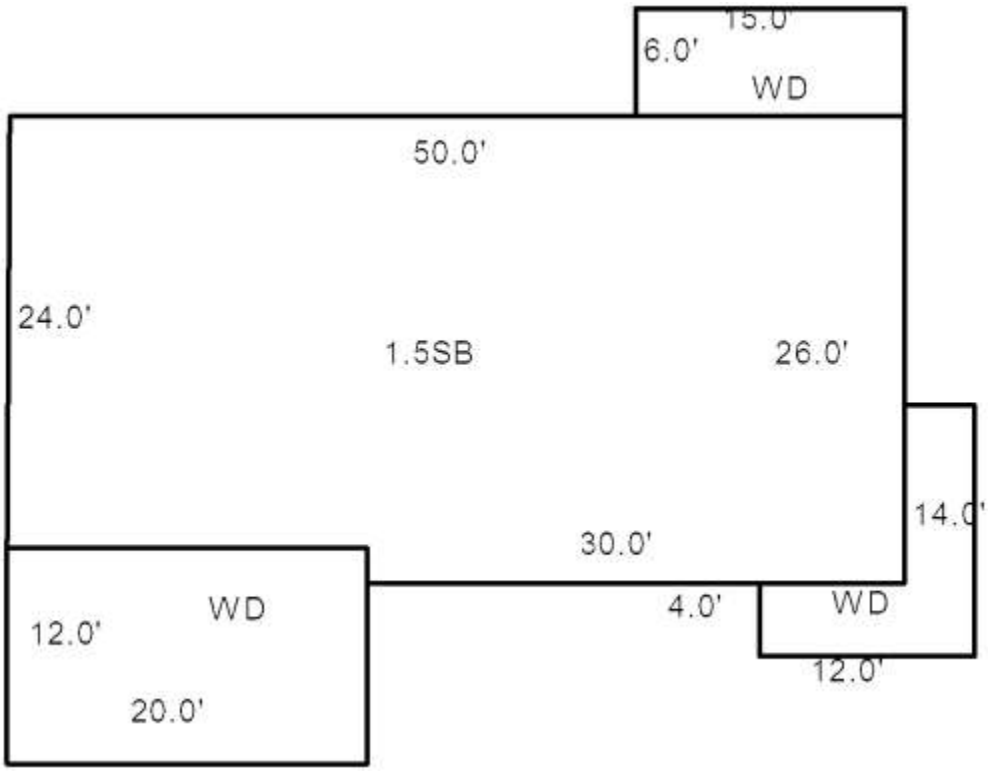
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	0	OLD TYPE	Old Type	Poor	Field8	237,489

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	45%	97%	100%	103,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1825	240	C 100	3.007	Poor	45%	97%	100%	1.312
Wood Deck	1825	88	C 100	1.103	Poor	45%	97%	100%	481
1,890 SFLA							Outbuilding Total		1,793

Accpt Land 91,300 Accepted Bldg 105,500 Total 196,800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WD
4.0'
WD
12.0'
12.0'
20.0'

Name: THIBODEAU, LOUIS A
THIBODEAU, MARIE L
Map/Lot: 004-062
Account: 325 Card: 1 of 1 Location: 377 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	04/10/1984
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B3270P0148
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	76,500.00	73,257	100%		73,257
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.50					Land Total	84,257

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	884 Sqft	Grade C 100	Base	222,135
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

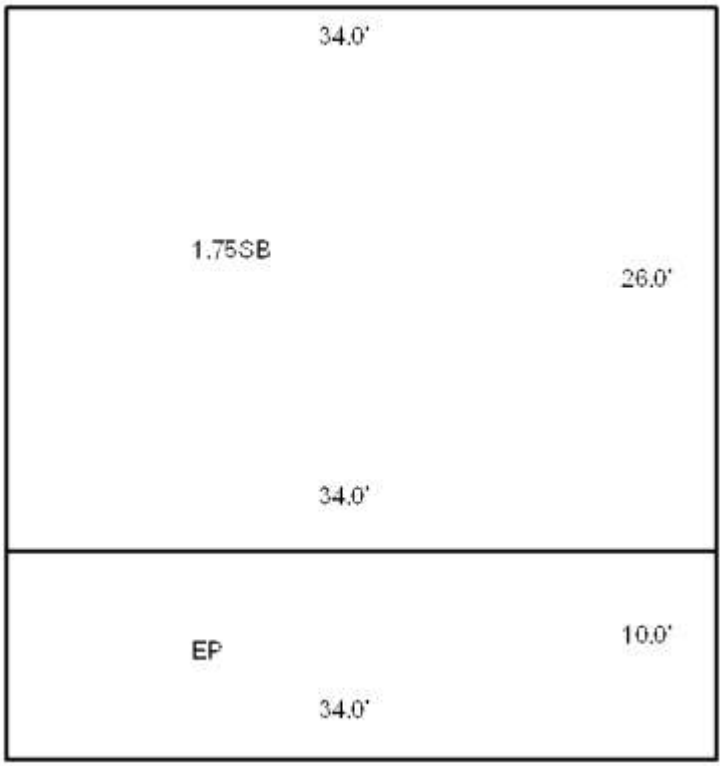
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	239,432

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	189,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1985	340	C 100	27.091	Avg.	79%	100%	100%	21.402
BSMT ENTRY.....	1985	24	C 100	376	Avg.	79%	100%	100%	297
Frame Shed	1985	240	C 100	3.756	Avg.	79%	100%	100%	2.967
1.25 ST GARAGE..	2015	624	C 100	26.633	Avg.	94%	100%	100%	25.035
1,547 SFLA							Outbuilding Total		49,701

Accpt Land	84,300	Accepted Bldg	238,900	Total	323,200


34.0'
1.75SB
26.0'
34.0'
EP
10.0'
34.0'

Name: DERRICO, THOMAS
DERRICO, VINCENT

Map/Lot: 006-028
Account: 326 Card: 1 of 1 Location: MEETING HOUSE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B8992P0135 B14933P704 LIEN; B15330P286
Reference 2	LOT SIZE: 9
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	01/03/2008
Sale Price	38,000
Sale Type	Land Only
Financing	Conventional
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Rear Land 1-10	770.00	7,623	100%		7,623
Total Acres 9.00				Land Total		7,623

Accpt Land	7,600	Accepted Bldg	0	Total	7,600

Map/Lot: 006-087
Account: 327 Card: 1 of 1 Location: OTTER COVE LANE

Neighborhood	32 OTTER COVE LN
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B13725P296
Reference 2	LOT SIZE:4
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/20/2003
Sale Price	130,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
Total Acres 4.00				Land Total		91,830

Accpt Land	91,800	Accepted Bldg	0	Total	91,800

Neighborhood 32	OTTER COVE LN		
Zoning/Use	SHORELAND RESIDENTIAL		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B16514P654		
Reference 2	LOT SIZE: .06		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	9

Sale Data

Sale Date	01/18/2013
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
0.06	Acres-Homesite (Fract)	210,000	186,866	10%	Size/Shape	18,687
Total Acres 0.06					Land Total	18,687

Accpt Land	18,700	Accepted Bldg	0	Total	18,700

Name: ALAIMO, LUCINDA
ALAIMO, ANDREW
Map/Lot: 011-023
Account: 329 Card: 1 of 1 Location: 77 WEST FIFTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Private

Sale Data

Sale Date	04/17/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1 B16305P138
Reference 2 LOT SIZE: .44
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	210,000	228,066	100%		228,066
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.44					Land Total	241,816

Dwelling Description

				Replacement Cost New	
Ranch	One Story	448 Sqft	Grade D 100	Base	87,818
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-717
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-358
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

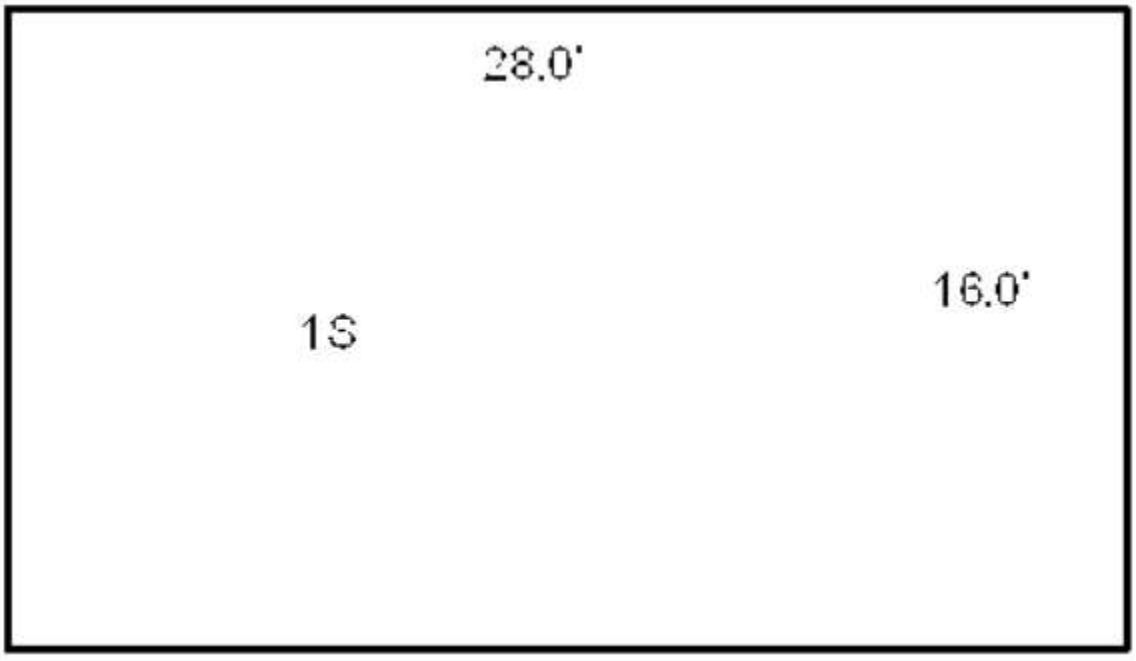
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Above Average	Typical	86,743

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	125%	79,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	0	96	C 100	1.203	Avg.	67%	100%	125%	1.008
448 SFLA							Outbuilding Total		1,008

Accpt Land 241,800 Accepted Bldg 80,200 Total 322,000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Name: CONNOLLY, FRANCIS A
CONNOLLY, ELIZABETH M
Map/Lot: 005-003-1
Account: 330 Card: 1 of 1 Location: 475 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2756P0164
Reference 2 LOT SIZE:4.1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.10	Acres-Rear Land 1-10	1,710.00	188	100%		188
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.10					Land Total	107,693

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	697 Sqft	Grade C 100	Base	189,804
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,046
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,440
Rooms	5	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

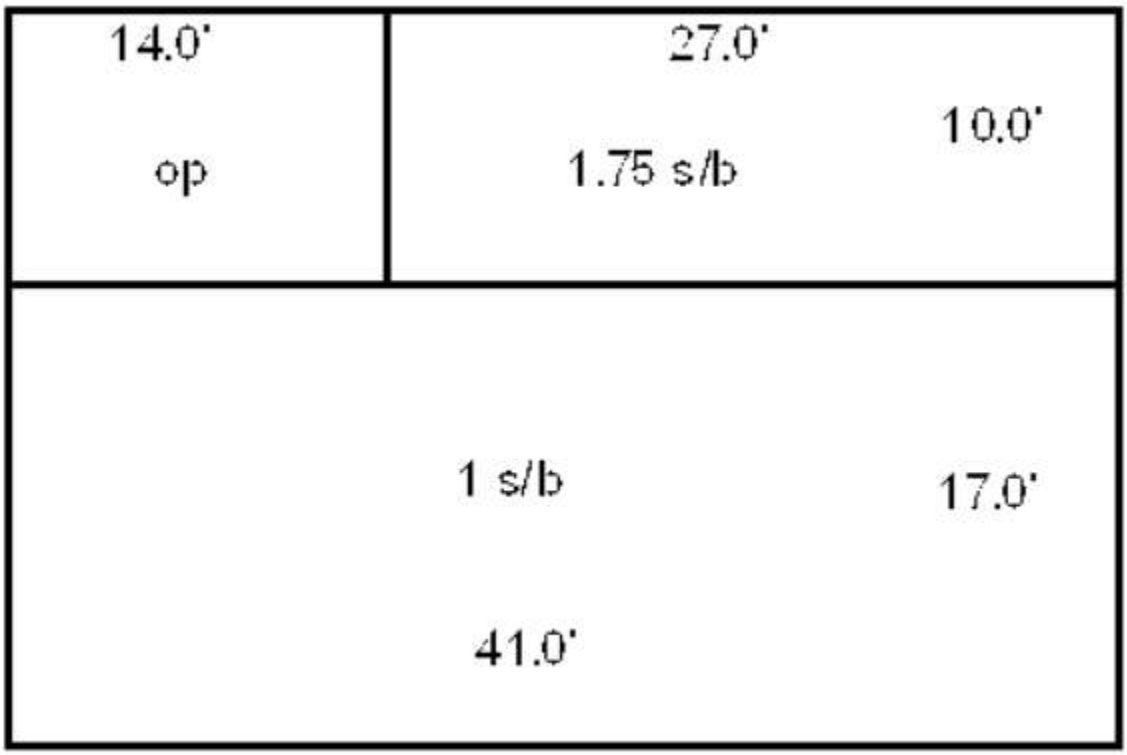
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	Obsolete	TYPICAL	Average	Typical	195,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	97%	95%	138,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1982	140	C 100	5.916	Avg.	77%	97%	95%	4,197
1.75 Story/BSMT	1982	270	C 100	42.792	Avg.	77%	97%	95%	30,363
1.25 ST GARAGE..	1982	675	C 100	28.745	Avg.	75%	100%	95%	20,481
Wood Deck	1982	80	C 100	1.002	Avg.	75%	100%	95%	714
1,692 SFLA							Outbuilding Total		55,755

Accpt Land 107,700 Accepted Bldg 194,300 Total 302,000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1 s/b
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Account: 331 Card: 1 of 1 Map/Lot: 011-007 Location: 7 WEST FIFTY THIRD ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B17922P241
Reference 2	LOT SIZE: .22
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	03/29/2019
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	210,000	212,793	100%		212,793
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.22					Land Total	226,543

Dwelling Description

				Replacement Cost New	
Ranch	One Story	472 Sqft	Grade D 100	Base	84,104
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-755
Rooms	2				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-378
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

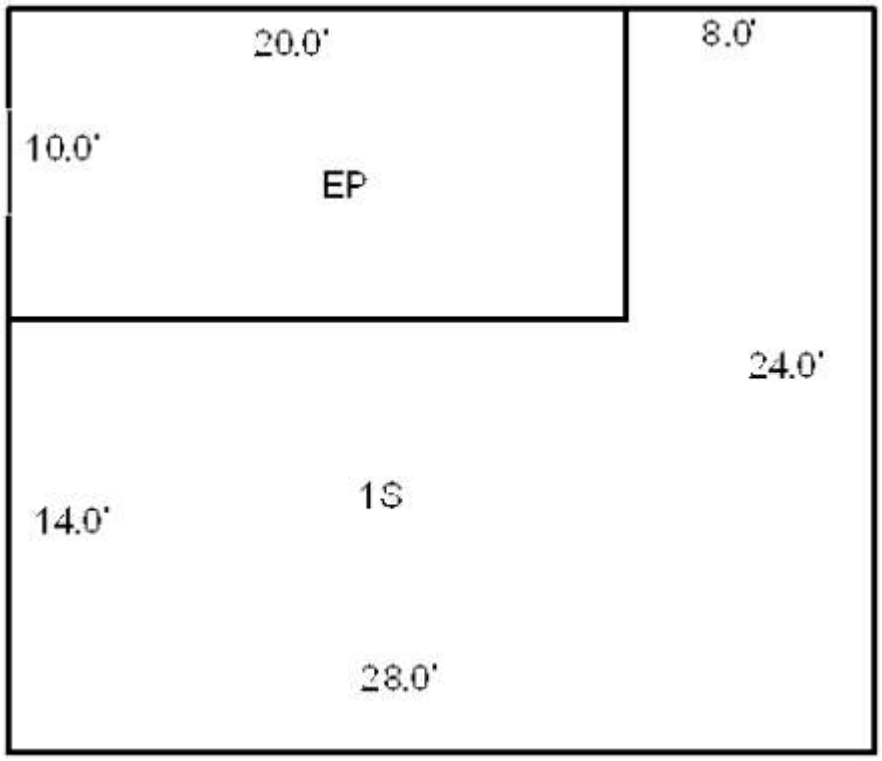
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	OLD TYPE	TYPICAL	Average	Typical	82,971

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	69,488

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1954	200	D 100	12.749	Avg.	67%	100%	125%	10.678
Wood Deck	1954	136	D 100	1.363	Avg.	67%	100%	125%	1.141
472 SFLA						Outbuilding Total			11,819

Accpt Land 226,500 Accepted Bldg 81,300 Total 307,800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Name: BOHRER, CHARLES
BOHRER, NORMA
Map/Lot: 011-015
Account: 332 Card: 1 of 1 Location: 6 WEST FIFTY FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Private

Sale Data

Sale Date 08/01/2011
Sale Price 100,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B16162P601
Reference 2 LOT SIZE: .11
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	210,000	198,543	100%		198,543
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.11					Land Total	212,293

Dwelling Description

				Replacement Cost New	
Ranch	One Story	756 Sqft	Grade D 100	Base	117,336
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	454
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,210
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	None			Insulation	-605
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

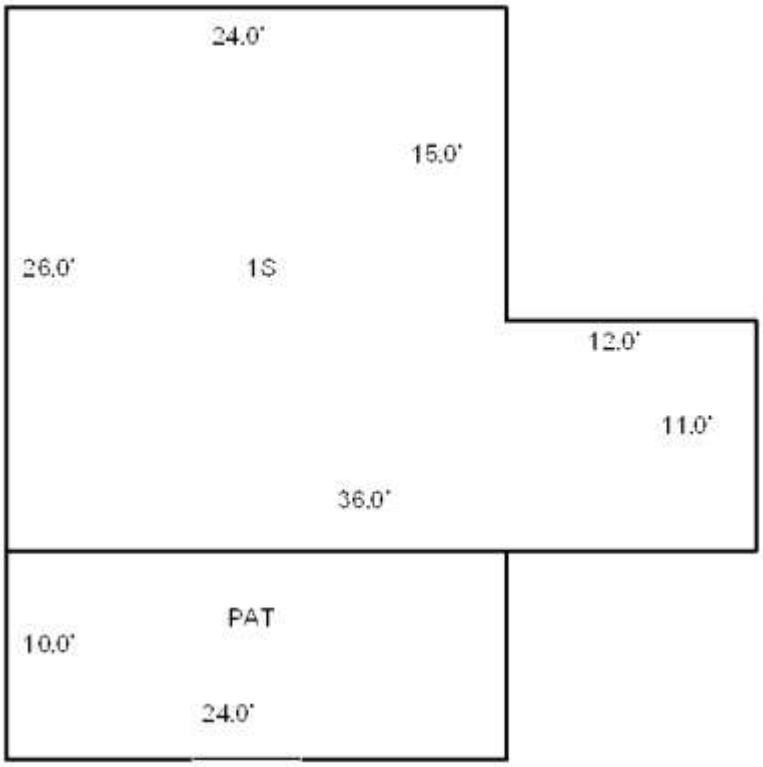
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	TYPICAL	TYPICAL	Average	Typical	120,815

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	101,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Patio	1961	240	D 100	1.202	Avg.	67%	100%	125%	1.006
756 SFLA							Outbuilding Total		1,006

Accpt Land 212,300 Accepted Bldg 102,200 Total 314,500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26.0'
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PAT
10.0'
24.0'

Name: MCTAGGART, MARC T
MCTAGGART, BRANDYN M
Map/Lot: 009-038
Account: 333 Card: 1 of 1 Location: 81 ABBOTT RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	01/22/2010
Sale Price	219,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15803P151
Reference 2	LOT SIZE: 10.49
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
6.49	Acres-Rear Land 1-10	1,350.00	9,638	100%		9,638
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 10.49					Land Total	94,510

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	217,842
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,267
Fin. Basement Area	77 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	1,525
Heating	100% HW BB	Cooling	0% None	Heat	3,802
Rooms	3	HEARTHS		HEARTHS	880
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	1/2 Finished			Attic	11,532
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	245,560

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	202,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	42	C 100	526	Avg.	87%	100%	95%	435
Frame Shed	2000	120	C 100	1,878	Avg.	87%	100%	95%	1,552
Frame Shed	2010	300	C 100	4,695	Avg.	91%	100%	95%	4,058
1,152 SFLA							Outbuilding Total		6,045

Accpt Land	94,500	Accepted Bldg	209,000	Total 303,500

7.0'
6.0'
WD
24.0'
1SB
32.0'

Map/Lot: 011-003
Account: 334 Card: 1 of 1 Location: WEST FIFTY THIRD ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1774P0753
Reference 2 LOT SIZE: 1.14
Tran/Land/Bldg 131 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	210,000	284,394	10%	Wetland	28,439
0.14	Acres-Rear Land 1-10	7,000.00	1,078	10%	Wetland	108
Total Acres 1.14					Land Total	28,547

Accpt Land 28,500 Accepted Bldg 0 Total 28,500

Name: CORRIVEAU, MICHAEL R
CORRIVEAU, KRISTY A
Map/Lot: 003-011
Account: 335 Card: 1 of 1 Location: 66 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	05/30/2008
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Other Non Valid

Reference 1	B15433P238
Reference 2	LOT SIZE:1.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Homesite (Fract)	76,500.00	83,268	100%		83,268
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.80					Land Total	94,268

Dwelling Description

				Replacement Cost New	
Log Home	One Story	1,092 Sqft	Grade C 100	Base	172,064
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,276
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

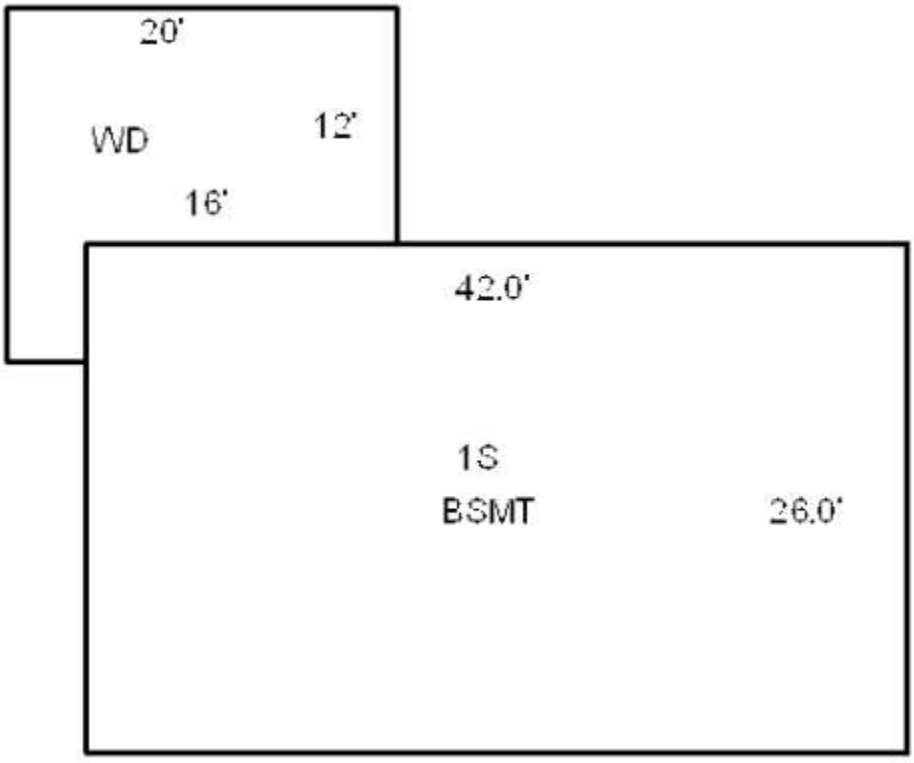
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	176,978

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	157,510

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2009	672	C 100	24.804	Avg.	89%	100%	100%	22.076
Wood Deck	2005	240	C 100	3.007	Avg.	89%	100%	100%	2.676
1,092 SFLA							Outbuilding Total		24,752

Accpt Land	94,300	Accepted Bldg	182,300	Total	276,600


20'
WD
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BSMT
26.0'

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	(B15797P853 PORTION)
Reference 2	LOT SIZE: 12.0
Tran/Land/Bldg	101 1 11
X.....	SP Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/02/2021
Sale Price	92,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.00	Acres-Rear Land 1-10	1,710.00	15,048	100%		15,048
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.00					Land Total	122,553

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 90	Base	303,979
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,076
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	18,533
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

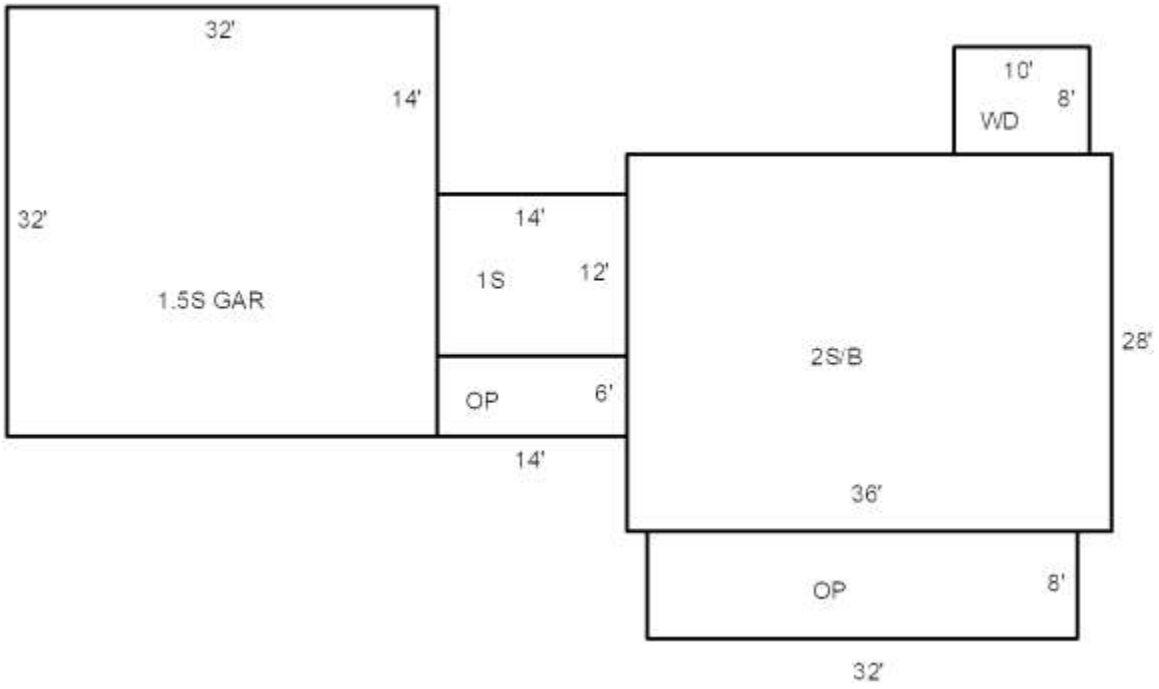
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	331,357

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	308,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2022	168	B 90	18.000	Avg.	98%	100%	95%	16.758
1.50 ST GARAGE..	2022	1024	B 90	57.119	Avg.	98%	100%	95%	53.178
Open Frame Porch	2022	84	B 90	4.154	Avg.	98%	100%	95%	3.867
OPEN PORCH	2022	256	B 90	12.800	Avg.	98%	100%	95%	11.917
Wood Deck	2022	80	B 90	1.173	Avg.	98%	100%	95%	1.092
STABLE	2022	300	C 100	10.603	Avg.	98%	100%	95%	9.871
2,184 SFLA							Outbuilding Total		96,683

Accpt Land 122,600 Accepted Bldg 405,200 Total 527,800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Name: EVES, MARK W
EVES, LAURA M
Map/Lot: 008-013-1
Account: 337 Card: 1 of 1 Location: 29 ACORN LANE

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	11/27/2019
Sale Price	227,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B18142P462
Reference 2 LOT SIZE: 21.1 (merged with 008-046)
Tran/Land/Bldg 101 1 11
X..... MRG Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
7.10	Acres-Rear Land 11-20	950.00	7,420	100%		7,420
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 21.10					Land Total	133,735

Dwelling Description

Conventional	Two Story	360 Sqft	Grade C 100	Replacement Cost New Base	143,116
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	540
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,940
Heating	100% HW BB	Cooling	0% None	Heat	2,160
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	1992	TYPICAL	GOOD	Average	Typical	159,676

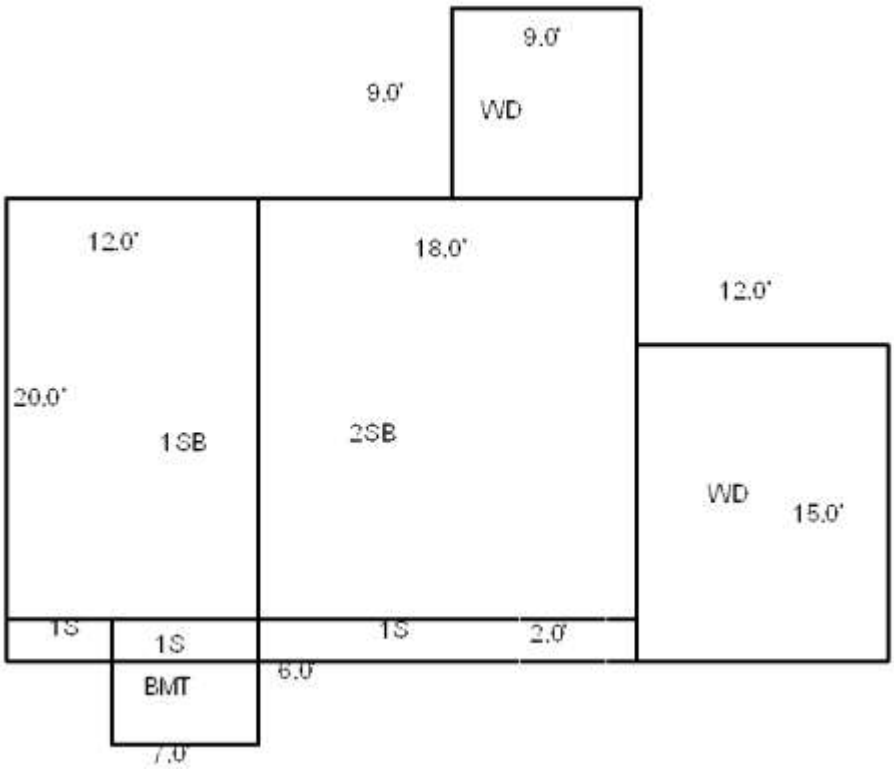
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	95%	109,218

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1972	240	C 100	25.358	Avg.	72%	100%	95%	17.345
ONE STORY FRAME	1972	60	C 100	5.495	Avg.	72%	100%	95%	3.758
BASEMENT.....	1972	42	C 100	1.052	Avg.	72%	100%	95%	719
Wood Deck	1972	81	C 100	1.015	Avg.	72%	100%	95%	694
WOOD DECK	1972	180	C 100	2.255	Avg.	72%	100%	95%	1.543
1.25 ST BARN....	2003	480	C 100	19.490	Avg.	72%	100%	95%	13.331
Wood Deck	1982	48	C 100	601	Avg-	70%	100%	95%	400
1,020 SFLA							Outbuilding Total		37,790

Accpt Land	133,700	Accepted Bldg	147,000	Total	280,700

TOYOTA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2.0'
BMT
6.0'
7.0'

Account: 338 Card: 1 of 1 Map/Lot: 002-053 Location: 311 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/12/2019
Sale Price	470,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17930P421 gar fin
Reference 2	LOT SIZE: 28.92 gar fin
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	90%	Access	88,913
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
4.92	Acres-Rear 21+	665.00	3,599	100%		3,599
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 28.92					Land Total	143,717

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	303,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,468
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	26,136
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

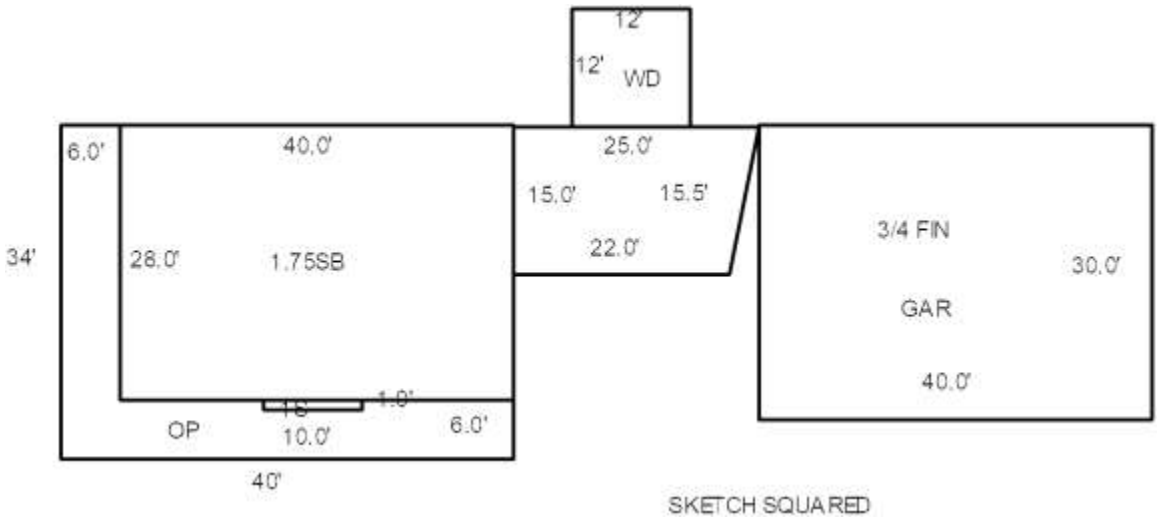
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	338,144

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	88%	100%	95%	282,688

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	2002	10	C 110	1.008	Avg.	88%	100%	95%	843
Open Frame Porch	2002	440	C 110	20.453	Avg.	88%	100%	95%	17.099
ONE STORY FRAME	2002	360	C 110	36.266	Avg.	88%	100%	95%	30.318
APT/GAR	2002	1200	C 110	144.632	Avg.	88%	75%	95%	90.684
Wood Deck	2002	144	C 110	1.984	Avg.	88%	100%	95%	1.659
2S Frame Garage	2020	1260	C 100	72.211	Avg.	88%	100%	95%	60.369
3,530 SFLA							Outbuilding Total		200,972

Accpt Land	143,700	Accepted Bldg	483,700	Total	627,400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22.0'
30.0'
GAR
40.0'
1.0'
FS
OP
10.0'
6.0'
40'
SKETCH SQUARED

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/06/2017
Sale Price	274,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17511P207
Reference 2	LOT SIZE:2
Tran/Land/Bldg	102 1 12
X.....	IF Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,400 Sqft	Grade C 100	Base	348,708
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,100
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,400
Rooms	10				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

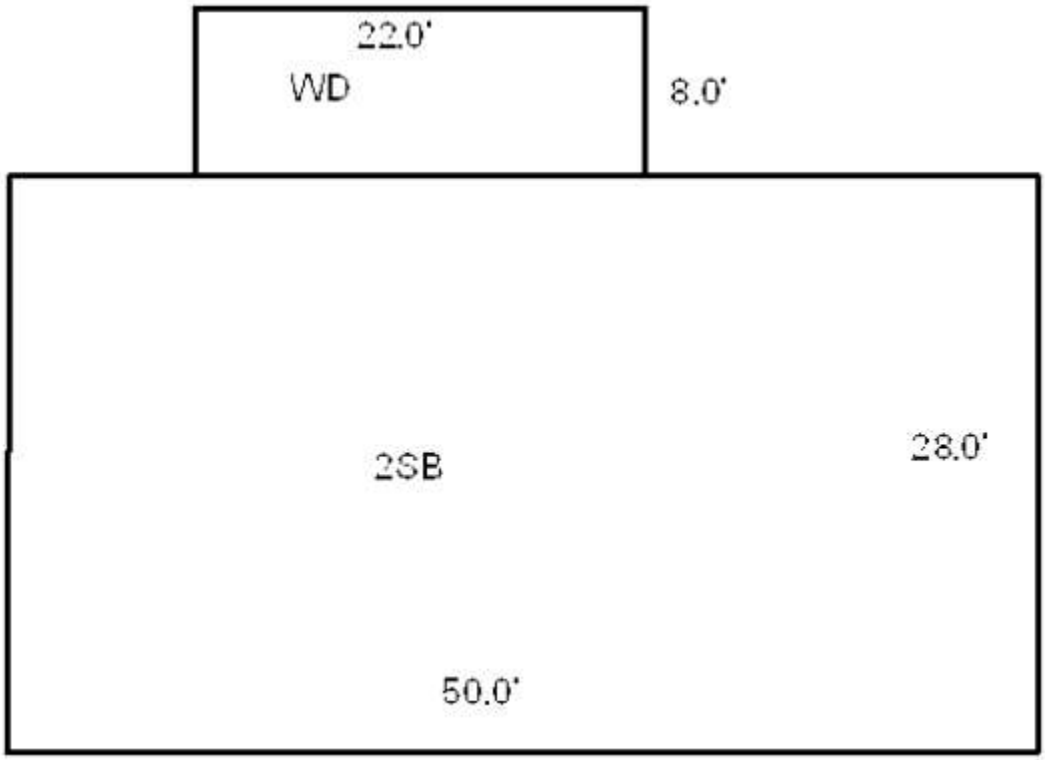
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	380,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	90%	95%	286,159

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	176	C 100	2.205	Avg.	88%	90%	95%	1.659
2,800 SFLA							Outbuilding Total		1,659

Accpt Land	102,600	Accepted Bldg	287,800	Total	390,400


22.0'
WD
8.0'
2SB
28.0'
50.0'

Name: SHORTILL, JAMES
SHORTILL, SUSAN E
Map/Lot: 002-047
Account: 341 Card: 1 of 1 Location: 33 WILMER CHASE RD

Neighborhood 66 WELLS ST

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	02/27/2004
Sale Price	270,000
Sale Type	Land & Buildings
Financing	FHA or VA
Verified	.....
Validity	Arms Length Sale

Reference 1 B13975P320
Reference 2 LOT SIZE:.97
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Homesite (Fract)	78,185.00	85,742	100%		85,742
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.97					Land Total	96,192

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 110	Base	271,187
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,178
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

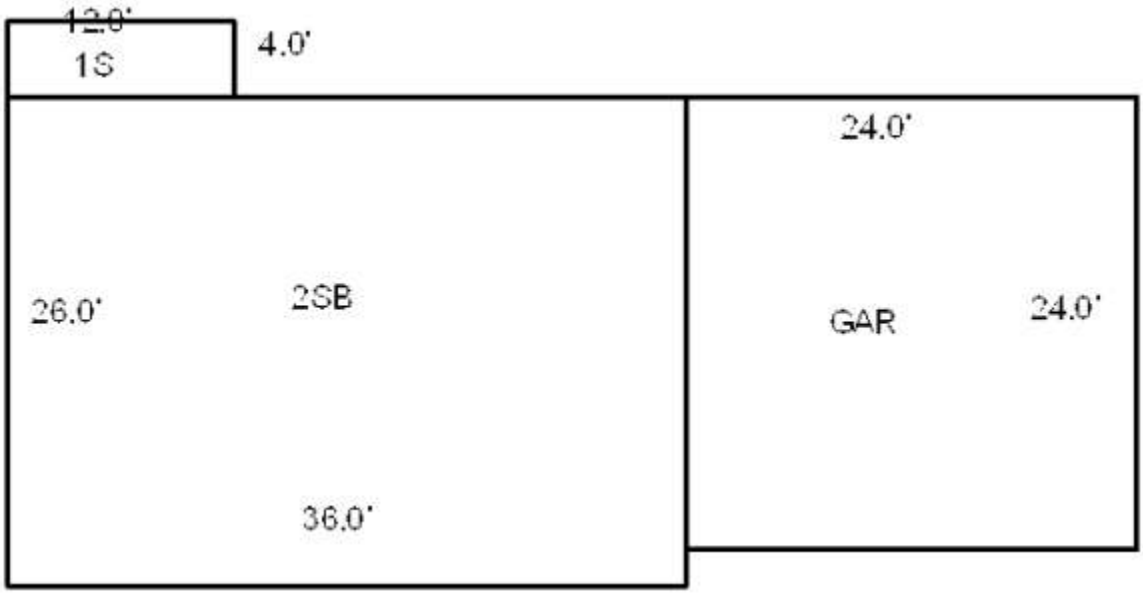
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	300,084

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
COND/DES/UTIL...	None	87%	100%	95%	248,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2000	48	C 110	4.836	Avg.	87%	100%	95%	3.997
Frame Garage	2000	576	C 110	23.482	Avg.	87%	100%	95%	19.408
1,920 SFLA							Outbuilding Total		23,405

Accpt Land 96,200 Accepted Bldg 271,400 Total 367,600


12.0'
1S
4.0'
24.0'
26.0'
2SB
GAR
24.0'
36.0'

Map/Lot: 002-052
Account: 342 Card: 1 of 2 Location: 269 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B16829P576
Reference 2 LOT SIZE: 4.22
Tran/Land/Bldg 109 1 9
X..... B Y..... 0
Exemption(s) 2 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
0.22	Acres-Rear Land 1-10	2,280.00	552	100%		552
2.00	# -SITE IMPROVEMENT	9,500.00	20,900	85%		17,765
Total Acres 4.22					Land Total	117,109

Dwelling Description

				Replacement Cost New	
Other	One Story	1,512 Sqft	Grade D 100	Base	149,922
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	2,419
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

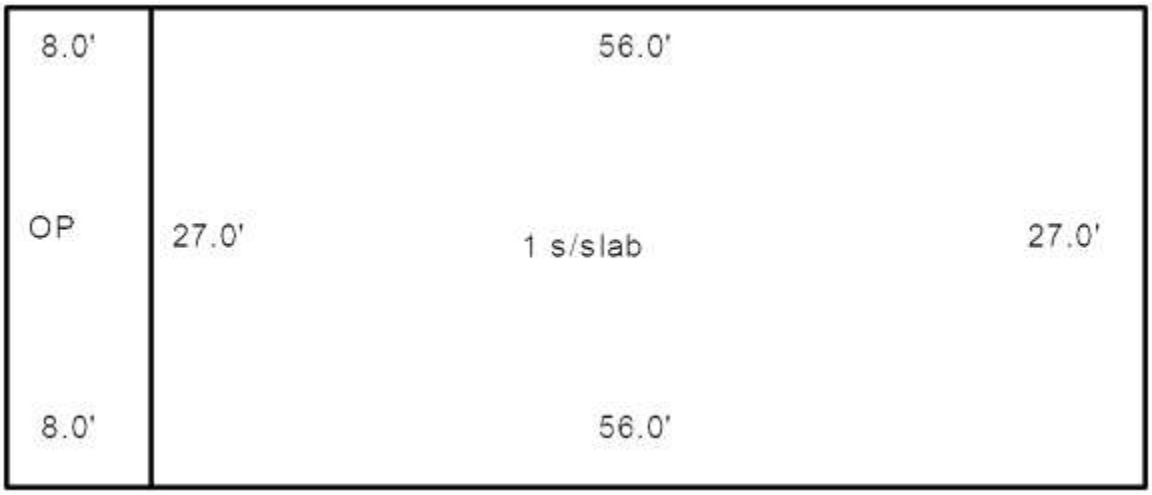
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	158,979

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	95%	95%	134,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2015	216	D 100	7.302	Avg.	94%	95%	95%	6,195
Frame Garage	2015	576	D 100	17.078	Avg.	94%	95%	95%	14,488
Frame Shed	2015	144	D 100	1.803	Avg.	94%	95%	95%	1,530
1,512 SFLA							Outbuilding Total		22,213

Accpt Land 117,100 Accepted Bldg 157,100 Total 274,200


8.0'
56.0'
OP
27.0'
1 s/slab
27.0'
8.0'
56.0'

Map/Lot: 002-052
Account: 342 Card: 2 of 2 Location: 271 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B16829P576
Reference 2	LOT SIZE: 4.22
Tran/Land/Bldg	109 1 9
X.....	0 Y..... 0
Exemption(s)	2 0 0 Land Schedule 2

Dwelling Description

					Replacement Cost New
Other	One Story	1,512 Sqft	Grade D 100	Base	149,922
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	302
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	2,419
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

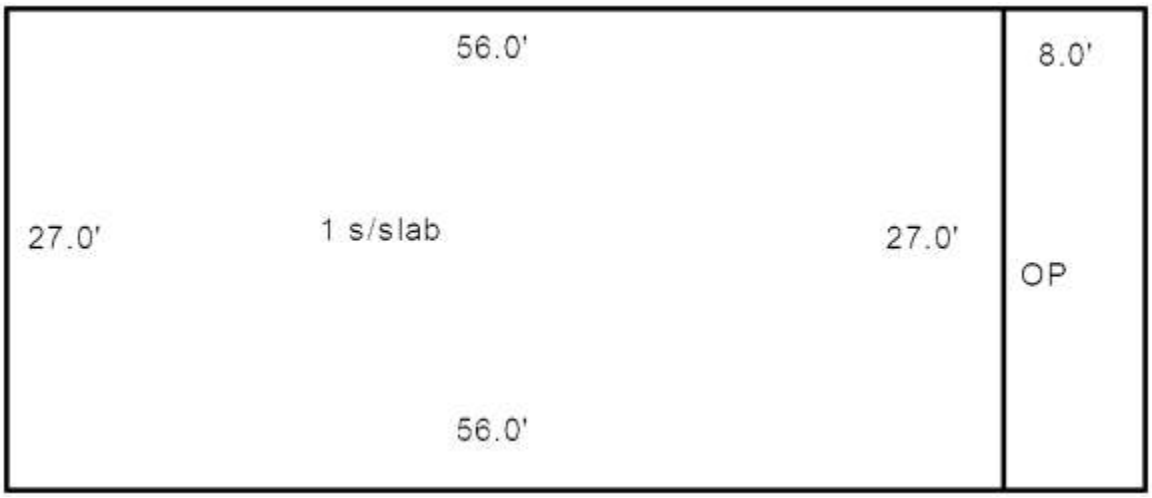
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	158,979

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	95%	95%	134,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2015	216	D 100	7.302	Avg.	94%	95%	95%	6,195
Frame Garage	2015	576	D 100	17,078	Avg.	94%	95%	95%	14,488
1,512 SFLA						Outbuilding Total			20,683

Accpt Land		0 Accepted Bldg		155,600 Total	155,600


56.0'
8.0'
27.0'
1 s/slab
27.0'
OP
56.0'

Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	117,100	157,100	274,200	117,100	157,100	274,200
2	0	155,600	155,600	0	155,600	155,600
TOTAL	117,100	312,700	429,800	117,100	312,700	429,800

Map/Lot: 003-124B
Account: 343 Card: 1 of 1 Location: 416 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Level
Utilities SepticWell & Septic
Street Paved

Reference 1 B12413P285
Reference 2 LOT SIZE:0.7
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

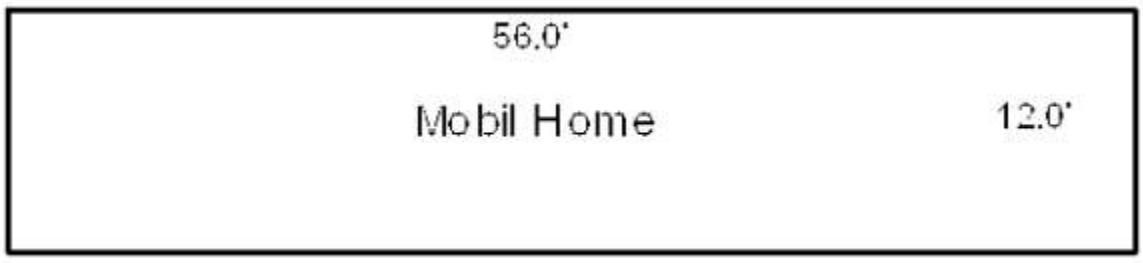
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	72,675.00	77,141	100%		77,141
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.70					Land Total	92,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1976	308	C 100	11.696	Avg.	72%	100%	95%	8,000
12 Mobile Home	1976	12X56	D 100	13.582	Avg.	40%	100%	95%	5,161
672 SFLA							Outbuilding Total		13,161

Accpt Land 92,800 Accepted Bldg 13,200 Total 106,000


56.0'
Mobil Home
12.0'

Account: 344 Card: 1 of 1 Map/Lot: 015-005 Location: 12 BUFFUM RD

Neighborhood 4 BUFFUM RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticSeptic
Street Paved

Sale Data

Sale Date	09/03/2020
Sale Price	344,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1
Reference 2 LOT SIZE: .80
Tran/Land/Bldg 102 1 12
X..... RENX Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	74,130.00	79,744	100%		79,744
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	91,294

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	960 Sqft	Grade C 110	Base	275,365
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Crawl	Basement	264
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,336
Rooms	10				
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

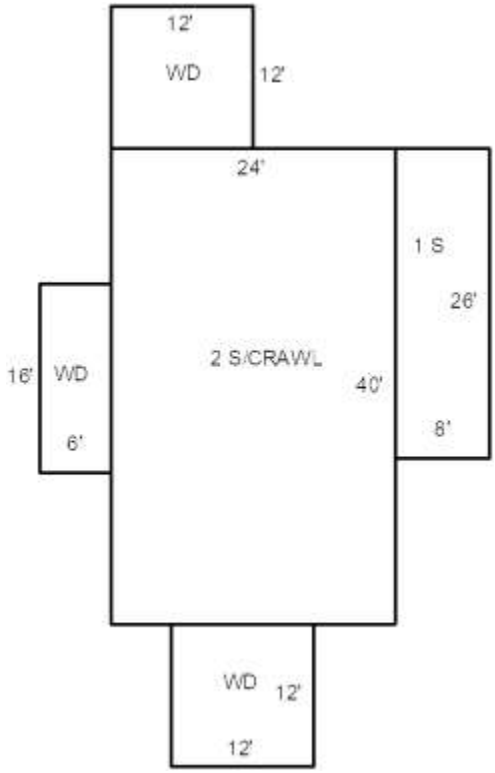
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Excellent	Typical	299,389

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	282,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1900	208	C 110	20.954	Exc.	90%	100%	105%	19.802
1.50 ST GARAGE..	1900	900	C 100	43.018	Avg-	60%	100%	105%	27.102
1 STORY GARAGE..	1900	480	C 100	17.890	Avg-	60%	100%	105%	11.271
ENCL. PORCH	1900	144	C 110	12.742	Exc.	90%	100%	105%	12.041
ENCL. PORCH	1900	144	C 110	12.742	Exc.	90%	100%	105%	12.041
ENCL. PORCH	1900	96	C 110	8.535	Exc.	90%	100%	105%	8.066
2,128 SFLA								Outbuilding Total	90,323

Accpt Land 91,300 Accepted Bldg 373,200 Total 464,500


12'
WD
12'
24'
1 S
26'
16'
WD
6'
2 S/CRAWL
40'
8'
WD
12'
12'

Neighborhood 8 MADISON ST

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B10600P222
Reference 2 LOT SIZE: 1.51
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.51	Acres-Homesite (Fract)	74,130.00	84,974	100%		84,974
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.51					Land Total	96,524

Dwelling Description

				Replacement Cost New	
Ranch	One Story	920 Sqft	Grade C 100	Base	170,812
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,380
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,150
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

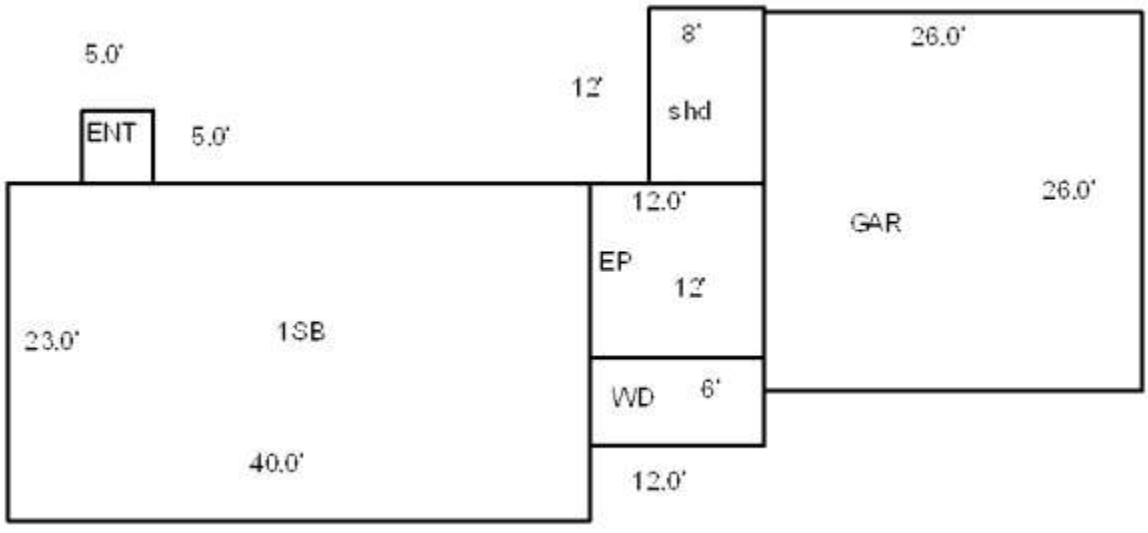
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Above Average	Typical	178,622

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	105%	151,918

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1977	25	C 100	391	Avg+	81%	100%	105%	333
Encl Frame Porch	1977	144	C 100	11.474	Avg+	81%	100%	105%	9.759
Frame Garage	1978	676	C 100	24.948	Avg+	81%	100%	105%	21.218
Wood Deck	1977	72	C 100	902	Avg+	81%	100%	105%	768
Frame Shed	1977	96	D 100	1.202	Avg.	73%	100%	105%	921
920 SFLA							Outbuilding Total		32,999

Accpt Land 96,500 Accepted Bldg 184,900 Total 281,400


5.0'
ENT
5.0'
12'
8'
shd
26.0'
26.0'
GAR
12.0'
EP
12'
23.0'
1SB
WD
6'
40.0'
12.0'

Name: PHILLIPS, JOSEPH W
PHILLIPS, ROBIN L
Map/Lot: 022-015
Account: 346 Card: 1 of 1 Location: 58 HIGH ST

Neighborhood	62 HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B16832P680
Reference 2	LOT SIZE: 1.40
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	06/09/2014
Sale Price	200,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	74,130.00	84,333	100%		84,333
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.40					Land Total	95,883

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	744 Sqft	Grade B 100	Base	270,175
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,451
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,078
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

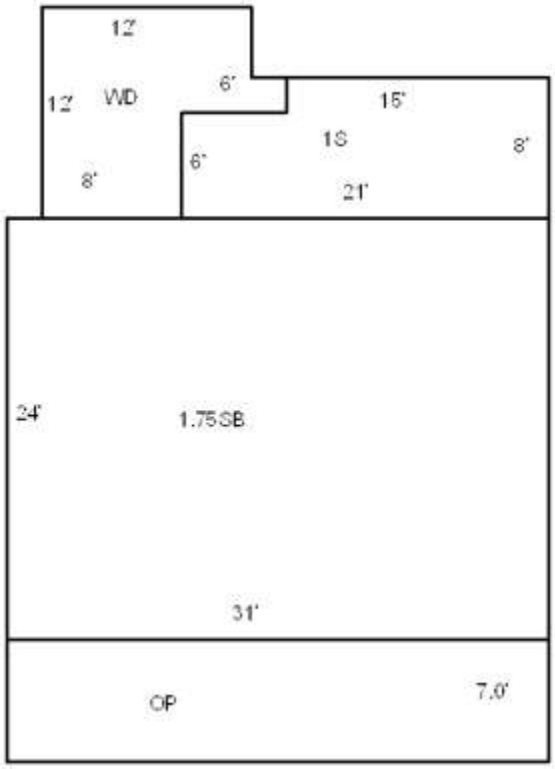
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1944	0	TYPICAL	TYPICAL	Above Average	Typical	291,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	223,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1944	124	B 100	2.020	Avg+	73%	100%	105%	1.549
ONE STORY FRAME	1944	156	B 100	18.572	Avg+	73%	100%	105%	14.236
Open Frame Porch	1944	217	B 100	11.921	Avg+	73%	100%	105%	9.137
1.25 ST GARAGE..	1944	396	B 100	22.346	Avg+	73%	100%	105%	17.129
SHOP	1944	171	C 100	3.762	Avg+	73%	100%	105%	2.883
1,458 SFLA								Outbuilding Total	44,934

Accpt Land	Accepted Bldg	Total
95,900	268,300	364,200


12'
12'
WD
6'
15'
18
8'
6'
8'
21'
24'
1.75SB
31'
OP
7.0'

Neighborhood 23	FORD QUINT RD
Tree Growth	2020
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/07/2004
Sale Price	330,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B14114P566 TG		
Reference 2	LOT SIZE:15		
Tran/Land/Bldg	700 1 11		
X.....	0	Y.....	0
Exemption(s)	1 30 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
11.00	Acres-Hardwood	344.00	3,784	100%		3,784
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.00					Land Total	111,289

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	812 Sqft	Grade C 110	Base	250,953
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	893
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,359
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,786
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,786
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

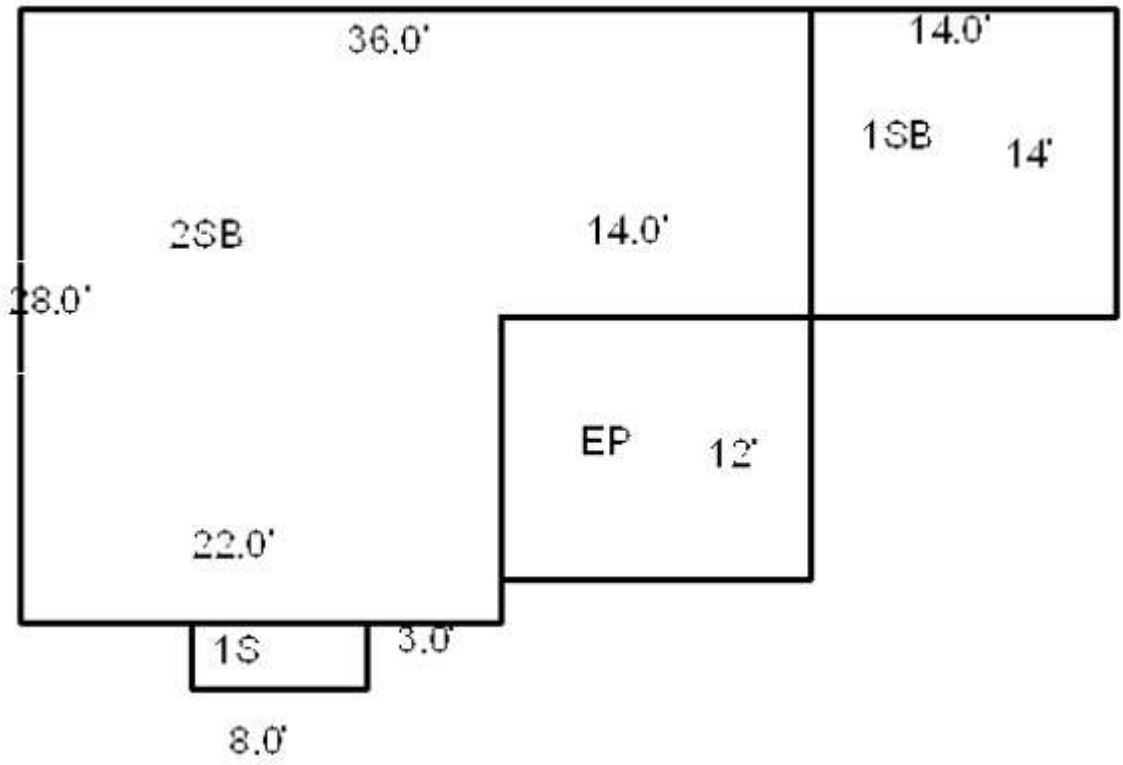
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1970	TYPICAL	TYPICAL	Above Average	Inadeq.	258,085

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	95%	95%	170,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1890	168	C 110	14.725	Avg+	73%	95%	95%	9,701
1 Story/BSMT	1890	196	C 110	22.780	Avg+	73%	95%	95%	15,008
ONE STORY FRAME	1890	24	C 110	2.418	Avg+	73%	95%	95%	1,593
LOFT BARN BSMT	1790	1155	C 100	48.207	Avg+	73%	100%	95%	33,431
1.25 ST GARAGE..	1980	480	C 100	20.668	Avg+	79%	100%	95%	15,512
Frame Shed	1900	320	C 110	5.509	Avg+	73%	95%	95%	3,630
1,844 SFLA							Outbuilding Total		78,875

Accpt Land	111,300	Accepted Bldg	248,900	Total	360,200


36.0'
14.0'
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3.0'
8.0'

Name: KANTOLA, JOEL Q
KANTOLA, KIMBERLY A
Map/Lot: 008-035A
Account: 348 Card: 1 of 1 Location: HARTFORD LN

Neighborhood 24	HARTFORD LANE
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE:14
Tran/Land/Bldg	106 1 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/05/2022
Sale Price	256,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
11.00	Acres-Rear Land 1-10	1,710.00	20,691	100%		20,691
Total Acres 14.00					Land Total	109,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST BARN.....	2021	736	C 100	24.254	Avg.	97%	100%	95%	22.350
Frame Shed	2021	72	C 100	1.127	Avg.	97%	100%	95%	1.038
CANOPY AV.....	2021	24	C 100	489	Avg.	97%	100%	95%	450
Frame Shed	2021	100	E 100	782	Fair	94%	100%	95%	698
								Outbuilding Total	24,536

Accpt Land	109,900	Accepted Bldg	24,500	Total	134,400

Neighborhood 23	FORD QUINT RD
Tree Growth	2026
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/09/2019
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B11601P273 TG / B18014P597
Reference 2	LOT SIZE: 22.4
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.10	Acres-Softwood	421.00	3,831	100%		3,831
13.30	Acres-Mixed Wood	436.00	5,799	100%		5,799
Total Acres 22.40					Land Total	9,630

Accpt Land	9,600	Accepted Bldg	0	Total	9,600

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/27/2010
Sale Price	189,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15873P29
Reference 2	LOT SIZE:0.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	74,130.00	80,688	100%		80,688
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.90					Land Total	92,238

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,464 Sqft	Grade B 100	Base	299,262
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,855
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,710
Rooms	5	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,806
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

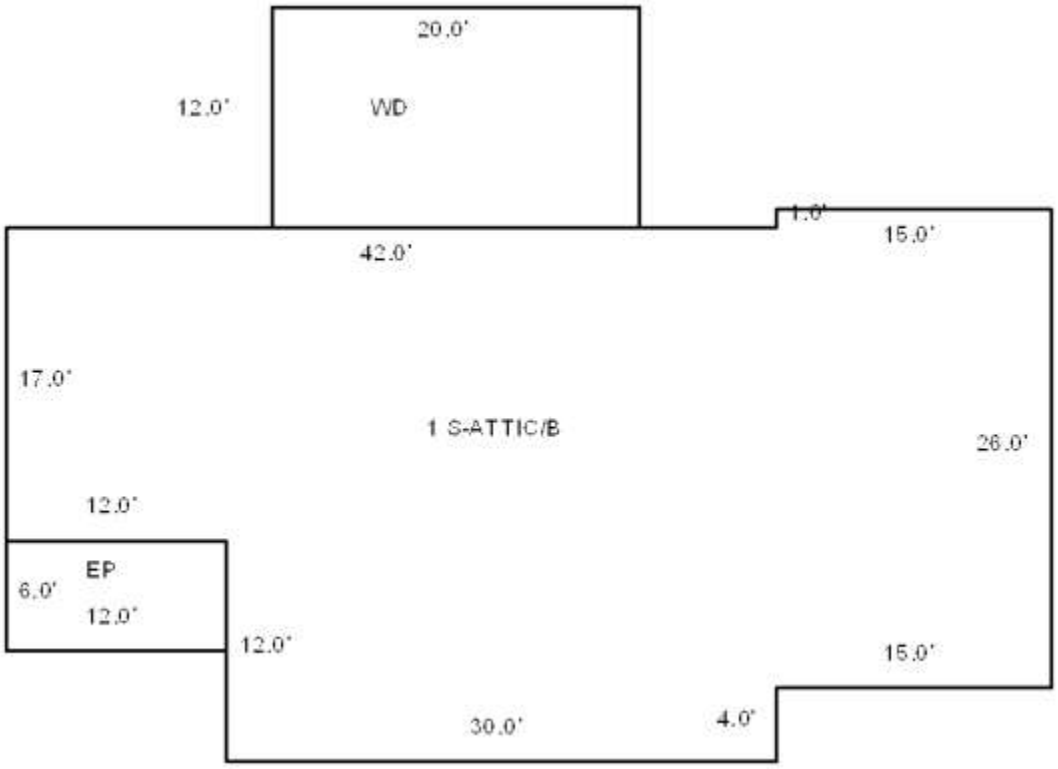
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	326,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	229,372

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1960	240	B 100	3.909	Avg.	67%	100%	105%	2.750
Encl Frame Porch	1960	72	B 100	7.458	Avg.	67%	100%	105%	5.247
1,464 SFLA							Outbuilding Total		7,997

Accpt Land	92,200	Accepted Bldg	237,400	Total	329,600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26.0'
12.0'
EP
6.0'
12.0'
12.0'
15.0'
30.0'
4.0'

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	12/28/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:1.26
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.26	Acres-Homesite (Fract)	74,130.00	83,450	100%		83,450
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.26					Land Total	95,000

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	834 Sqft	Grade C 100	Base	213,405
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,251
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,128
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

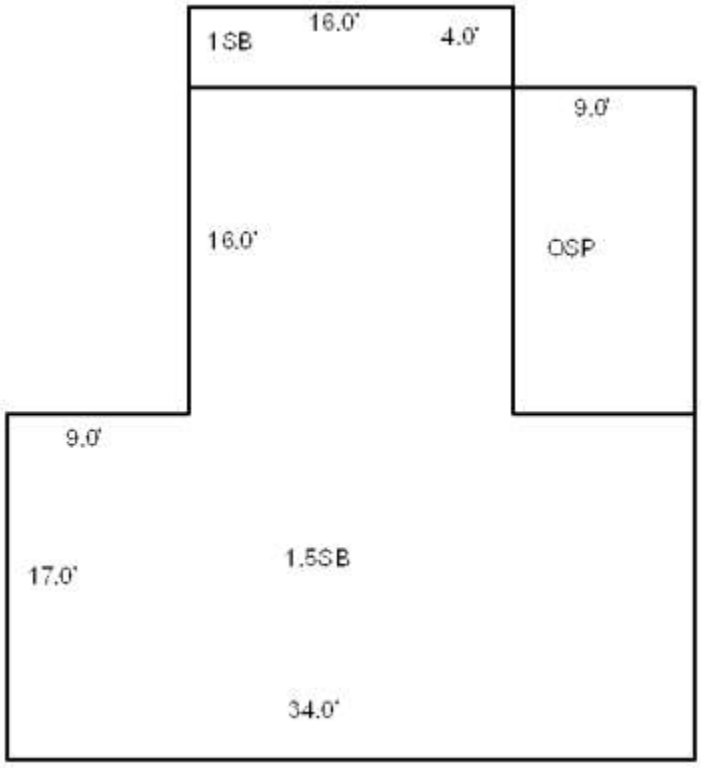
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1795	1984	TYPICAL	TYPICAL	Average	Typical	217,784

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	153,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1795	144	C 100	6.690	Avg.	67%	100%	105%	4.706
1 Story/BSMT	1795	64	C 100	6.762	Avg.	67%	100%	105%	4.758
1,315 SFLA						Outbuilding Total			9,464

Accpt Land	95,000	Accepted Bldg	162,700	Total	257,700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16.0'
OSP
9.0'
17.0'
1.5SB
34.0'

Map/Lot: 001-005
Account: 352 Card: 1 of 1 Location: GOULDS BRIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17930P858
Reference 2	LOT SIZE:12
Tran/Land/Bldg	430 4 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	03/27/2019
Sale Price	21,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
2.00	Acres-Rear 21+	700.00	1,540	100%		1,540
Total Acres 12.00					Land Total	27,940

Accpt Land 27,900 Accepted Bldg 0 Total 27,900

Name: DAY, JASON
PATTERSON, KELLEY
Map/Lot: 001-006
Account: 353 Card: 1 of 1 Location: 52 COMPANY WOODS RD

Neighborhood 3	CO. WOODS
Zoning/Use	INDUSTRIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/28/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B5560P280
Reference 2	LOT SIZE:22
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
7.73	Acres-Rear Land 11-20	1,500.00	12,755	100%		12,755
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 21.73					Land Total	154,147

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,056 Sqft	Grade C 100	Base	251,771
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	528
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,168
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

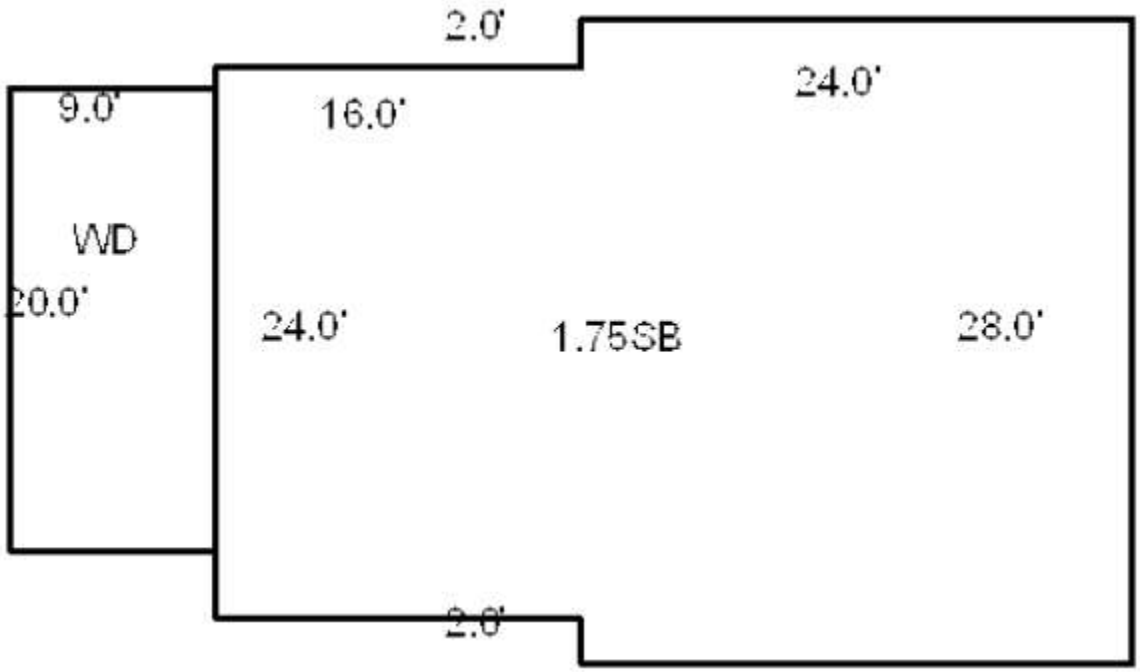
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Below Average	Typical	258,635

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
OTHER.....	None	71%	85%	100%	156,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1981	180	D 100	1.804	Avg-	69%	50%	100%	622
Frame Shed	1989	240	C 100	3.756	Avg.	79%	100%	100%	2,967
1,584 SFLA							Outbuilding Total		3,589

Accpt Land	154,100	Accepted Bldg	159,700	Total	313,800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WD
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24.0'
1.75SB
28.0'
2.0'

Map/Lot: 003-097-11
Account: 355 Card: 1 of 1 Location: 369 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/19/2021
Sale Price	345,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17272P383
Reference 2	LOT SIZE: 1.30
Tran/Land/Bldg	101 1 11
X.....	GRD Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	74,130.00	83,711	100%		83,711
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.30					Land Total	95,261

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade B 90	Base	258,828
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,359
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,717
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

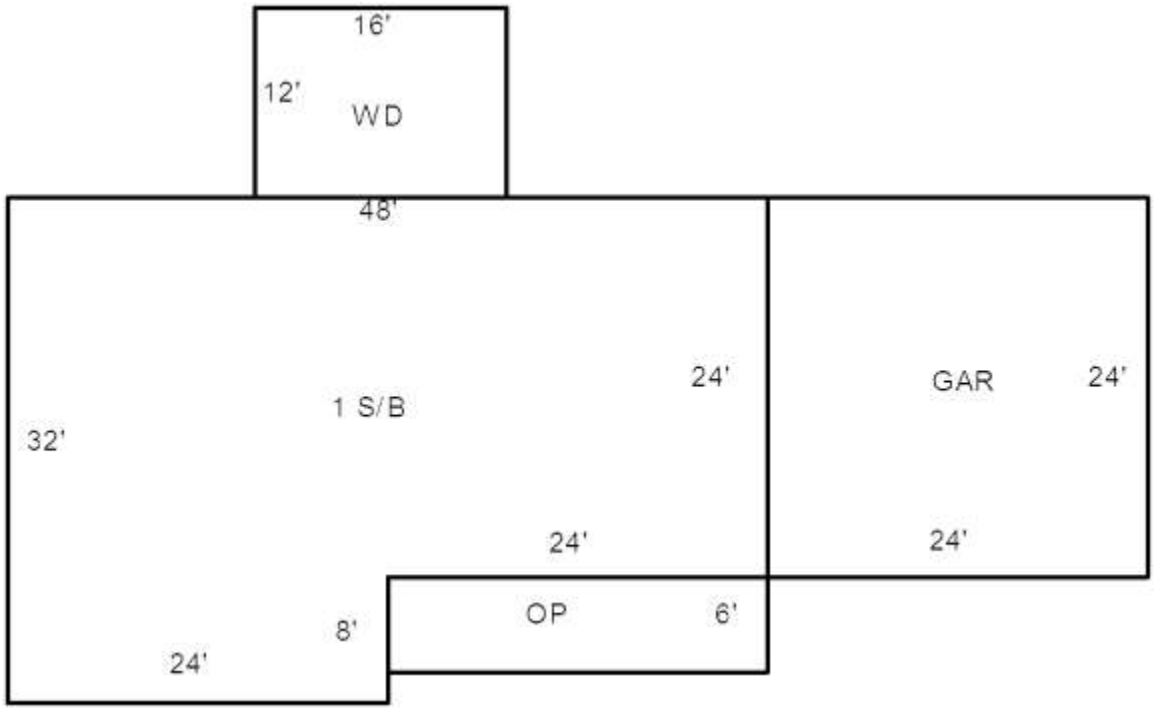
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	275,170

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	105%	274,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2016	576	B 90	24.976	Avg.	95%	100%	105%	24.913
Wood Deck	2016	192	B 90	2.815	Avg.	95%	100%	105%	2.808
Open Frame Porch	2016	144	B 90	7.119	Avg.	95%	100%	105%	7.101
1,344 SFLA							Outbuilding Total		34,822

Accpt Land	95,300	Accepted Bldg	309,300	Total	404,600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Map/Lot: 003-097-06
Account: 356 Card: 1 of 1 Location: 26 EAST RD

Neighborhood 52 EAST RD

Zoning/Use FARM & FOREST
Topography Level
Utilities Pub Wtr & Septic
Street Gravel

Reference 1 B14227P073
Reference 2 LOT SIZE:0.25
Tran/Land/Bldg 103 1 9
X..... MH Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Sale Data

Sale Date	09/17/2004
Sale Price	75,000
Sale Type	
Financing	
Verified	
Validity	Other Non Valid

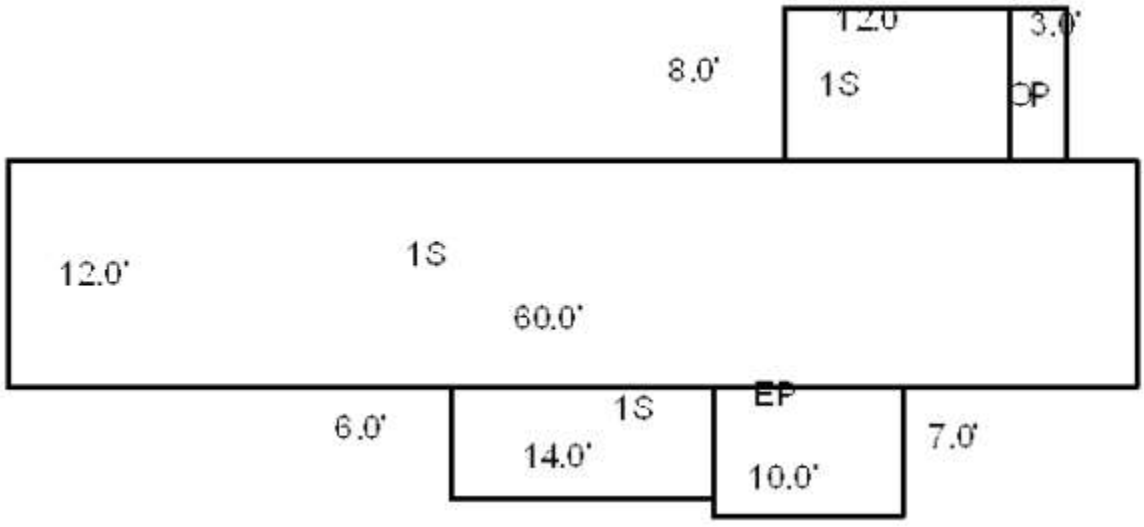
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	61,200.00	58,605	100%		58,605
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.25					Land Total	71,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12 Mobile Home	1976	12X60	C 100	19.088	Avg+	55%	80%	95%	7.979
MH ADDITION ..	1976	96	D 100	3.642	Avg.	72%	80%	95%	1.993
MH OPEN PORCH...	1976	24	C 100	311	Avg.	72%	80%	95%	170
MH ADDITION ..	1976	84	D 100	3.187	Avg.	72%	80%	95%	1.744
MH ENC. PORCH...	1976	70	C 100	1.811	Avg.	72%	80%	95%	991
720 SFLA								Outbuilding Total	12,877

Accpt Land 71,800 Accepted Bldg 12,900 Total 84,700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Map/Lot: 003-102
Account: 357 Card: 1 of 1 Location: 52 EAST RD

Neighborhood 52 EAST RD

Zoning/Use FARM & FOREST
Topography Level
Utilities Pub Wtr & Septic
Street Gravel

Reference 1 B8051P0211
Reference 2 LOT SIZE:0.2
Tran/Land/Bldg 103 1 9
X..... MH Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

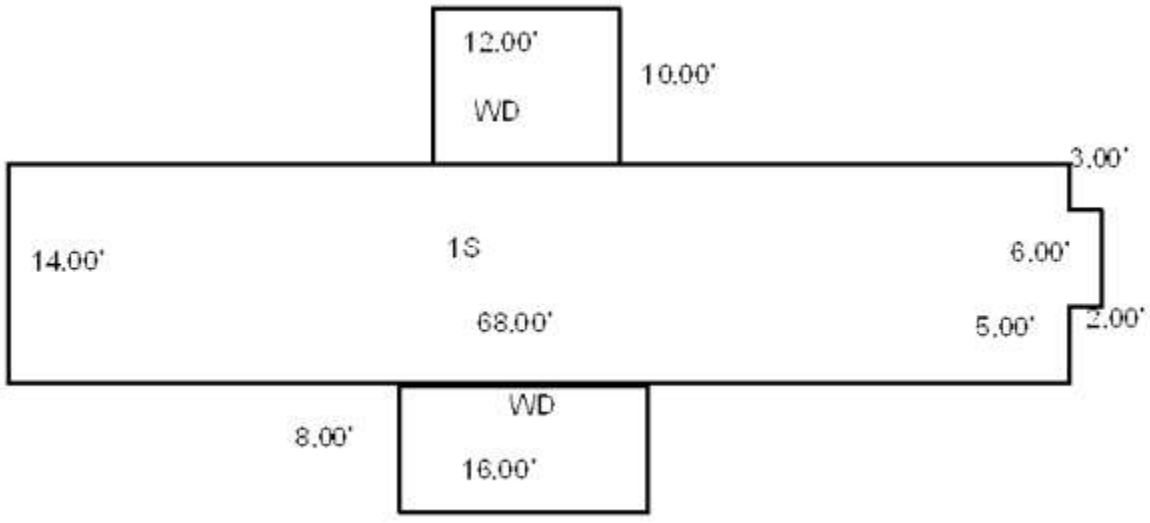
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	61,200.00	57,312	100%		57,312
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.20					Land Total	70,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	120	C 100	1.504	Avg.	77%	90%	95%	990
Wood Deck	1985	128	C 100	1.604	Avg.	77%	90%	95%	1.056
Frame Garage	1975	336	C 100	12.704	Avg-	65%	90%	95%	7.060
MH ADDITION ..	1985	12	D 110	501	Avg.	77%	90%	95%	330
14 Mobile Home.	1985	14X68	A 100	38.432	Avg.	40%	90%	95%	13.144
952 SFLA							Outbuilding Total		22,580

Accpt Land 70,500 Accepted Bldg 22,600 Total 93,100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1S
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5.00'
2.00'
WD
8.00'
16.00'

Name: CHURCHILL, DONALD
CHURCHILL, WENDY

Map/Lot: 003-097
Account: 358 Card: 1 of 1 Location: 29 EAST RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	02/12/2014
Sale Price	97,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16778P278
Reference 2	LOT SIZE:2
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Other	One Story	1,404 Sqft	Grade E 90	Base	79,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	158
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,580
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,564
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

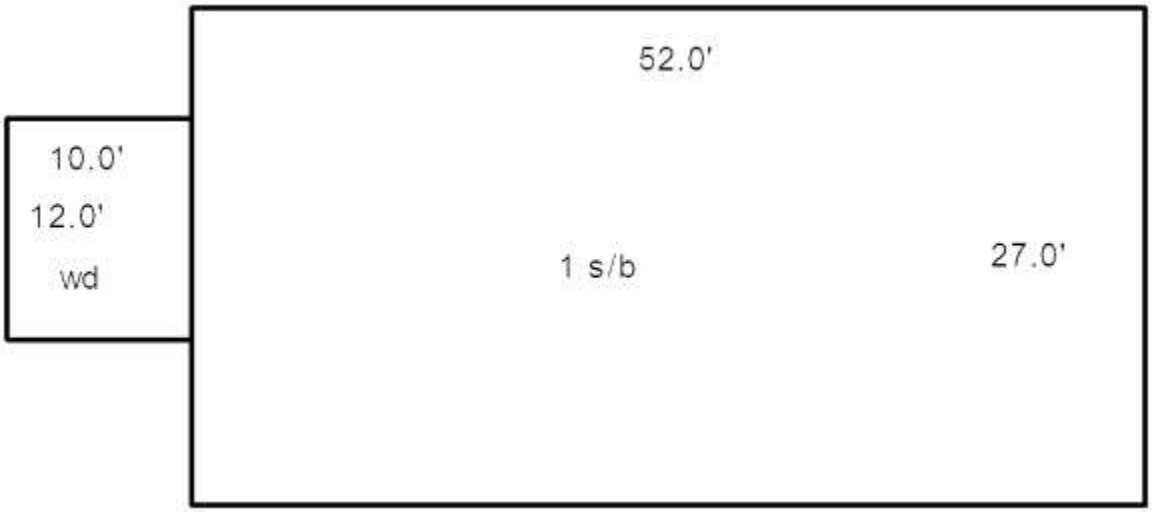
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	84,872

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	90%	105%	68,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1980	120	C 100	1.878	Avg-	69%	90%	105%	1.224
Wood Deck	1999	120	E 90	677	Avg.	86%	90%	105%	550
1,404 SFLA							Outbuilding Total		1,774

Accpt Land	98,900	Accepted Bldg	70,700	Total	169,600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1 s/b
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Map/Lot: 003-099B
Account: 359 Card: 1 of 1 Location: 60 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Gravel

Sale Data

Sale Date	09/28/2018
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1	B17812P243
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	103 1 9
X.....	mh Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	61,200.00	58,605	100%		58,605
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.25					Land Total	71,805

Dwelling Description

				Replacement Cost New	
Other	One Story	960 Sqft	Grade D 100	Base	106,658
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,920
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

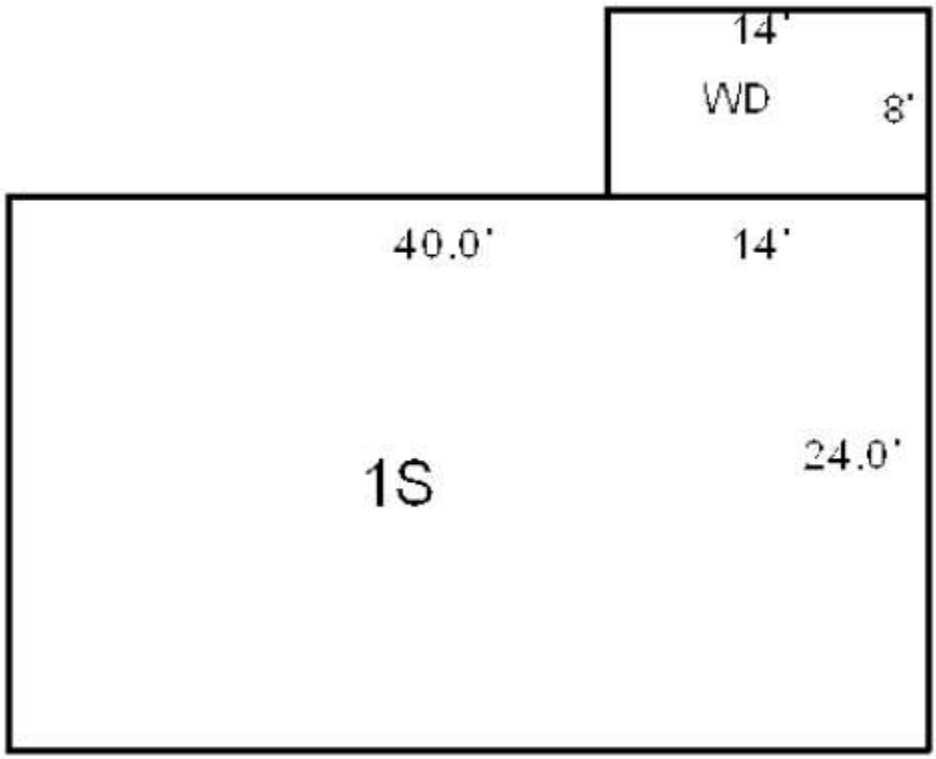
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	115,106

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	85%	95%	83,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2003	144	C 100	2.254	Avg.	87%	90%	95%	1.677
WD/WD	2003	112	C 100	2.806	Avg.	87%	90%	95%	2.087
960 SFLA							Outbuilding Total		3,764

Accpt Land	71,800	Accepted Bldg	87,400	Total	159,200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WD
8'
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Map/Lot: 003-082
Account: 360 Card: 1 of 1 Location: 103 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	10/22/2014
Sale Price	255,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16985P857
Reference 2 LOT SIZE:1.43
Tran/Land/Bldg 101 1 11
X..... 9 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.43	Acres-Homesite (Fract)	74,130.00	84,512	100%		84,512
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.43					Land Total	96,062

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	768 Sqft	Grade B 100	Base	267,957
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	998
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,242
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

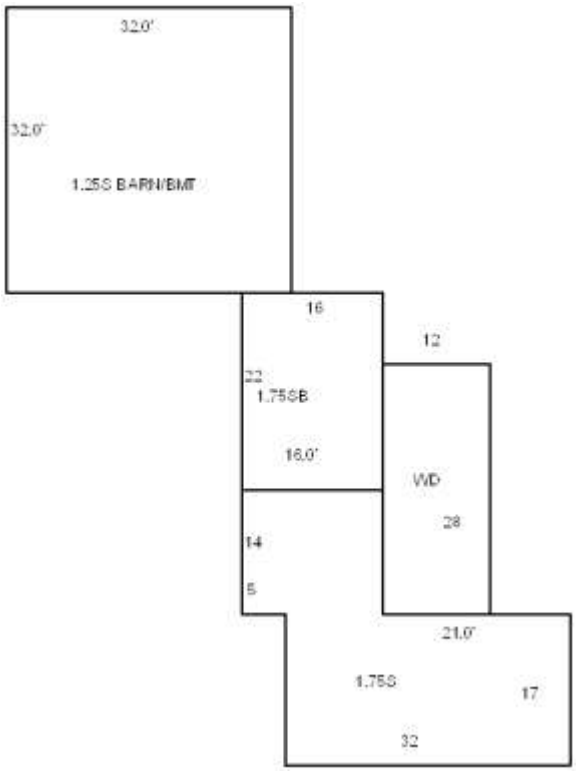
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	2000	GOOD	GOOD	Above Average	Typical	291,357

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	97%	105%	216,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1860	1024	B 100	51.914	Avg+	73%	97%	105%	38.598
1.75 Story/BSMT	1860	352	B 100	72.524	Avg+	73%	97%	105%	53.922
Wood Deck	1860	336	B 100	5.473	Avg+	73%	97%	105%	4.069
PATIO	1860	140	C 100	876	Avg.	67%	100%	105%	616
Frame Garage	1860	195	B 100	9.915	Avg.	67%	100%	105%	6.975
Jacuzzi #	1860	1	C 100	3.300	Avg.	67%	100%	105%	2.322
1,960 SFLA							Outbuilding Total		106,502

Accpt Land 96,100 Accepted Bldg 323,100 Total 419,200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32.0'
1.25S BARN/BMT
16
12
22
1.75SB
16.0'
WD
28
14
5
21.0'
1.75S
17
32

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B6736P0077
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	72,675.00	81,413	100%		81,413
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.20					Land Total	97,088

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	175,985
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	48 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	950
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Below Average	Typical	181,255

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	62%	100%	95%	106,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
STORAGE	1965	24	C 100	301	Avg-	62%	100%	95%	178
Encl Frame Porch	1965	77	C 100	6.135	Avg-	62%	100%	95%	3.614
Frame Shed	1965	96	C 100	1.502	Avg-	60%	100%	95%	856
960 SFLA							Outbuilding Total		4,648

Accpt Land	97,100	Accepted Bldg	111,400	Total	208,500

4.0'
STG
7.0'
6.0'
11
EP
24.0'
1SB
40.0'

Neighborhood 4	BUFFUM RD
Zoning/Use	VILLAGE A, B, C RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B2819P0288
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.00					Land Total	96,454

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 100	Base	207,020
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

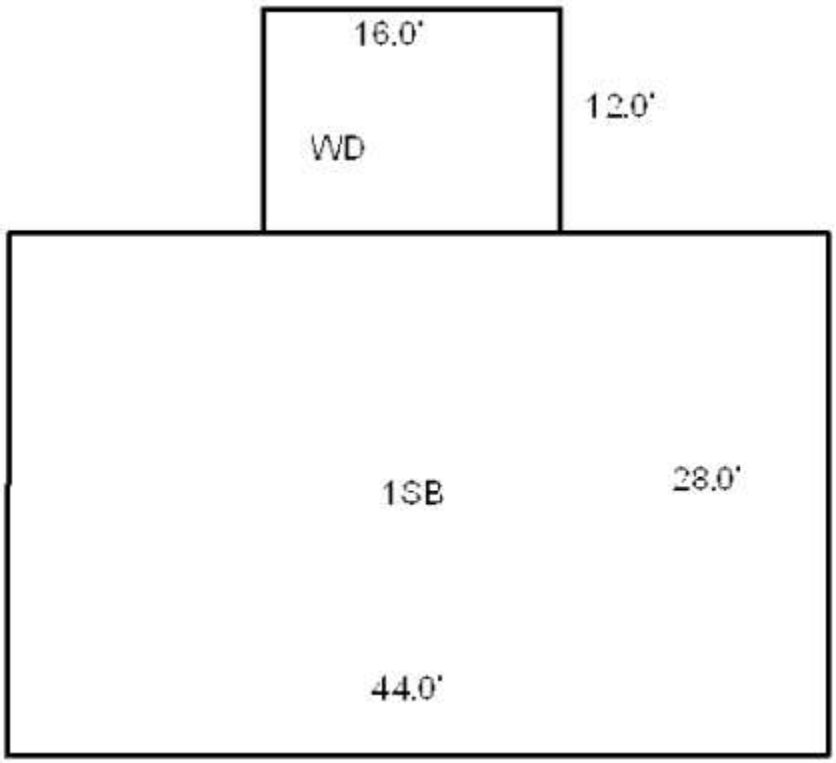
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	220,594

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	152,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1974	192	C 100	2.406	Avg.	73%	100%	95%	1.668
1,232 SFLA							Outbuilding Total		1,668

Accpt Land	96,500	Accepted Bldg	154,700	Total	251,200


16.0'
12.0'
WD
1SB
28.0'
44.0'

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	04/03/2019
Sale Price	270,100
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B17952P745
Reference 2	LOT SIZE:13.9
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
9.90	Acres-Rear Land 1-10	3,045.00	33,160	100%		33,160
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 13.90					Land Total	138,378

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	896 Sqft	Grade C 110	Base	251,563
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,312
Rooms	8	HEARTHS		HEARTHS	1,760
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

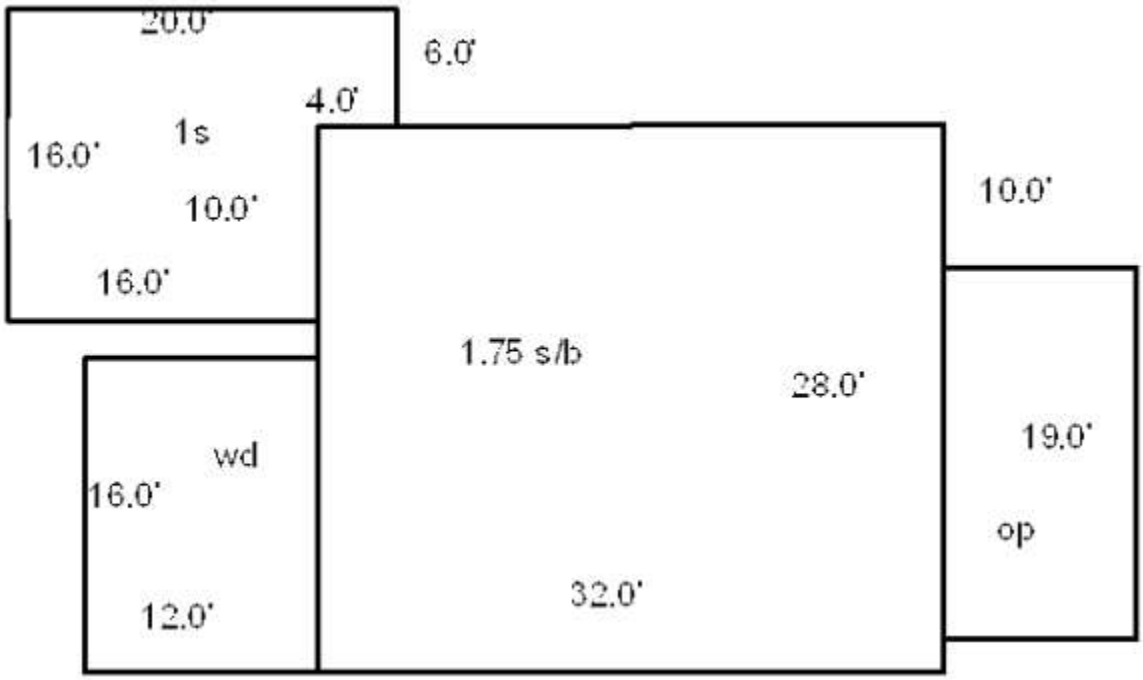
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	267,825

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	105%	213,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1979	280	C 110	28.206	Avg.	76%	100%	105%	22.509
Wood Deck	1979	192	C 110	2.647	Avg.	76%	100%	105%	2.113
Open Frame Porch	1979	190	C 110	8.832	Avg.	76%	100%	105%	7.048
Frame Garage	1979	576	C 100	21.347	Avg.	76%	100%	105%	17.035
1,848 SFLA							Outbuilding Total		48,705

Accpt Land	138,400	Accepted Bldg	262,400	Total 400,800


20.0'
6.0'
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1s
16.0'
10.0'
16.0'
10.0'
1.75 s/b
28.0'
19.0'
wd
16.0'
op
12.0'
32.0'

Name: HEBERT, JOSHUA R
HEBERT, SARAH L
Map/Lot: 004-028-07
Account: 364 Card: 1 of 1 Location: 24 STAPLES DR

Neighborhood 54	STAPLES
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	10/21/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13629P177
Reference 2	LOT SIZE:2.44
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.44	Acres-Homesite (Fract)	74,130.00	89,151	100%		89,151
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.44					Land Total	100,701

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,008 Sqft	Grade B 90	Base	303,979
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,076
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	18,533
Attic	Field12			Attic	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	Field8	331,357

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	313,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	2008	1216	C 100	64.504	Avg.	90%	100%	105%	60.957
OPEN PORCH	2006	108	C 100	4.685	Avg.	89%	100%	105%	4.378
1 STORY/BSMT	2008	324	C 100	34.234	Avg.	90%	100%	105%	32.352
Wood Deck	2015	864	C 100	10.826	Avg.	94%	100%	105%	10.685
2,340 SFLA							Outbuilding Total		108,372

Accpt Land	100,700	Accepted Bldg	421,500	Total	522,200

18'
36'
2'
18'
PTO
20'
16'
WD
16'
36'
2'
18'
38'
1S/B
18'
1.75 s/gar
2S/B
28'
32
6.0'
op

Name: SMITH, ARIA E
HENRY, LUCAS L
Map/Lot: 003-109-04
Account: 365 Card: 1 of 1 Location: 33 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Value Change	Data Correction
Reference 1	B17341P995
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	11/29/2021
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 110	Base	231,323
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,683
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,904
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

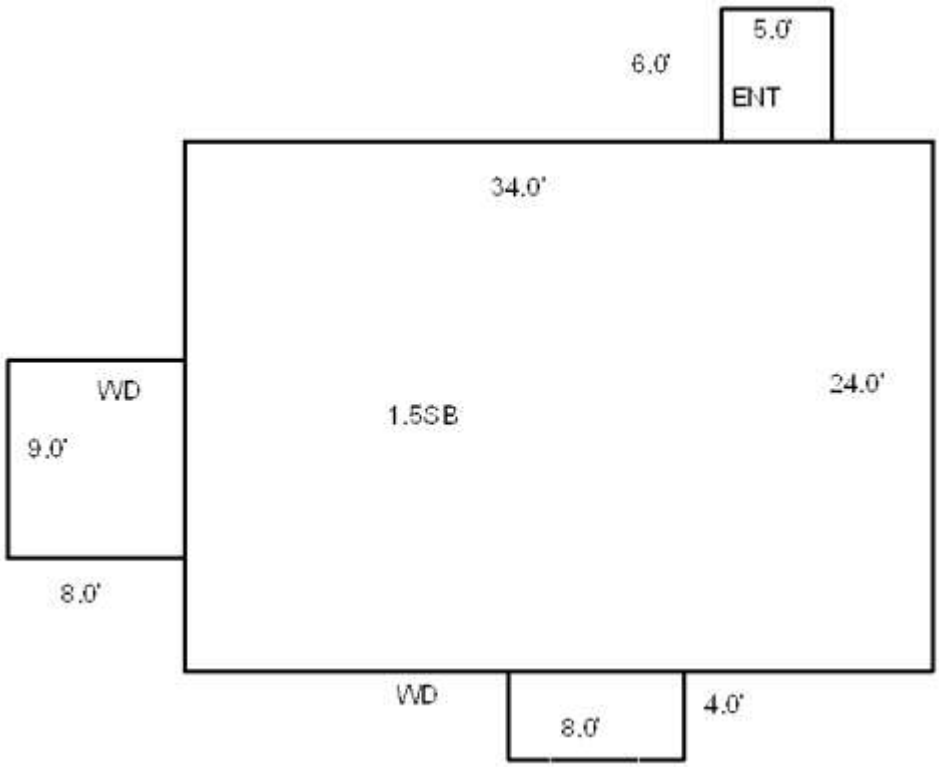
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Good	Typical	237,256

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	105%	209,260

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1976	30	C 110	517	Good	84%	100%	105%	456
Wood Deck	1976	72	C 110	992	Good	84%	100%	105%	875
WOOD DECK	1976	32	C 110	441	Good	84%	100%	105%	388
1,224 SFLA							Outbuilding Total		1,719

Accpt Land	98,900	Accepted Bldg	211,000	Total	309,900


5.0'
6.0'
ENT
34.0'
WD
9.0'
1.5SB
24.0'
8.0'
WD
8.0'
4.0'

Account: 366 Card: 1 of 1 Map/Lot: 003-029 Location: 55 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography RollingAbove Street
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date 08/28/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2 LOT SIZE:30
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
1.69	Acres-Rear Land 11-20	1,500.00	2,789	100%		2,789
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 13.69					Land Total	124,339

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,036 Sqft	Grade C 110	Base	267,790
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	285
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,274
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,314
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

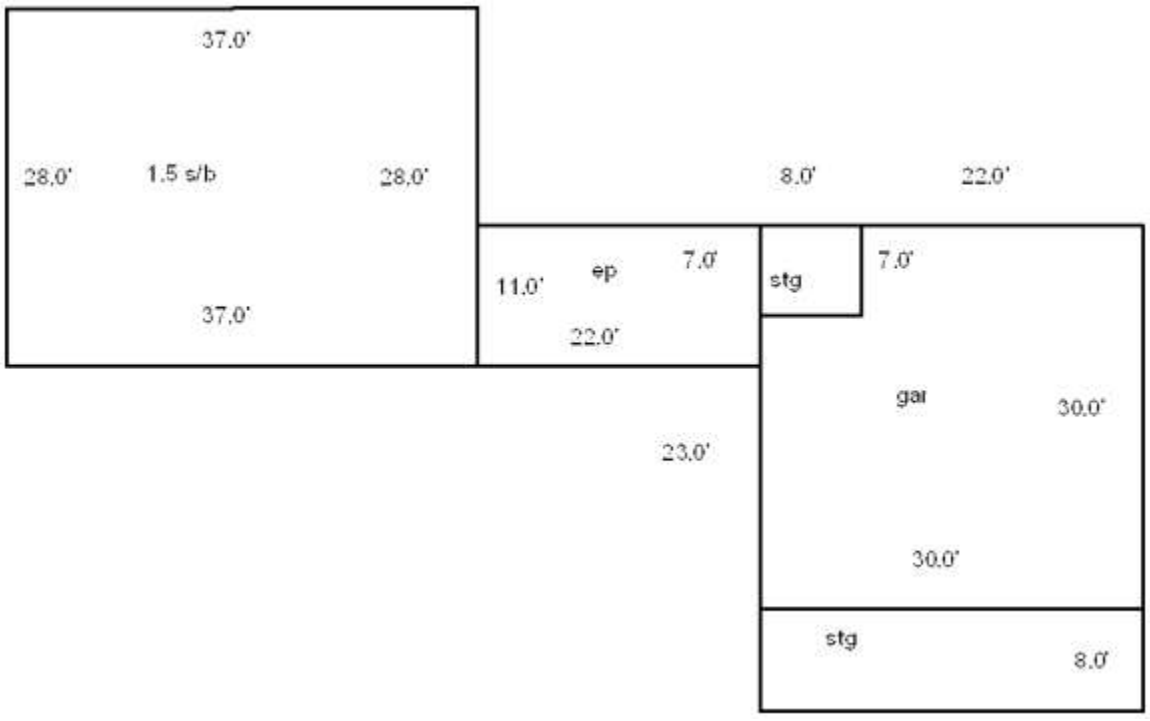
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1930	TYPICAL	TYPICAL	Above Average	Typical	283,663

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	207,074

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1870	242	C 110	21.211	Avg+	73%	100%	100%	15.484
STORAGE	1870	56	C 110	772	Avg+	73%	100%	100%	564
Frame Garage	1870	900	C 110	36.315	Avg+	73%	100%	100%	26.510
STORAGE	1870	240	C 110	3.308	Avg+	73%	100%	100%	2.415
1.25 ST GARAGE..	1970	714	C 110	33.396	Avg+	73%	100%	100%	24.379
Frame Shed	1930	192	D	0	Avg-	60%	0%	100%	0
GAZEBO	1970	144	C 110	5.093	Avg+	73%	100%	100%	3.718
1,554 SFLA							Outbuilding Total		73,070

Accpt Land 124,300 Accepted Bldg 280,100 Total 404,400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28.0'
1.5 s/b
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11.0'
ep
7.0'
22.0'
stg
7.0'
gar
30.0'
23.0'
30.0'
stg
8.0'

Name: BUTT, SAMANTHA R
CAPOZZI, WILLIAM J JR

Map/Lot: 004-078
Account: 367 Card: 1 of 1 Location: 535 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/23/2023
Sale Price	296,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	foreclosure
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	72,675.00	78,178	100%		78,178
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.80					Land Total	93,853

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,088 Sqft	Grade C 100	Base	188,763
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,360
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,720
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

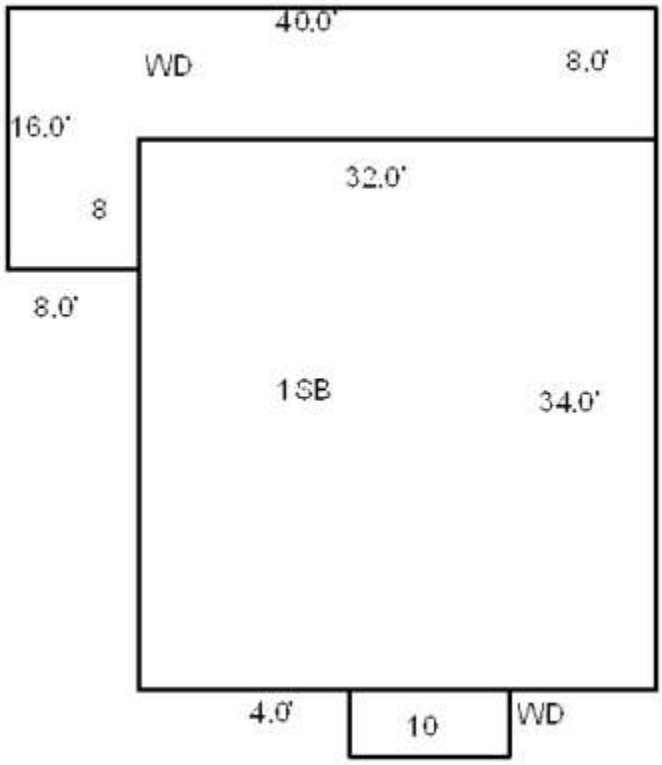
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	192,843

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	122,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1940	384	C 100	4.812	Avg.	67%	100%	95%	3.063
WOOD DECK	1940	40	C 100	501	Avg.	67%	100%	95%	319
1.50 ST GARAGE..	1940	576	C 100	27.859	Avg.	67%	100%	95%	17.733
1,088 SFLA							Outbuilding Total		21,115

Accpt Land	93,900	Accepted Bldg	143,900	Total	237,800


40.0'
WD
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16.0'
32.0'
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8.0'
1SB
34.0'
4.0'
10
WD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/19/2018
Sale Price	399,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17737p890
Reference 2	LOT SIZE:10.5
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.50	Acres-Rear Land 1-10	1,710.00	12,227	100%		12,227
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.50					Land Total	119,732

Dwelling Description

Conventional	Two Story	1,072 Sqft	Grade B 100	Replacement Cost New	
Exterior	CLAPBOARD	Masonry Trim	None	Base	360,160
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,090
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,362
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	2,787
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

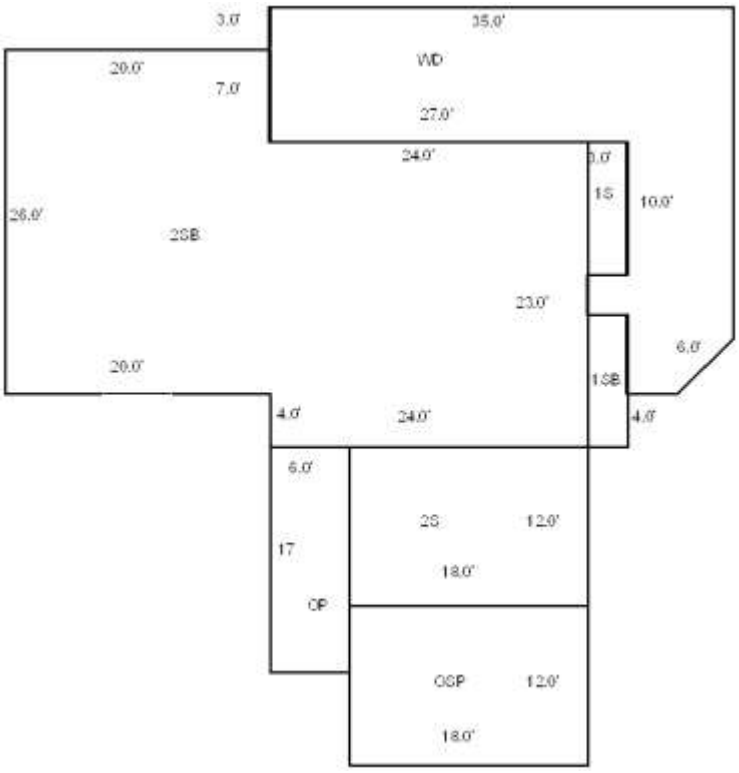
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	1985	TYPICAL	TYPICAL	Average	Typical	398,424

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	95%	280,092

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1976	30	B 100	3.571	Avg.	74%	100%	95%	2.511
1 Story/BSMT	1976	30	B 100	4.121	Avg.	74%	100%	95%	2.898
Wood Deck	1976	0	B 100	0	Avg.	74%	100%	95%	0
TWO STORY FRAME	1976	216	B 100	45.492	Avg.	74%	100%	95%	31.981
OPEN SCR PORCH	1976	216	B 100	12.653	Avg.	74%	100%	95%	8.895
OPEN PORCH	1976	102	B 100	5.762	Avg.	74%	100%	95%	4.051
Frame Garage	1976	480	B 100	23.257	Avg.	74%	100%	95%	16.350
3/4S AD/GAR.....	1976	600	B 100	68.125	Avg.	74%	100%	95%	47.891
Frame Shed	1976	292	B 100	5.941	Avg.	72%	100%	95%	4.064
Swimming Pool	1976	1	C 100	12.100	Avg.	99%	100%	95%	11.380
3,086 SFLA							Outbuilding Total		130,021

Accpt Land 119,700 Accepted Bldg 410,100 Total 529,800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Name: BROW, DENNIS J
BROW, KIMBERLY A
Map/Lot: 005-043-1
Account: 369 Card: 1 of 1 Location: 536 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7173P129
Reference 2 LOT SIZE:7
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.00	Acres-Rear Land 1-10	1,710.00	5,643	100%		5,643
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.00					Land Total	113,148

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	896 Sqft	Grade B 100	Base	291,356
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	582
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,368
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

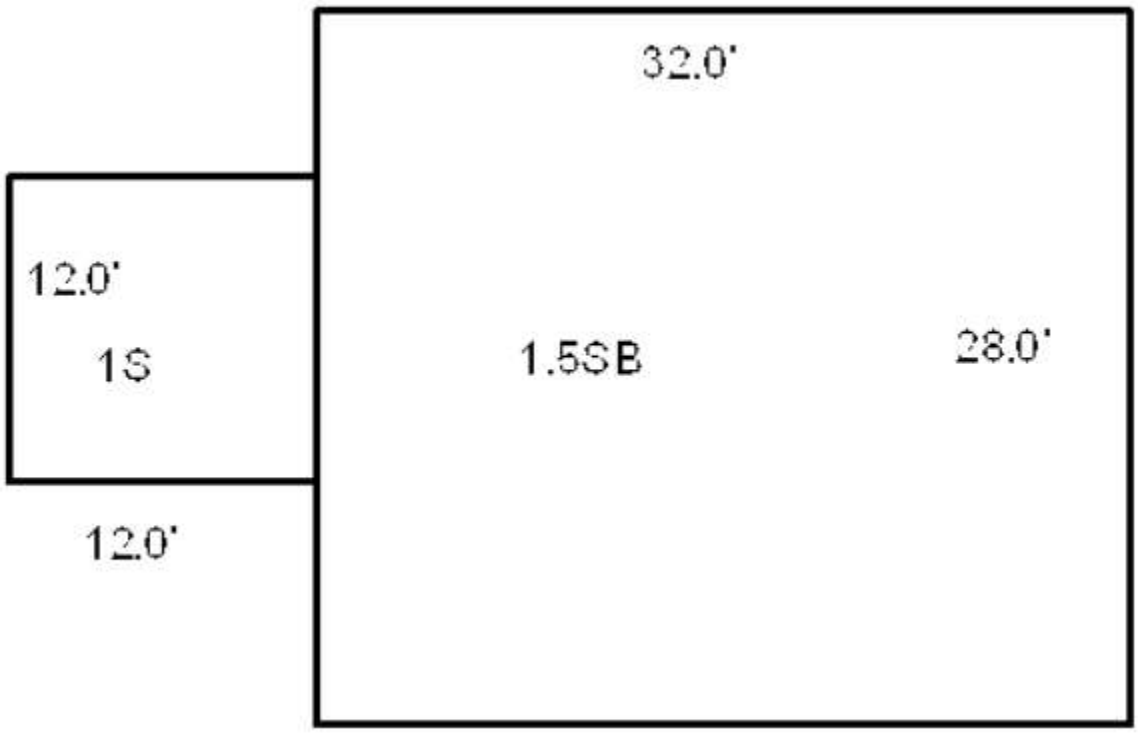
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	305,957

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	226,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1983	144	B 100	17.144	Avg.	78%	100%	95%	12.703
1 ST BARN.....	1983	528	C 100	17.742	Avg.	78%	100%	95%	13.147
1.25 ST BARN....	1983	936	C 100	36.627	Avg.	78%	100%	95%	27.141
STABLE	1983	432	C 100	14.736	Avg.	78%	100%	95%	10.919
Frame Shed	1983	192	C 100	3.005	Avg.	78%	100%	95%	2.227
1,488 SFLA							Outbuilding Total		66,137

Accpt Land 113,100 Accepted Bldg 292,900 Total 406,000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Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Level
Utilities Pub Wtr & Septic
Street Paved

Reference 1 B2226P0284
Reference 2 LOT SIZE:0.95
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	72,675.00	79,533	100%		79,533
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.95					Land Total	95,208

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,152 Sqft	Grade C 100	Base	196,877
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,728
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

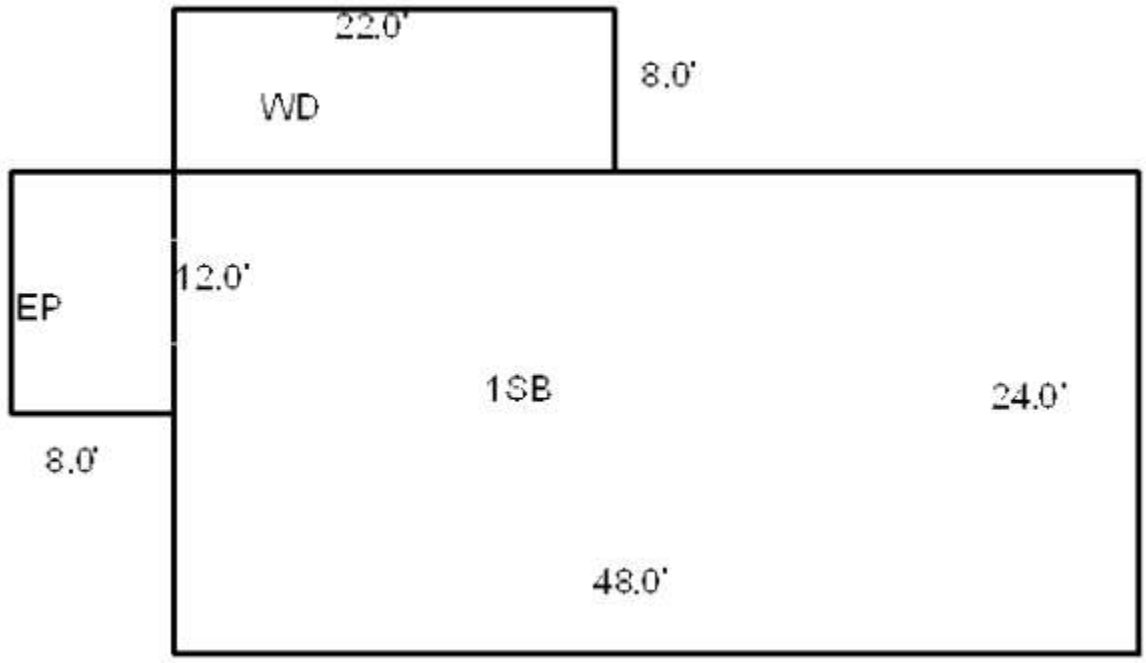
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	202,061

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	143,968

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1999	176	B 100	2.866	Avg+	88%	100%	95%	2.396
Encl Frame Porch	1999	96	C 100	7.649	Avg.	85%	100%	95%	6.177
1.25 ST GARAGE..	1994	840	B 100	46.253	Avg+	85%	100%	95%	37.349
Frame Shed	1994	112	C 100	1.753	Avg.	82%	100%	95%	1.365
1,152 SFLA							Outbuilding Total		47,287

Accpt Land 95,200 Accepted Bldg 191,300 Total 286,500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Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticSeptic
Street Paved

Reference 1 B12241P066
Reference 2 LOT SIZE:10
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 100	Base	270,144
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,998
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

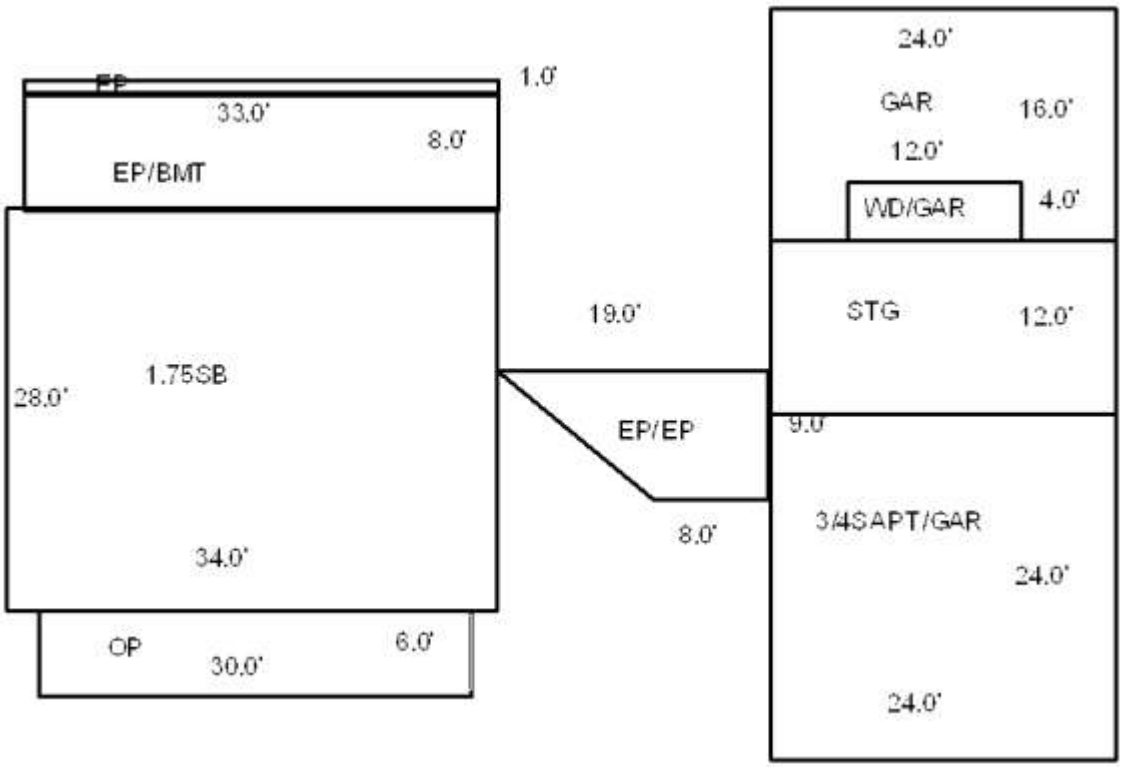
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	292,410

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	92%	95%	201,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ENC.PORCH/BSMT	1986	264	C 100	24.536	Avg.	79%	100%	95%	18.414
Encl Frame Porch	1986	33	C 100	2.629	Avg.	79%	100%	95%	1.973
Open Frame Porch	1986	180	C 100	7.607	Avg.	79%	100%	95%	5.710
Encl Frame Porch	1986	122	C 100	9.721	Avg.	79%	100%	95%	7.296
3/4 S APT/GAR	1986	576	C 100	58.608	Avg.	79%	92%	95%	40.466
STORAGE	1986	288	C 100	3.609	Avg.	79%	100%	95%	2.708
Frame Garage	1986	384	C 100	14.433	Avg.	79%	100%	95%	10.832
Wood Deck	1986	48	C 100	601	Avg.	79%	100%	95%	451
Encl Frame Porch	1986	122	C 100	9.721	Avg.	79%	100%	95%	7.296
Barn	1990	1248	B 100	52.370	Avg.	79%	100%	95%	39.303
2,098 SFLA							Outbuilding Total		134,449

Accpt Land 118,800 Accepted Bldg 336,300 Total 455,100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Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved
Reference 1	B12241P066
Reference 2	LOT SIZE:10
Tran/Land/Bldg	102 0 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2005	84	C 100	3.630	C Gr	79%	92%	95%	2,507
2,098 SFLA							Outbuilding Total		2,507

Accpt Land	0	Accepted Bldg	2,500	Total	2,500

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	118,800	336,300	455,100	118,800	336,300	455,100
2	0	2,500	2,500	0	2,500	2,500
TOTAL	118,800	338,800	457,600	118,800	338,800	457,600

Map/Lot: 014-014
Account: 372 Card: 1 of 1 Location: 81 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	11/18/2010
Sale Price	225,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15989P439
Reference 2 LOT SIZE:1.19
Tran/Land/Bldg 13 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.19	Acres-Homesite (Fract)	74,130.00	82,974	100%		82,974
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.19					Land Total	94,524

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	672 Sqft	Grade C 110	Base	194,237
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,326
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

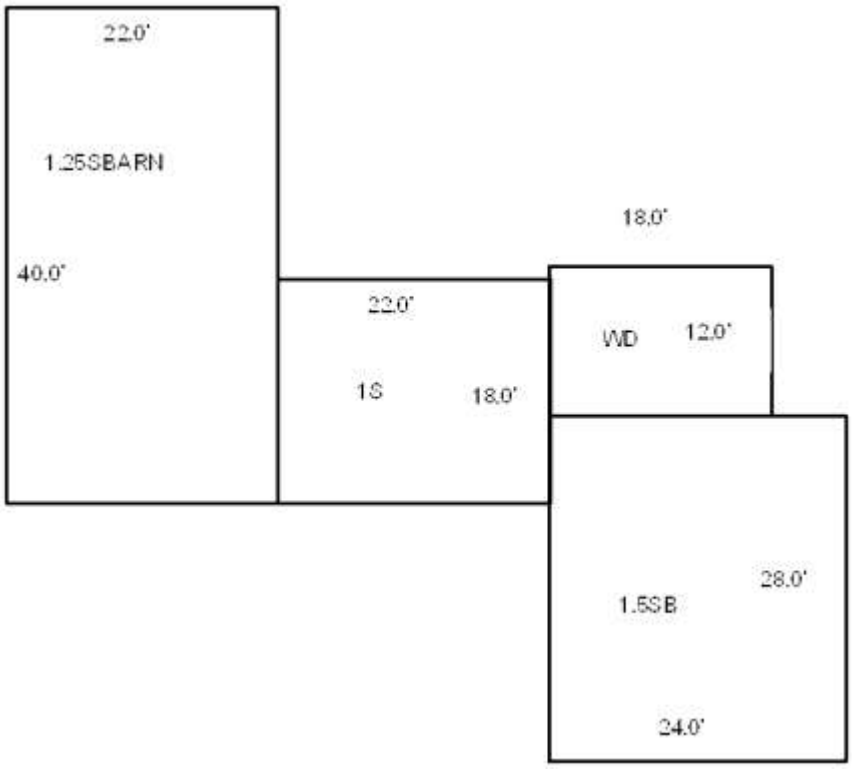
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2000	GOOD	GOOD	Average	Inadeq.	213,669

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	95%	105%	142,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1890	880	C 110	37.974	Avg.	67%	95%	105%	25.380
ONE STORY FRAME	1890	396	C 110	39.893	Avg.	67%	95%	105%	26.661
Wood Deck	1890	216	C 110	2.977	Avg.	67%	95%	105%	1.990
1,404 SFLA							Outbuilding Total		54,031

Accpt Land	94,500	Accepted Bldg	196,800	Total	291,300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28.0'
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Name: ROSS, HUGH H IV
MILLER, MELISSA M
Map/Lot: 018-050
Account: 373 Card: 1 of 1 Location: 4 PARTRIDGE LN

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/09/2019
Sale Price	212,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18118P55
Reference 2	LOT SIZE: .13
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	74,130.00	66,494	100%		66,494
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.13					Land Total	78,044

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	189,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,700
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

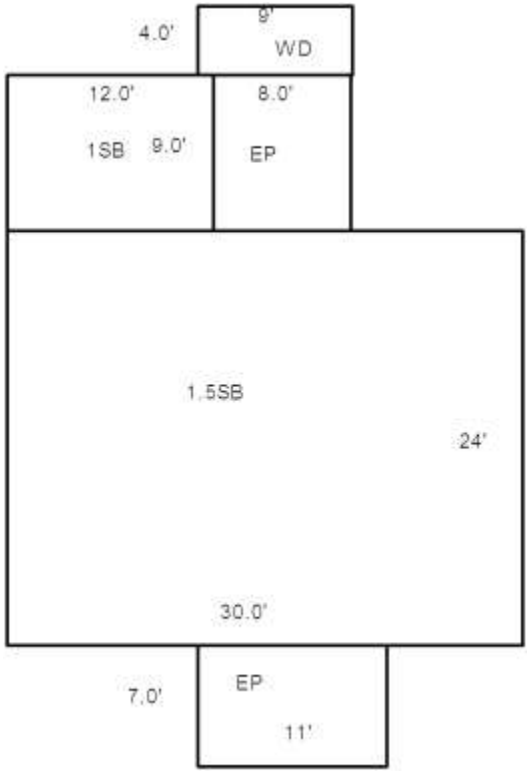
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Average	Typical	201,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	141,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1956	36	C 100	451	Avg.	67%	100%	105%	317
1 Story/BSMT	1956	108	C 100	11.411	Avg.	67%	100%	105%	8.027
Encl Frame Porch	1956	77	C 100	6.135	Avg.	67%	100%	105%	4.316
ENCL. PORCH	1956	72	C 100	5.847	Avg.	67%	100%	105%	4.113
1,188 SFLA							Outbuilding Total		16,773

Accpt Land	78,000	Accepted Bldg	158,300	Total	236,300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Account: 374 Card: 1 of 1 Map/Lot: 018-019 Location: 14 MEADER ST

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/23/2010
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15903P455
Reference 2	LOT SIZE: .98
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	74,130.00	81,378	100%		81,378
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.98					Land Total	92,928

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	971 Sqft	Grade C 110	Base	283,852
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,068
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	5,875
Rooms	9	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

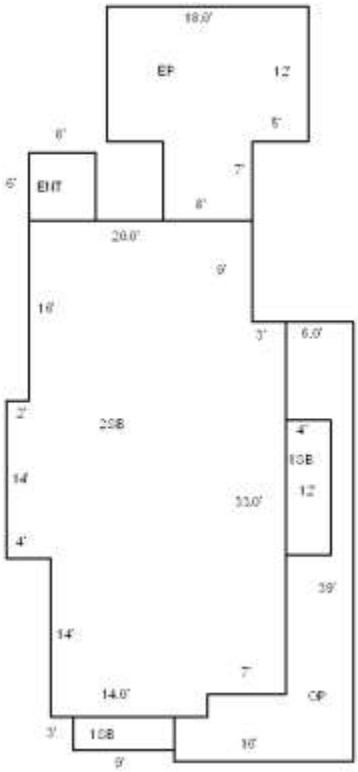
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2000	TYPICAL	GOOD	Above Average	Inadeq.	300,387

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	95%	105%	218,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1850	272	C 110	23.840	Avg+	73%	95%	105%	17.360
BSMT ENTRY.....	1850	36	C 110	619	Avg+	73%	95%	105%	450
1 Story/BSMT	1850	48	C 110	5.579	Avg+	73%	95%	105%	4.063
Open Frame Porch	1850	288	C 110	13.388	Avg+	73%	95%	105%	9.748
1 STORY/BASEMENT	1850	27	C 110	3.138	Avg+	73%	95%	105%	2.286
Frame Garage	1850	992	C 110	39.960	Avg+	73%	95%	105%	29.098
Open Frame Porch	1850	88	C 110	4.091	Avg+	73%	95%	105%	2.979
Frame Shed	1850	120	C 100	1.878	Avg.	67%	100%	105%	1.321
2,017 SFLA							Outbuilding Total		67,305

Accpt Land	92,900	Accepted Bldg	286,000	Total	378,900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3'
10B
16'
9'

Map/Lot: 003-096-04
Account: 375 Card: 1 of 1 Location: 53 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/17/2015
Sale Price	253,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17060P226
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	218,589
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

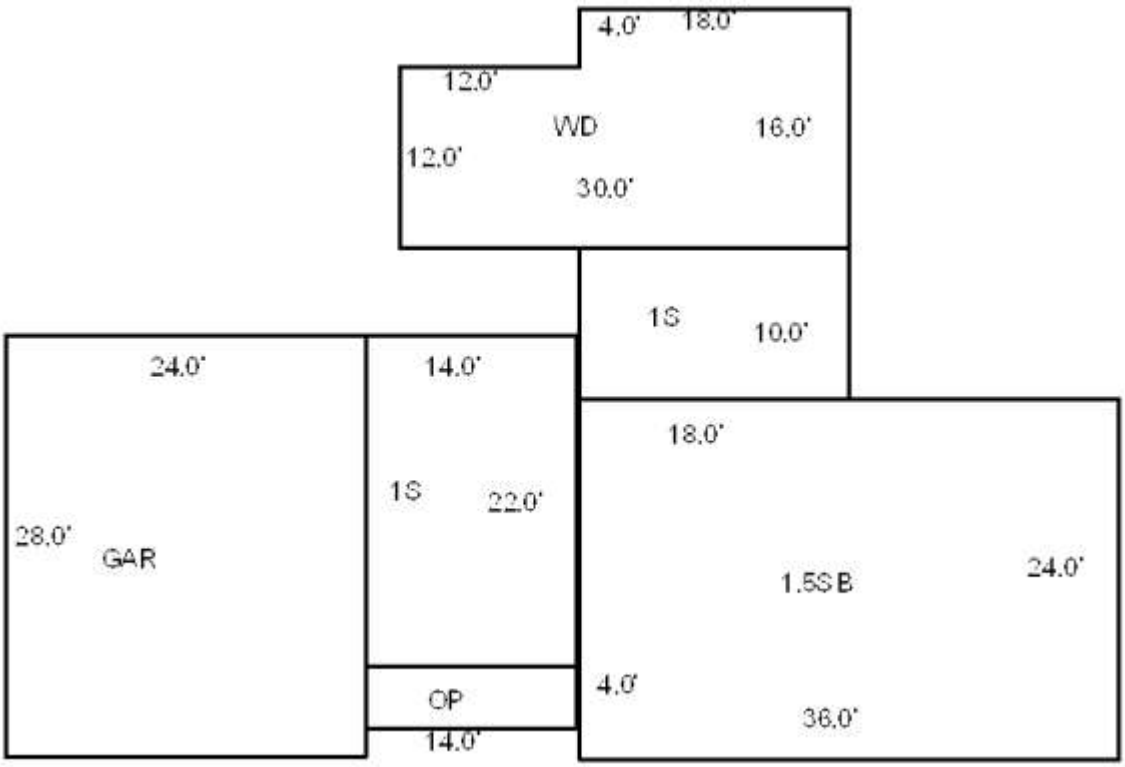
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	GOOD	TYPICAL	Average	Typical	232,493

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	167,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1979	432	C 100	5.413	Avg.	76%	100%	95%	3.908
1 STORY	1979	180	C 100	16.484	Avg.	76%	100%	95%	11.902
Open Frame Porch	1979	56	C 100	2.367	Avg.	76%	100%	95%	1.709
ONE STORY FRAME	1979	308	C 100	28.207	Avg.	76%	100%	95%	20.365
Frame Garage	1979	672	C 100	24.804	Avg.	76%	100%	95%	17.908
1,784 SFLA							Outbuilding Total		55,792

Accpt Land	95,600	Accepted Bldg	223,700	Total	319,300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14.0'

Account: 376 Card: 1 of 1 Map/Lot: 024-001 Location: 9 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities All Public
Street Paved

Sale Data

Sale Date 04/29/2004
Sale Price 130,000
Sale Type Land & Buildings
Financing
Verified
Validity Related Parties

Reference 1 B14068P087
Reference 2 LOT SIZE: .56
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	74,130.00	76,949	100%		76,949
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.56					Land Total	88,499

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	714 Sqft	Grade C 100	Base	209,705
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Crawl	Basement	357
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Floor & Stairs			Attic	1,428
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

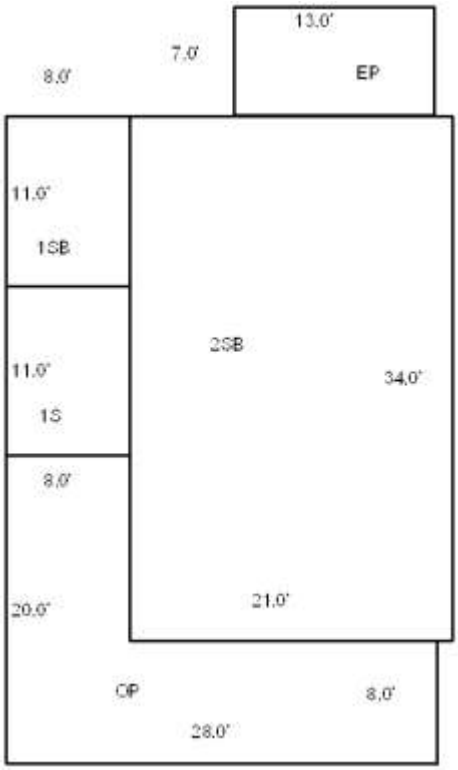
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1930	TYPICAL	TYPICAL	Average	Inadeq.	221,854

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	92%	105%	143,588

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1890	88	C 100	9.298	Avg.	67%	92%	105%	6.019
ONE STORY FRAME	1890	88	C 100	8.059	Avg.	67%	92%	105%	5.216
Open Frame Porch	1890	320	C 100	13.523	Avg.	67%	92%	105%	8.752
Encl Frame Porch	1890	91	C 100	7.251	Avg.	67%	92%	105%	4.692
Frame Garage	1930	450	D 100	13.448	Avg.	67%	100%	105%	9.460
Frame Shed	1930	450	D 100	5.634	Avg.	67%	100%	105%	3.964
1,604 SFLA							Outbuilding Total		38,103

Accpt Land 88,500 Accepted Bldg 181,700 Total 270,200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OP
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28.0'

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B3859P0062
Reference 2	LOT SIZE:0.35
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	74,130.00	73,416	100%		73,416
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.35					Land Total	84,966

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade C 100	Base	210,834
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% HW BB	Cooling	0% None	Heat	2,520
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,440
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

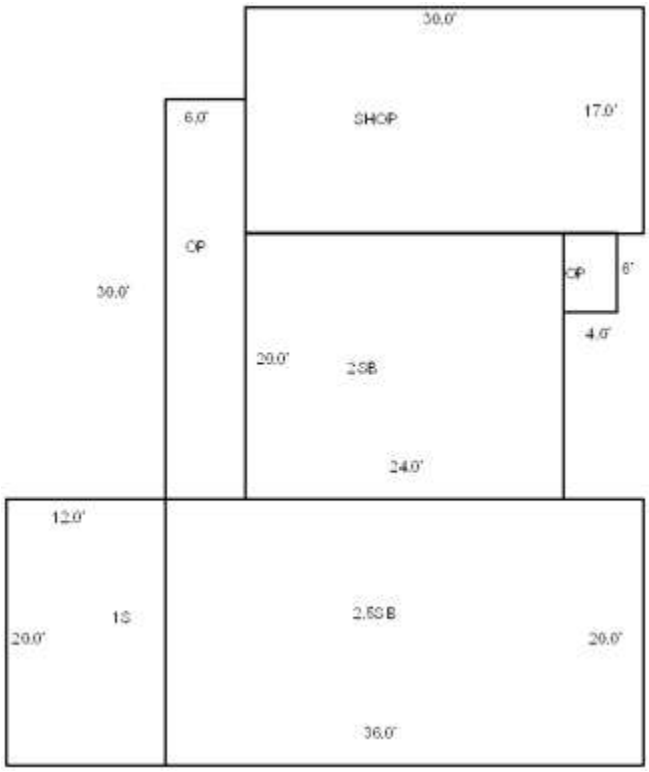
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1900	TYPICAL	TYPICAL	Average	Typical	215,514

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	151,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST BARN.....	1830	510	C 100	17.178	Avg.	67%	100%	105%	12.084
TWO STORY FRAME	2000	480	C 100	77.765	Avg.	67%	100%	105%	54.708
Open Frame Porch	1830	180	C 100	7.607	Avg.	67%	100%	105%	5.352
OPEN PORCH	1830	24	C 100	1.135	Avg.	67%	100%	105%	798
ONE STORY FRAME	2000	240	C 100	21.979	Avg.	67%	100%	105%	15.462
Frame Shed	2007	80	C 100	1.252	Avg.	90%	100%	105%	1.183
2,640 SFLA							Outbuilding Total		89,587

Accpt Land 85,000 Accepted Bldg 241,200 Total 326,200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20.0'
36.0'

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/28/2020
Sale Price	269,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	LOT SIZE:0.9
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	72,675.00	62,835	100%		62,835
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.09					Land Total	78,510

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	222,199
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,267
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,168
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

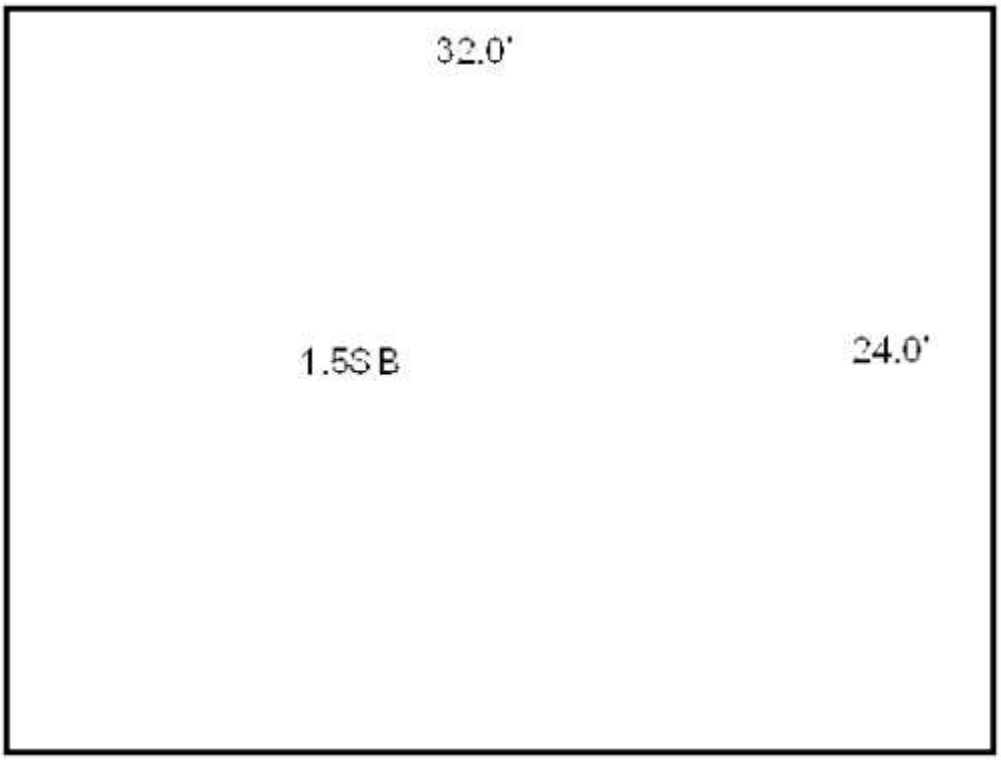
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Very Good	Typical	226,634

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	191,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1976	24	C 100	301	Avg.	72%	100%	95%	206
1,152 SFLA							Outbuilding Total		206

Accpt Land	78,500	Accepted Bldg	191,800	Total	270,300


32.0'
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Name: DUCKWORTH, MARK C
DUCKWORTH, CAROL A
Map/Lot: 003-056
Account: 379 Card: 1 of 1 Location: 124 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/19/2006
Sale Price	422,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B14843P586
Reference 2	LOT SIZE:6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
7.00	Acres-Rear Land 1-10	2,400.00	18,480	100%		18,480
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 11.00					Land Total	119,670

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade C 110	Base	251,781
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,386
Rooms	7	HEARTHS		HEARTHS	1,760
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

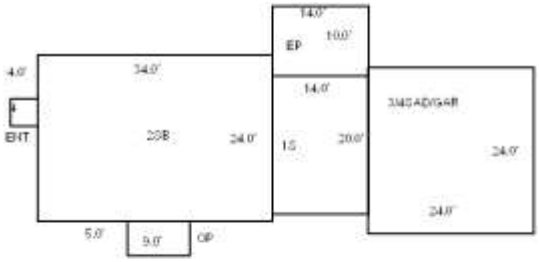
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	268,985

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	100%	207,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1982	16	C 110	275	Avg.	77%	100%	100%	212
Open Frame Porch	1982	45	C 110	2,092	Avg.	77%	100%	100%	1,611
1 STORY/BSMT	1982	280	C 110	32,544	Avg.	77%	100%	100%	25,059
Encl Frame Porch	1982	140	C 110	12,271	Avg.	77%	100%	100%	9,449
1 STORY GARAGE..	1982	576	C 110	23,482	Avg.	77%	100%	100%	18,081
1.25 ST BARN....	1986	900	C 110	38,801	Avg.	77%	100%	100%	29,877
STABLE	2005	264	C 110	10,424	Avg.	77%	100%	100%	8,026
1 ST ATT.SHED...	2005	196	C 110	3,223	Avg.	77%	100%	100%	2,482
1,912 SFLA							Outbuilding Total		94,797

Accpt Land 119,700 Accepted Bldg 301,900 Total 421,600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Name: WHITE, KACEY LEE
KNOX, STEPHEN JAMES
Account: 380 Card: 1 of 1 Map/Lot: 001-052 Location: 167 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/31/2018
Sale Price	249,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17653P654
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	120 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	61,200.00	67,320	100%		67,320
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.00					Land Total	80,520

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	249,153
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,030
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% HW BB	Cooling	0% None	Heat	2,703
Rooms	9	HEARTHS		HEARTHS	880
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

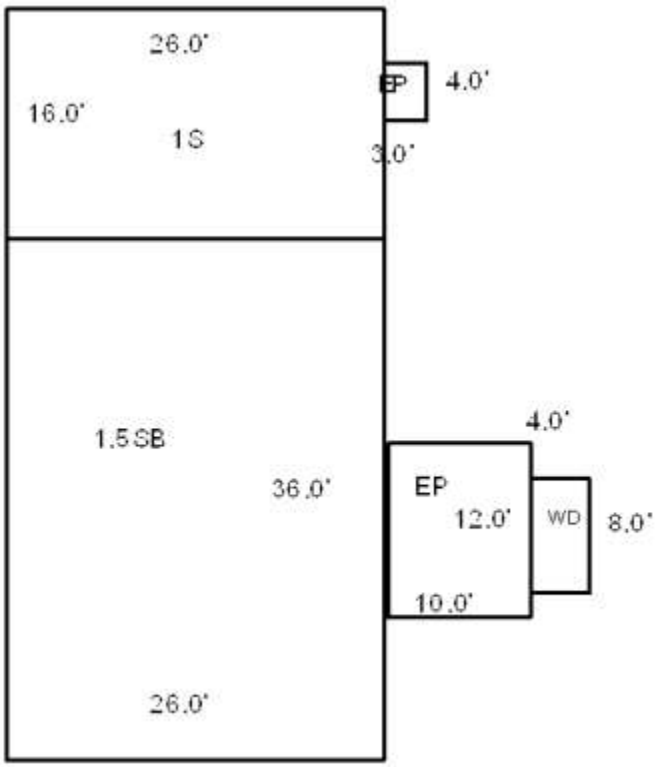
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1950	GOOD	GOOD	Above Average	Typical	269,133

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	186,644

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1850	416	C 110	41.907	Avg+	73%	100%	95%	29.062
Encl Frame Porch	1850	120	C 100	9.562	Avg+	73%	100%	95%	6.631
Wood Deck	1850	32	C 110	441	Avg+	73%	100%	95%	306
ENCL. PORCH	1850	12	C 110	1.173	Avg+	73%	100%	95%	813
1 ST BARN.....	1900	600	C 100	19.996	Fair	55%	100%	95%	10.448
1,820 SFLA							Outbuilding Total		47,260

Accpt Land	Accepted Bldg	Total
80,500	233,900	314,400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Name: BEROUNSKY, WAYNE L
BEROUNSKY, SANDY P
Map/Lot: 004-100-17
Account: 381 Card: 1 of 1 Location: 88 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B10461P0093
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.00					Land Total	95,150

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	183,179
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,360
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

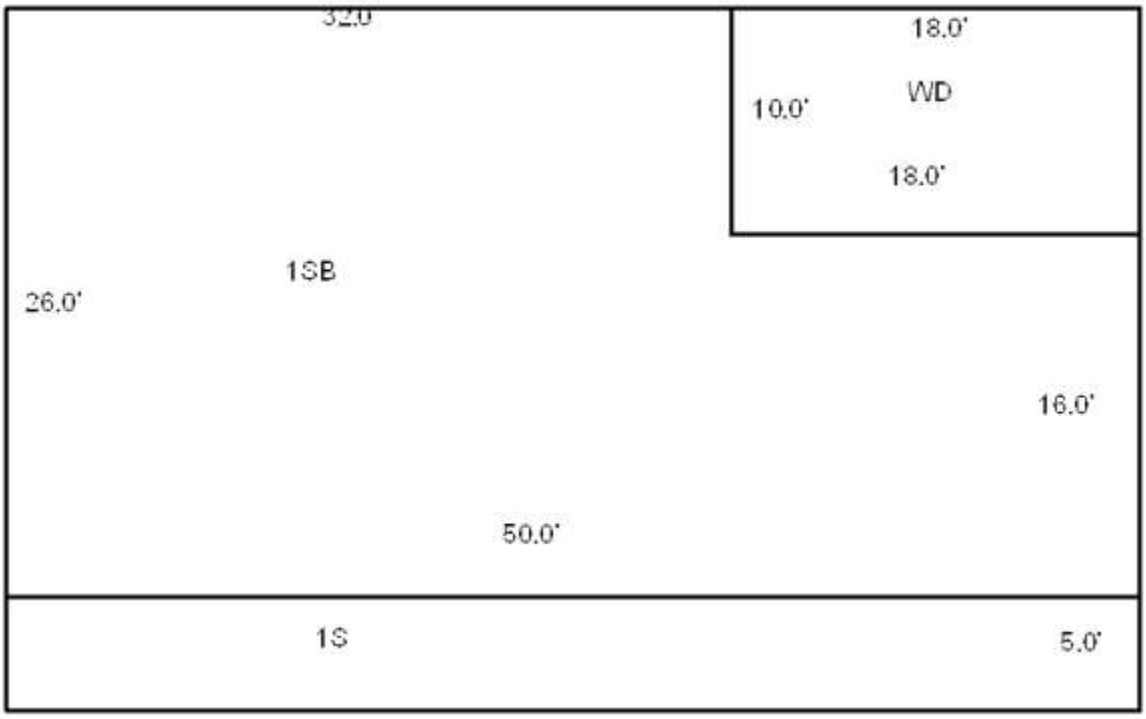
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	198,709

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	100%	149,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1978	180	C 100	2.255	Ava.	75%	100%	100%	1.691
ONE STORY FRAME	1978	250	C 100	22.895	Ava.	75%	100%	100%	17.171
Frame Garage	1978	720	C 100	26.532	Ava.	73%	100%	100%	19.368
Swimming Pool	2005	1	C 100	12.100	Ava.	99%	100%	100%	11.979
Frame Shed	2016	280	D 100	3.506	Ava.	95%	100%	100%	3.331
1,370 SFLA							Outbuilding Total		53,540

Accpt Land 95,200 Accepted Bldg 202,600 Total 297,800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Name: DUMAIS, SUSAN R
DUMAIS, LEO, ESTATE OF
Map/Lot: 010-032-3
Account: 382 Card: 1 of 1 Location: 42 LINSCOTT HILL RD

Neighborhood 10 LINSCOTT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 RTOD B18421P28 10/22/2020
Reference 2 LOT SIZE:4.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.50	Acres-Rear Land 1-10	1,710.00	941	100%		941
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.50					Land Total	108,446

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	828 Sqft	Grade C 100	Base	151,691
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,242
Fin. Basement Area	800 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,840
Heating	100% Electric	Cooling	0% None	Heat	1,035
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

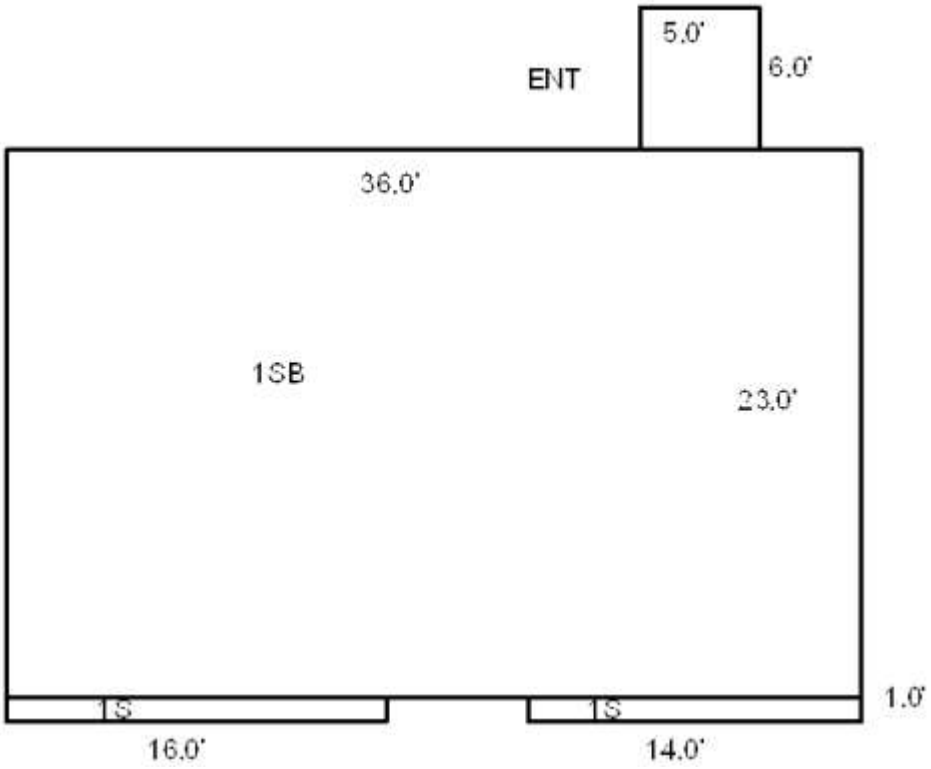
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	177,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	135,073

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1975	14	C 100	1.282	Avg+	80%	100%	95%	975
1 STORY	1975	16	C 100	1.465	Avg+	80%	100%	95%	1,113
BSMT ENTRY.....	1975	30	C 100	470	Avg+	80%	100%	95%	357
858 SFLA							Outbuilding Total		2,445

Accpt Land 108,400 Accepted Bldg 137,500 Total 245,900


5.0'
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Name: WILSON, JAMES H
WILSON, SHARON L

Map/Lot: 022-086
Account: 383 Card: 1 of 1 Location: 15 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingBelow Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/12/2019
Sale Price	259,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18045P875
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	855 Sqft	Grade C 100	Base	227,886
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	855
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,205
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

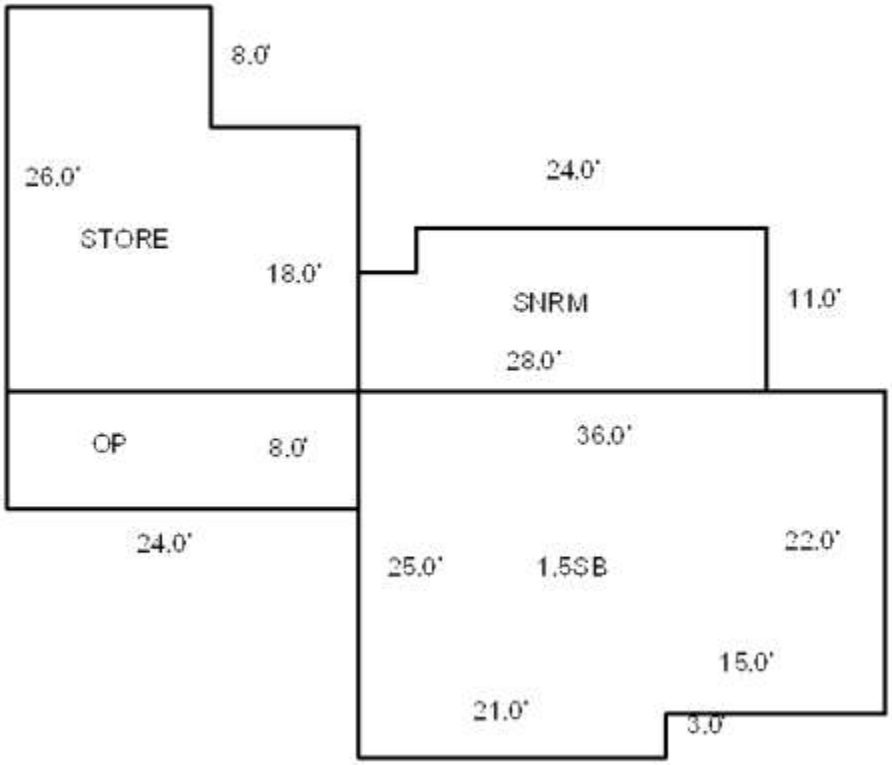
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	GOOD	Average	Typical	237,226

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	166,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SUN ROOM (NO	1900	296	C 100	23.585	Avg.	67%	100%	105%	16.592
Open Frame Porch	1900	192	C 100	8.114	Avg.	67%	100%	105%	5.708
Frame Garage	1900	544	C 100	20.194	Avg.	67%	100%	105%	14.206
Swimming Pool	1980	1	C 100	12.100	Avg.	99%	80%	105%	10.062
Frame Shed	1992	700	C 100	10.955	Fair	73%	80%	105%	6.718
Frame Shed	1996	168	C 100	2.629	Fair	76%	80%	105%	1.678
Frame Garage	1998	600	C 100	22.211	Avg.	84%	80%	105%	15.672
1.25 ST BARN....	1999	1024	C 100	39.934	Avg.	85%	80%	105%	28.513
1,282 SFLA								Outbuilding Total	99,149

Accpt Land	96,500	Accepted Bldg	266,000	Total	362,500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24.0'
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18.0'
SNRM
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36.0'
24.0'
22.0'
25.0'
1.5SB
15.0'
21.0'
3.0'

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B11742P302
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	576 Sqft	Grade C 100	Base	168,885
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	864
Fin. Basement Area	28 Sqft, Grade D 1.00	Basement Gar	None	Fin Bsmt	444
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

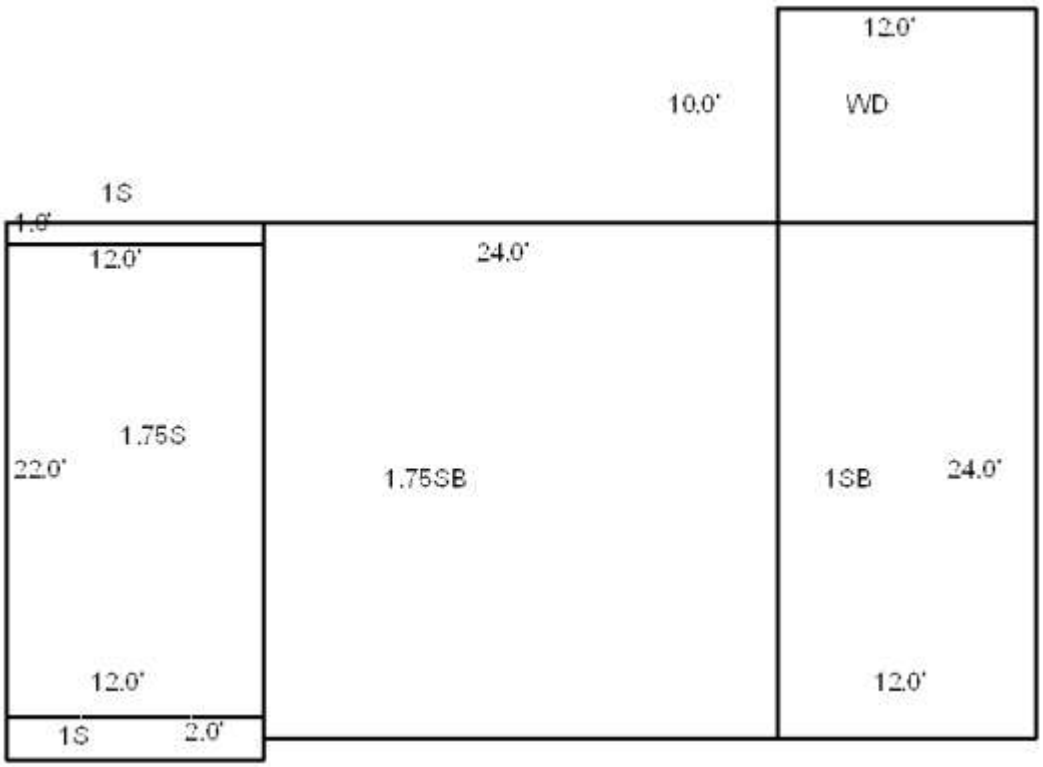
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	GOOD	TYPICAL	Average	Typical	178,497

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	105%	144,315

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 3/4 STORY FR	1981	264	C 100	38.122	Avg.	77%	100%	105%	30.822
ONE STORY FRAME	1981	12	C 100	1.099	Avg.	77%	100%	105%	888
1 STORY	1981	24	C 100	2.198	Avg.	77%	100%	105%	1.777
1 Story/BSMT	1991	288	C 100	30.430	Avg.	77%	100%	105%	24.603
Wood Deck	1981	120	C 100	1.504	Avg.	77%	100%	105%	1.216
Frame Shed	1981	1152	E 100	9.014	Poor	57%	100%	105%	5.395
1,794 SFLA								Outbuilding Total	64,701

Accpt Land	93,100	Accepted Bldg	209,000	Total	302,100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2.0'

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Reference 1	B1356P0038
Reference 2	LOT SIZE:59
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
10.00	Acres-Rear Land 1-10	1,800.00	19,800	100%		19,800
10.00	Acres-Rear Land 11-20	1,000.00	11,000	100%		11,000
35.00	Acres-Rear 21+	700.00	26,950	100%		26,950
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 59.00					Land Total	170,913

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,365 Sqft	Grade C 110	Base	329,108
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,502
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,758
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

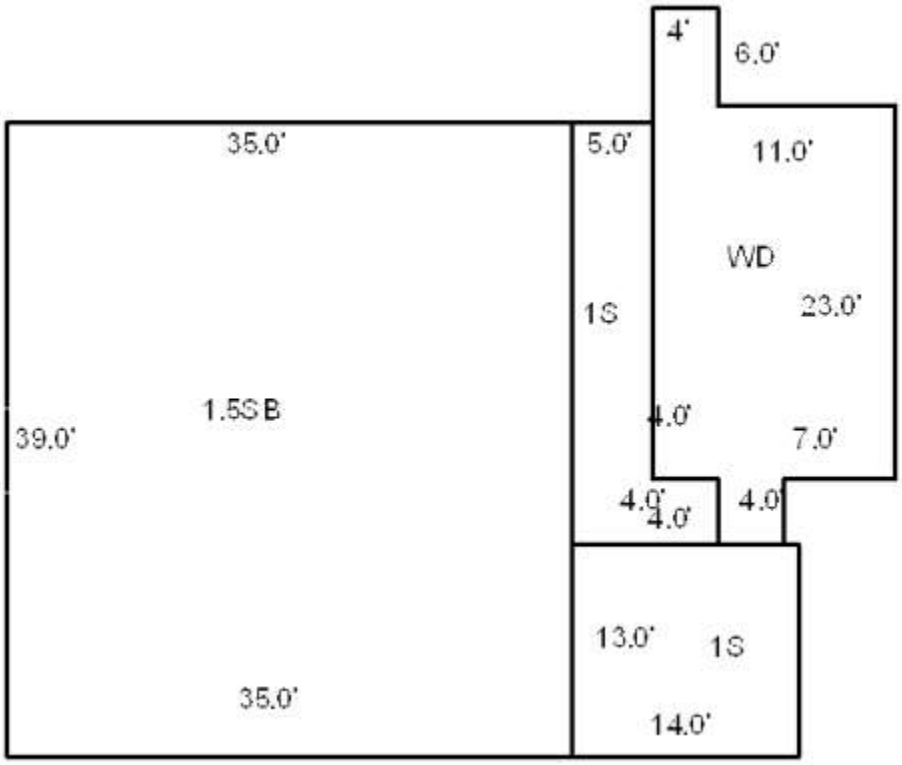
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	1956	TYPICAL	TYPICAL	Above Average	Typical	338,248

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	246,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1820	182	C 110	18.335	Avg+	73%	100%	100%	13.385
ONE STORY FRAME	1820	146	C 110	14.708	Avg+	73%	100%	100%	10.737
Wood Deck	1820	385	C 110	5.306	Avg+	73%	100%	100%	3.873
Frame Garage	1820	520	D 100	15.464	Avg+	73%	100%	100%	11.289
1.25 ST BARN....	1820	1520	C 110	64.431	Avg+	73%	100%	100%	47.035
2,376 SFLA								Outbuilding Total	86,319

Accpt Land 170,900 Accepted Bldg 333,200 Total 504,100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14.0'

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B1320P0525
Reference 2	LOT SIZE:30
Tran/Land/Bldg	106 1 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
6.00	Acres-Rear 21+	665.00	4,389	100%		4,389
Total Acres 30.00				Land Total		125,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CHICKEN BARN 3S	0	3648	C 100	119,946	Avg-	60%	20%	95%	13,674
						Outbuilding Total			13,674

Accpt Land	125,500	Accepted Bldg	13,700	Total 139,200

38.0'
38 CHICKEN BARN
96.0'

Name: DUPUIS, JOSEPH R
DUPUIS, ROBERT L

Map/Lot: 008-085
Account: 387 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1492P0224
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	131 1 99
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	72,675.00	82,678	10%	Size/Shape	8,268
Total Acres 1.40					Land Total	8,268

Accpt Land	8,300	Accepted Bldg	0	Total	8,300

Account: 388 Card: 1 of 1 Map/Lot: 008-083 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B5560P0081
Reference 2	LOT SIZE:10
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
Total Acres 10.00					Land Total	103,116

Accpt Land 103,100 Accepted Bldg 0 Total 103,100

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Reference 1	RTODD b19205p545 3/7/23
Reference 2	LOT SIZE:0.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	72,675.00	79,449	100%		79,449
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.94					Land Total	95,124

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	920 Sqft	Grade C 110	Base	179,353
Exterior	CLAPBOARD	Masonry Trim	92Sqft	Trim	506
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,518
Fin. Basement Area	690 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,662
Heating	100% Electric	Cooling	0% None	Heat	1,265
Rooms	4	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

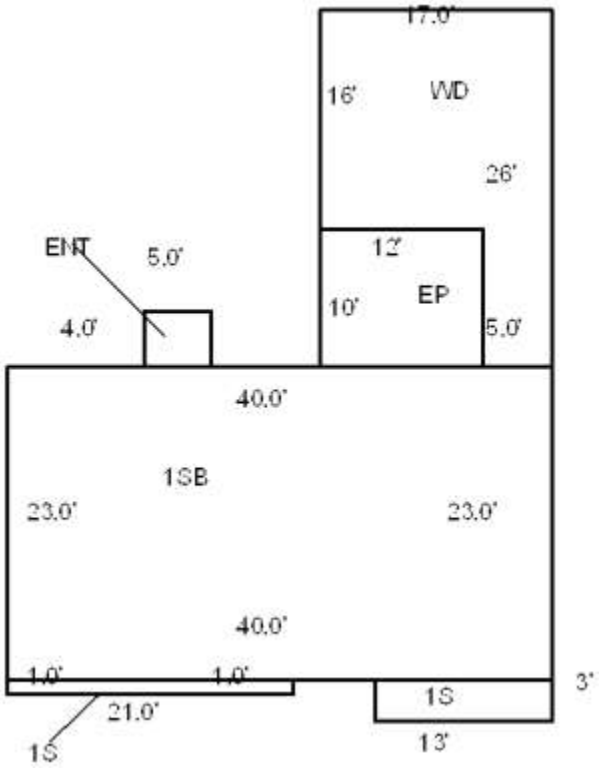
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Above Average	Typical	197,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	151,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1979	21	C 110	2.115	Avg+	81%	100%	95%	1.627
1 STORY	1979	39	C 110	3.929	Avg+	81%	100%	95%	3.023
BSMT ENTRY.....	1979	20	C 110	344	Avg+	81%	100%	95%	265
Wood Deck	1979	322	C 110	4.438	Avg+	81%	100%	95%	3.415
Encl Frame Porch	1979	120	C 110	10.518	Avg+	81%	100%	95%	8.094
Frame Shed	1982	100	C 100	1.565	Avg+	81%	100%	95%	1.205
Frame Shed	2005	228	C 100	3.568	Avg.	88%	100%	95%	2.983
980 SFLA							Outbuilding Total		20,612

Accpt Land	95,100	Accepted Bldg	172,300	Total	267,400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Account: 390 Card: 1 of 1 Map/Lot: 018-086 Location: 30 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/22/2014
Sale Price	202,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16880P189
Reference 2	LOT SIZE: .12
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	117,600	44,812	100%		44,812
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.12					Land Total	56,362

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	720 Sqft	Grade C 110	Base	223,817
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,465
Rooms	10	HEARTHS		HEARTHS	1,760
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

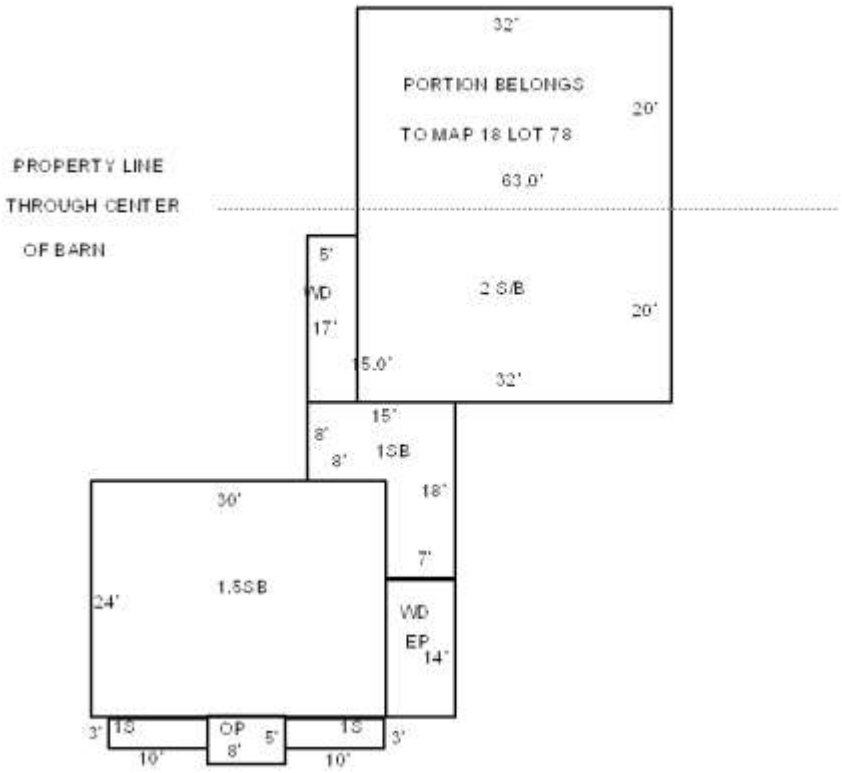
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1840	0	GOOD	GOOD	Above Average	Typical	247,258

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	170,571

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	1840	640	C 110	114.055	Ava+	73%	100%	94%	78.681
Wood Deck	1840	102	C 110	1.406	Ava+	73%	100%	94%	970
1 Story/BSMT	1840	190	C 110	22.082	Ava+	73%	100%	94%	15.233
Encl Frame Porch	1840	98	C 110	8.590	Ava+	73%	100%	94%	5.926
1 STORY	1840	30	C 110	3.022	Ava+	73%	100%	94%	2.085
Open Frame Porch	1840	40	C 110	1.859	Ava+	73%	100%	94%	1.282
1 STORY	1840	30	C 110	3.022	Ava+	73%	100%	94%	2.085
WOOD DECK	1840	84	C 110	1.158	Ava+	73%	100%	94%	799
2,790 SFLA							Outbuilding Total		107,061

Accpt Land	56,400	Accepted Bldg	277,600	Total	334,000


32'
PORTION BELONGS
TO MAP 18 LOT 78
20'
PROPERTY LINE
THROUGH CENTER
OF BARN
63.0'
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WD
EP
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10'
3'

Name: WALSH, THOMAS J
WALSH, JANICE E

Map/Lot: 002-019

Account: 391 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B3147P0106
Reference 2	LOT SIZE:6
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
2.00	Acres-Rear Land 1-10	3,045.00	6,699	100%		6,699
Total Acres 6.00					Land Total	100,367

Accpt Land	100,400	Accepted Bldg	0	Total	100,400

Account: 392 Card: 1 of 1 Map/Lot: 003-115 Location: 30 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/17/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	72,675.00	80,708	100%		80,708
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.10					Land Total	96,383

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 100	Base	207,020
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	6	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

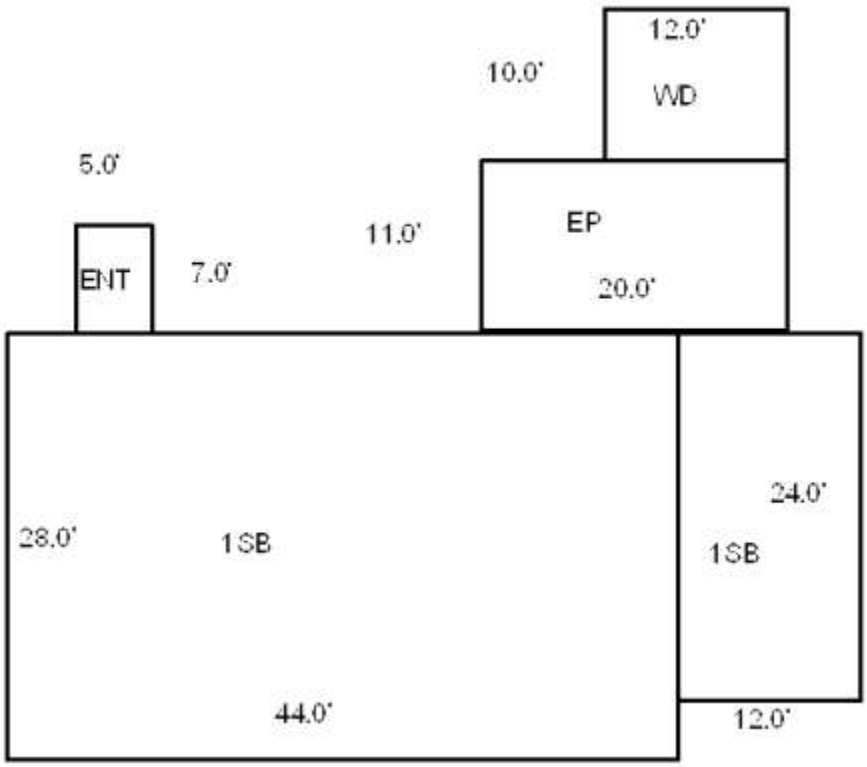
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	TYPICAL	TYPICAL	Above Average	Typical	216,804

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	95%	156,532

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1976	288	C 100	30.430	Avg+	76%	100%	95%	21.971
BSMT ENTRY.....	1966	35	C 100	548	Avg+	76%	100%	95%	395
Encl Frame Porch	1976	220	B 100	22.789	Avg+	77%	100%	95%	16.671
Wood Deck	1976	120	B 100	1.955	Avg+	77%	100%	95%	1.430
Frame Garage	1985	1300	C 100	47.418	Avg+	81%	100%	95%	36.489
Frame Shed	2009	160	D 100	2.003	Avg+	76%	100%	95%	1.446
1,520 SFLA							Outbuilding Total		78,402

Accpt Land	96,400	Accepted Bldg	234,900	Total	331,300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Map/Lot: 001-072
Account: 393 Card: 1 of 1 Location: 236 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1 VILLAGE A, B, C
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 06/15/2016
Sale Price 220,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B17256P832
Reference 2 LOT SIZE:7
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
3.00	Acres-Rear Land 1-10	2,280.00	7,524	100%		7,524
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 7.00					Land Total	116,766

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,202 Sqft	Grade C 110	Base	298,729
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	992
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,950
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

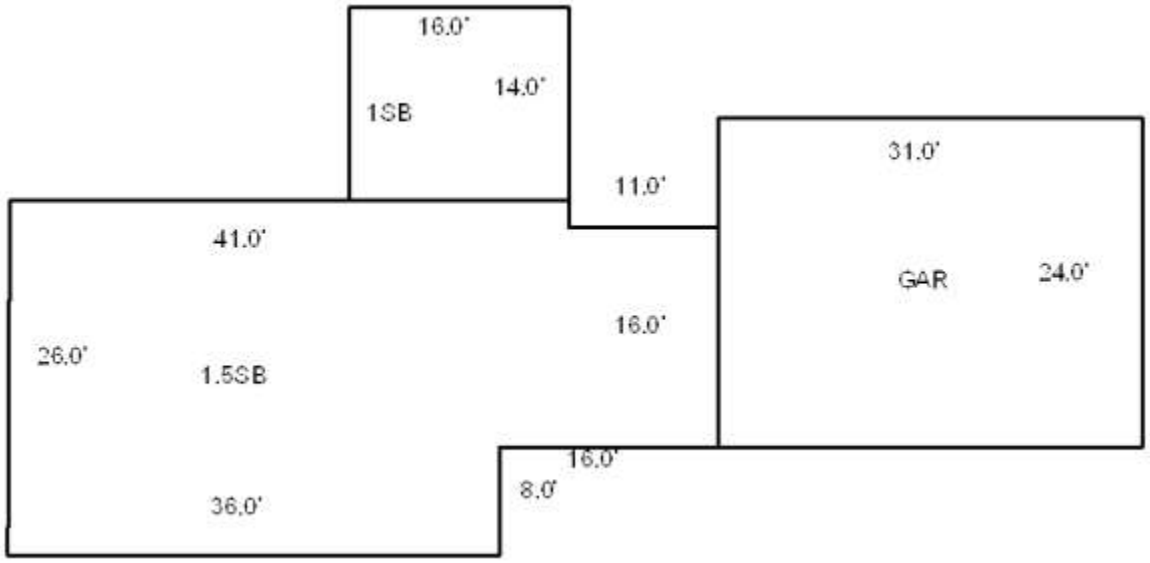
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	1960	TYPICAL	TYPICAL	Above Average	Inadeq.	305,671

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	95%	95%	201,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1700	744	C 110	30.136	Avg+	73%	95%	95%	19,854
1 STORY/BSMT	1700	224	C 110	26.035	Avg+	73%	95%	95%	17,153
Frame Shed	1700	169	C 110	2.910	Avg+	73%	95%	95%	1,917
2,027 SFLA							Outbuilding Total		38,924

Accpt Land 116,800 Accepted Bldg 240,300 Total 357,100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Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7137P0293
Reference 2 LOT SIZE:30.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
6.50	Acres-Rear 21+	665.00	4,755	100%		4,755
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 30.50					Land Total	154,752

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	616 Sqft	Grade B 100	Base	259,012
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	801
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	5,506
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	1,602
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

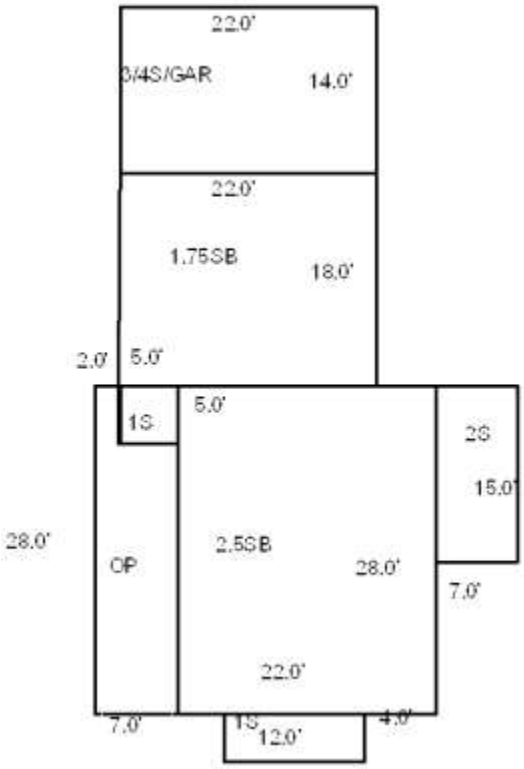
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1960	GOOD	GOOD	Average	Typical	284,081

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	95%	175,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1890	308	B 100	34.971	Avg.	67%	97%	95%	21.591
1.75 Story/BSMT	1890	396	B 100	81.591	Avg.	67%	97%	95%	50.375
ONE STORY FRAME	1890	25	B 100	2.977	Avg.	67%	97%	95%	1.838
Open Frame Porch	1890	171	B 100	9.394	Avg.	67%	97%	95%	5.800
TWO STORY FRAME	1890	105	B 100	22.114	Avg.	67%	97%	95%	13.653
1 STORY	1890	48	B 100	5.715	Avg.	67%	97%	95%	3.529
Frame Shed	1890	576	E 100	4.507	Poor	45%	100%	95%	1.927
Frame Garage	1930	1920	D 100	55.795	Fair	55%	100%	95%	29.153
Frame Shed	1930	2448	D 100	30.649	Fair	55%	100%	95%	16.014
SHOP	1890			----SOUND VALUE----					500
2,747 SFLA							Outbuilding Total		144,380

Accpt Land 154,800 Accepted Bldg 319,800 Total 474,600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Name: ALLAIRE, CHRISTOPHER M
ALLAIRE, CHRISTINA L
Map/Lot: 003-002-2
Account: 395 Card: 1 of 1 Location: 17 OLD ROUTE 9

Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/29/2021
Sale Price	430,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:3.5
Tran/Land/Bldg	101 1 11
X.....	corr Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	78,185.00	85,382	90%	Size/Shape	76,843
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.93					Land Total	87,293

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 90	Base	303,979
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,076
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

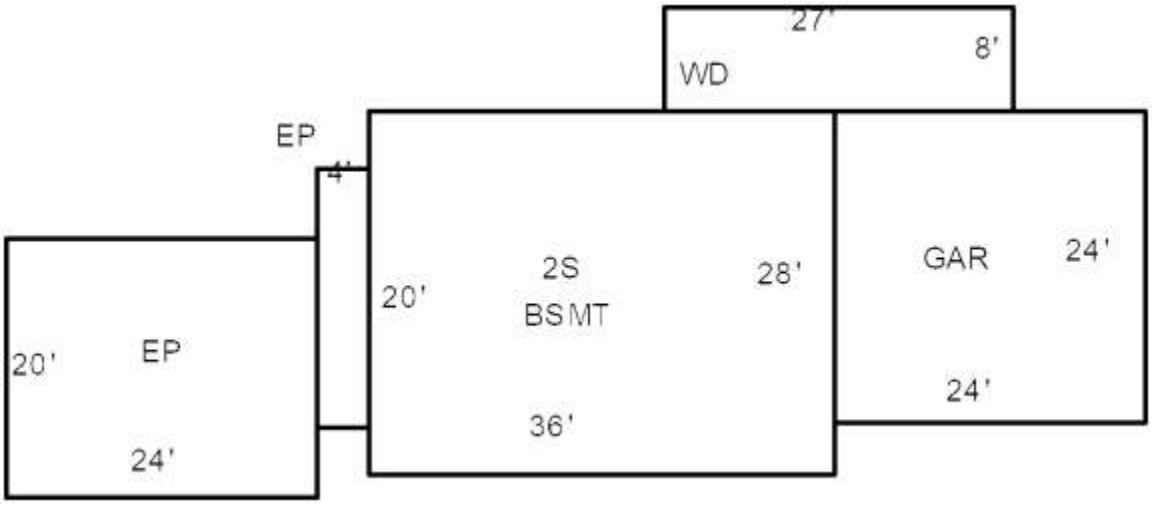
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	322,090

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	272,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	2005	576	B 90	32.595	Avg.	89%	100%	95%	27.560
Wood Deck	2005	216	B 90	3.166	Avg.	89%	100%	95%	2.677
Encl Frame Porch	2009	560	B 90	52.206	Avg.	89%	100%	95%	44.140
GAS FPL	2005	1	B 90	2.690	Avg.	89%	100%	95%	2.274
Jacuzzi #	2005	1	B 90	3.861	Avg.	89%	100%	95%	3.264
2,016 SFLA							Outbuilding Total		79,915

Accpt Land 87,300 Accepted Bldg 352,200 Total 439,500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Neighborhood 49	CIDER MILL
Zoning/Use	RESIDENTIAL 2
Topography	Below Street
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE:13.57
Tran/Land/Bldg	101 1 11
X.....	HSEU Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	12/15/2021
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
1.36	Acres-Homesite (Fract)	76,500.00	80,966	100%		80,966
10.00	Acres-Rear Land 1-10	2,400.00	26,400	75%	Restrictio	19,800
2.21	Acres-Rear Land 11-20	1,500.00	3,647	50%	Wetland	1,823
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 13.57					Land Total	113,589

Dwelling Description / Replacement Cost New

Ranch	One Story	2,947 Sqft	Grade A 120	Base	831,259
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	8,487
Fin. Basement Area	2129 Sqft, Grade A	Basement Gar	3 CAR	Fin Bsmt	78,852
Heating	100% Forced Warm	Cooling	100% Central	Heat	19,238
Rooms	5	HEARTHS		HEARTHS	1,536
Bedrooms	2	Add Fixtures	4		
Baths	4	Half Baths	0	Plumbing	65,894
Attic	None			Attic	0
FirePlaces	1			Fireplace	11,616
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

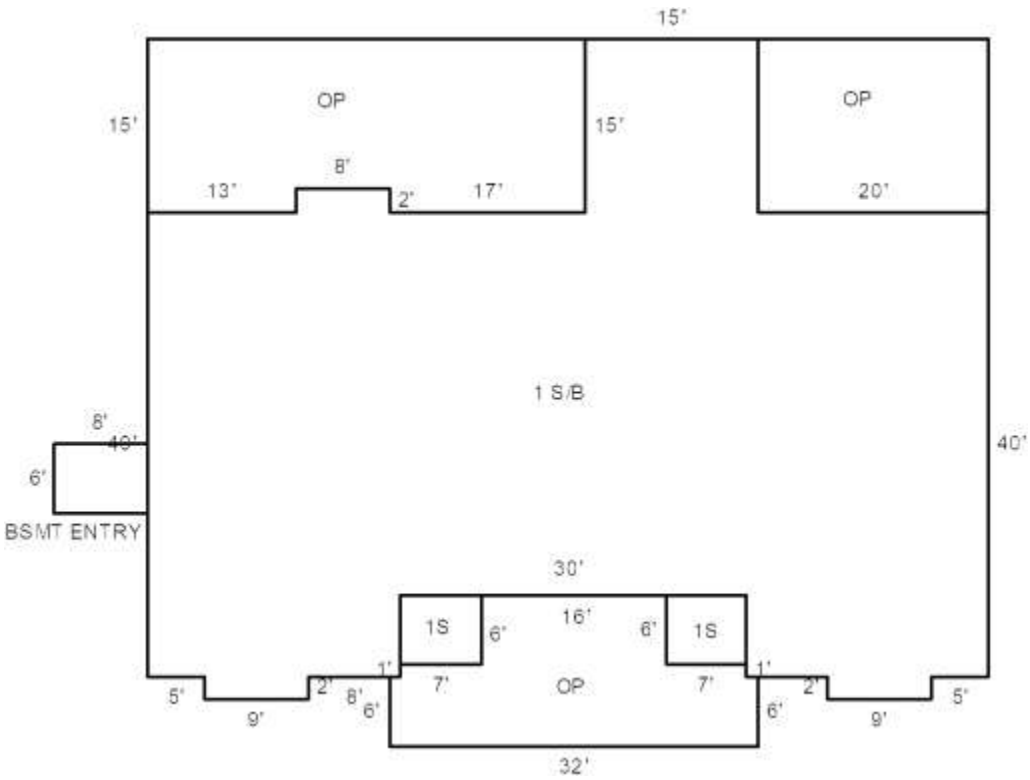
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	GOOD	Average	Typical	1,016,882

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	986,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	318	A 120	25.802	Avg.	97%	100%	100%	25,028
Open Frame Porch	2021	300	A 120	24.342	Avg.	97%	100%	100%	23,612
Open Frame Porch	2021	554	A 120	44.951	Avg.	97%	100%	100%	43,602
ONE STORY FRAME	2021	42	A 120	7.385	Avg.	97%	100%	100%	7,163
ONE STORY FRAME	2021	42	A 120	7.385	Avg.	97%	100%	100%	7,163
GAS FPL	2021	1	A 120	4.414	Avg.	97%	100%	100%	4,282
Generator	2021	1	A 120	9.600	Avg.	97%	100%	100%	9,312
SW POOL- GUNITE	2021	832	A 120	49.590	Avg.	97%	100%	100%	48,102
Jacuzzi #	2021	60	A 120	6.336	Avg.	97%	100%	100%	6,146
PATIO	2021	1345	A 120	16.166	Avg.	97%	100%	100%	15,681
3,031 SFLA							Outbuilding Total		190,091

Accpt Land	113,600	Accepted Bldg	1,176,500	Total	1,290,100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Account: 398 Card: 1 of 1 Map/Lot: 001-070-A Location: 166 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & Septic
Street	Paved
Value Change	Data Correction
Reference 1	CORRECTIVE DEED 19049/948 FOR ACREAGE
Reference 2	LOT SIZE: 4.89
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	05/31/2022
Sale Price	500,000
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-Homesite (Fract)	78,185.00	86,004	100%		86,004
3.89	Acres-Rear Land 1-10	2,280.00	9,756	75%	Wetland	7,317
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 4.89					Land Total	103,771

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	676 Sqft	Grade B 100	Base	242,026
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,318
Fin. Basement Area	338 Sqft, Grade B	Basement Gar	None	Fin Bsmt	8,700
Heating	100% HW BB	Cooling	100% Warm & Cool	Heat	5,998
Rooms	6	HEARTHS		HEARTHS	2,080
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

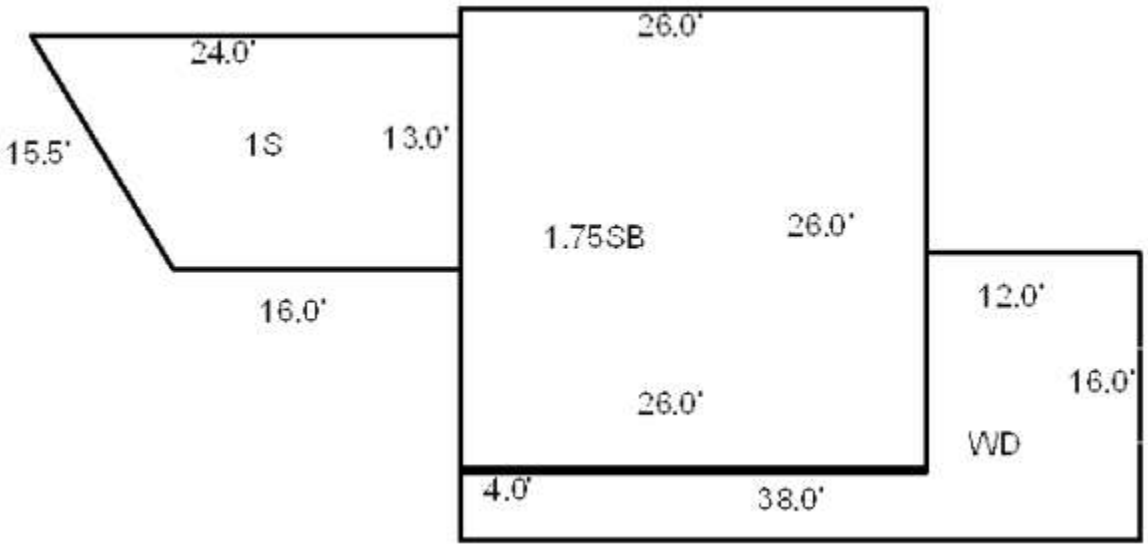
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	GOOD	Good	Typical	266,986

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	215,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1979	296	B 100	4.822	Good	85%	100%	95%	3,894
ONE STORY FRAME	1979	240	B 100	28.573	Good	85%	100%	95%	23,073
1S AD/GAR.....	1979	648	B 100	89.008	Good	85%	100%	95%	71,874
Open Frame Porch	1979	116	B 100	6.373	Good	85%	100%	95%	5,146
1.50 ST GARAGE..	2010	528	C 100	25.613	Avg.	91%	100%	95%	22,143
Generator	2010	1	B 100	6.500	Good	85%	100%	95%	5,249
2,071 SFLA							Outbuilding Total		131,379

Accpt Land	103,800	Accepted Bldg	347,000	Total	450,800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Name: DUTCH, KENNETH H
DUTCH, SONJA L
Map/Lot: 001-069
Account: 399 Card: 1 of 1 Location: 180 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/09/2010
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	RTODD B19182P604
Reference 2	LOT SIZE: 1.64
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.64	Acres-Homesite (Fract)	78,185.00	90,365	100%		90,365
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.64					Land Total	100,815

Dwelling Description

				Replacement Cost New	
Ranch	One Story	988 Sqft	Grade C 100	Base	176,085
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,964
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

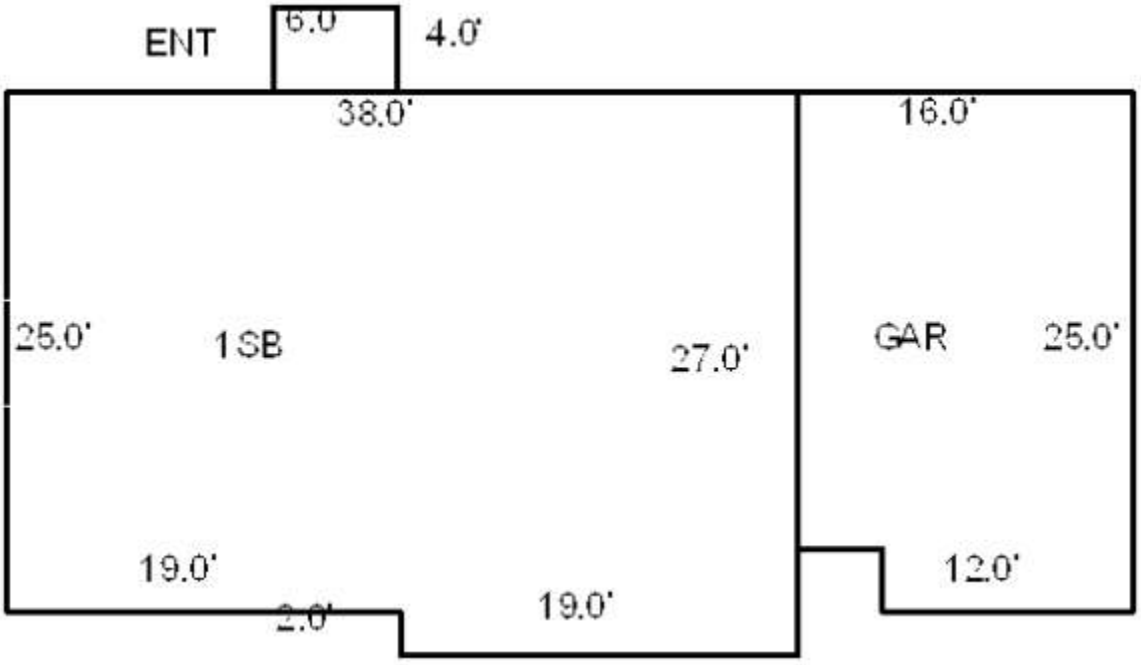
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	186,581

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	68%	100%	95%	120,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1963	24	C 100	376	Avg.	68%	100%	95%	243
Frame Garage	1963	388	C 100	14.577	Avg.	68%	100%	95%	9,416
988 SFLA							Outbuilding Total		9,659

Accpt Land 100,800 Accepted Bldg 130,200 Total 231,000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4.0'
38.0'
16.0'
25.0'
1SB
27.0'
GAR
25.0'
19.0'
12.0'
2.0'
19.0'

Map/Lot: 001-056
Account: 400 Card: 1 of 1 Location: 257 BUFFUM RD

Neighborhood 4 BUFFUM RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	07/25/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B18005P564
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,406 Sqft	Grade C 100	Base	229,081
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,218
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

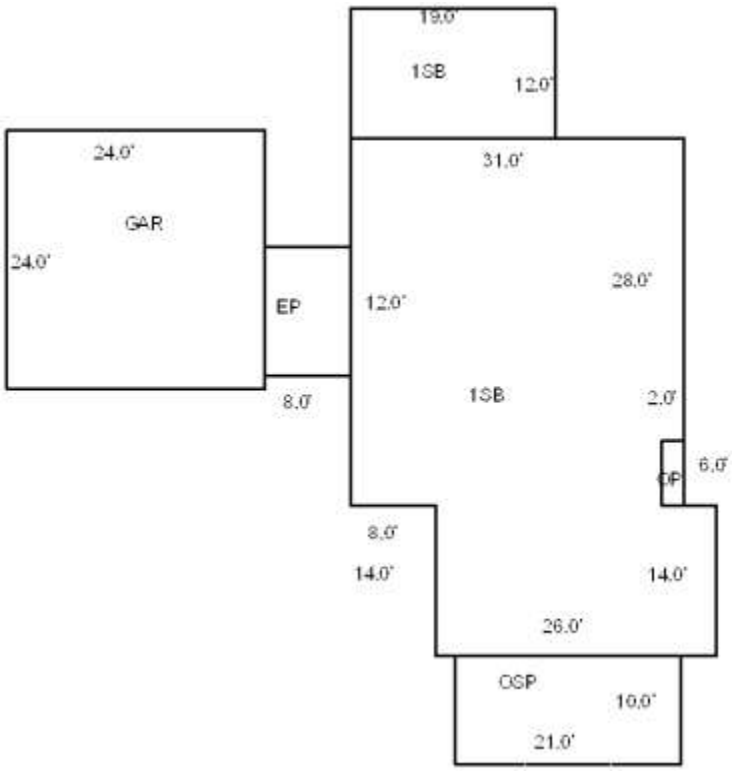
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	OLD TYPE	Old Type	Above Average	Typical	241,458

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	167,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1952	576	C 100	21.347	Avg+	73%	100%	95%	14.804
Encl Frame Porch	1952	96	C 100	7.649	Avg+	73%	100%	95%	5.305
1 STORY/BSMT	1952	228	C 100	24.090	Avg+	73%	100%	95%	16.707
Open Frame Porch	1952	12	C 100	507	Avg+	73%	100%	95%	352
OPEN PORCH	1952	210	C 100	8.996	Avg+	73%	100%	95%	6.239
1,634 SFLA							Outbuilding Total		43,407

Accpt Land 102,600 Accepted Bldg 210,900 Total 313,500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OSP
10.0'
21.0'

Account: 401 Card: 1 of 1 Map/Lot: 022-037 Location: 49 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17528P639
Reference 2	LOT SIZE: .51
Tran/Land/Bldg	101 1 11
X.....	102 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	07/31/2017
Sale Price	204,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	74,130.00	76,233	100%		76,233
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.51					Land Total	87,783

Dwelling Description / Replacement Cost New

Cape Cod	One & 1/2 Story	816 Sqft	Grade C 110	Base	231,323
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,039
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

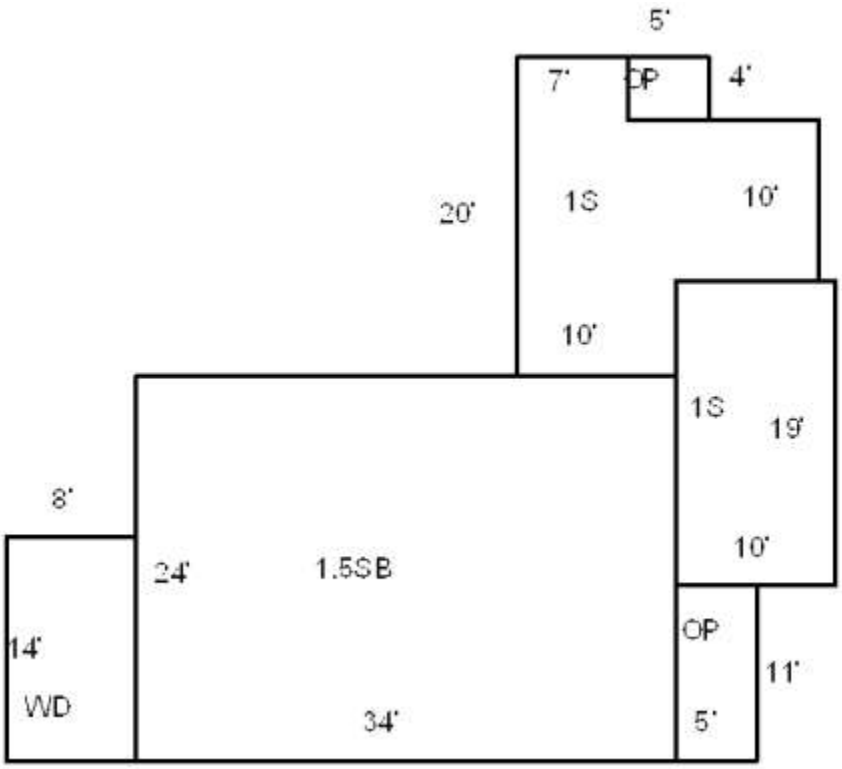
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	1960	TYPICAL	TYPICAL	Average	Typical	248,723

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	174,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1780	278	C 110	28.005	Avg.	67%	100%	105%	19.701
Open Frame Porch	1780	20	C 110	930	Avg.	67%	100%	105%	654
1 STORY	1780	190	C 110	19.140	Avg.	67%	100%	105%	13.465
Wood Deck	1780	112	C 110	1.543	Avg.	67%	100%	105%	1.086
OPEN PORCH	1780	55	C 110	2.690	Avg.	67%	100%	105%	1.892
SHOP	1780	252	C 110	6.098	Avg.	67%	100%	105%	4.290
Frame Garage	1780	525	C 110	21.461	Avg.	67%	100%	105%	15.098
1,692 SFLA							Outbuilding Total		56,186

Accpt Land 87,800 Accepted Bldg 231,200 Total 319,000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19'
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24'
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OP
14'
11'
WD
34'
5'

Account: 402 Card: 1 of 1 Map/Lot: 013-016 Location: 12 OTTER COVE LANE

Neighborhood 32	OTTER COVE LN
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15526P194
Reference 2	LOT SIZE: .33
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	10/28/2021
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	210,000	221,598	100%		221,598
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.33					Land Total	235,348

Dwelling Description

				Replacement Cost New	
Ranch	One Story	672 Sqft	Grade C 90	Base	122,418
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	454
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,210
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

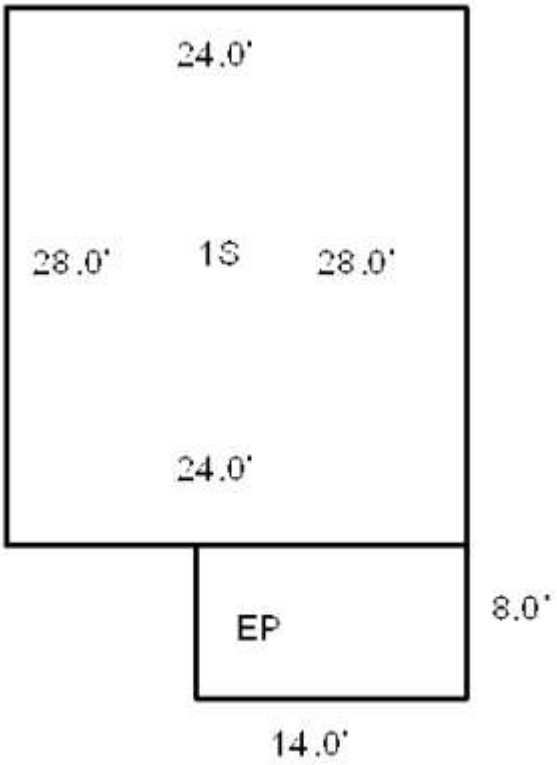
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	OLD TYPE	TYPICAL	Above Average	Typical	124,082

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	125%	113,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1950	112	C 90	8.032	Avg+	73%	100%	125%	7.329
Frame Shed	1950	240	D	0	Avg-	60%	0%	125%	0
672 SFLA							Outbuilding Total		7,329

Accpt Land	235,300	Accepted Bldg	120,600	Total	355,900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28.0'
1S
28.0'
24.0'
EP
8.0'
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Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B10477P307
Reference 2 LOT SIZE:1.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	72,675.00	82,678	100%		82,678
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.40					Land Total	98,353

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	784 Sqft	Grade C 100	Base	204,846
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,176
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,116
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

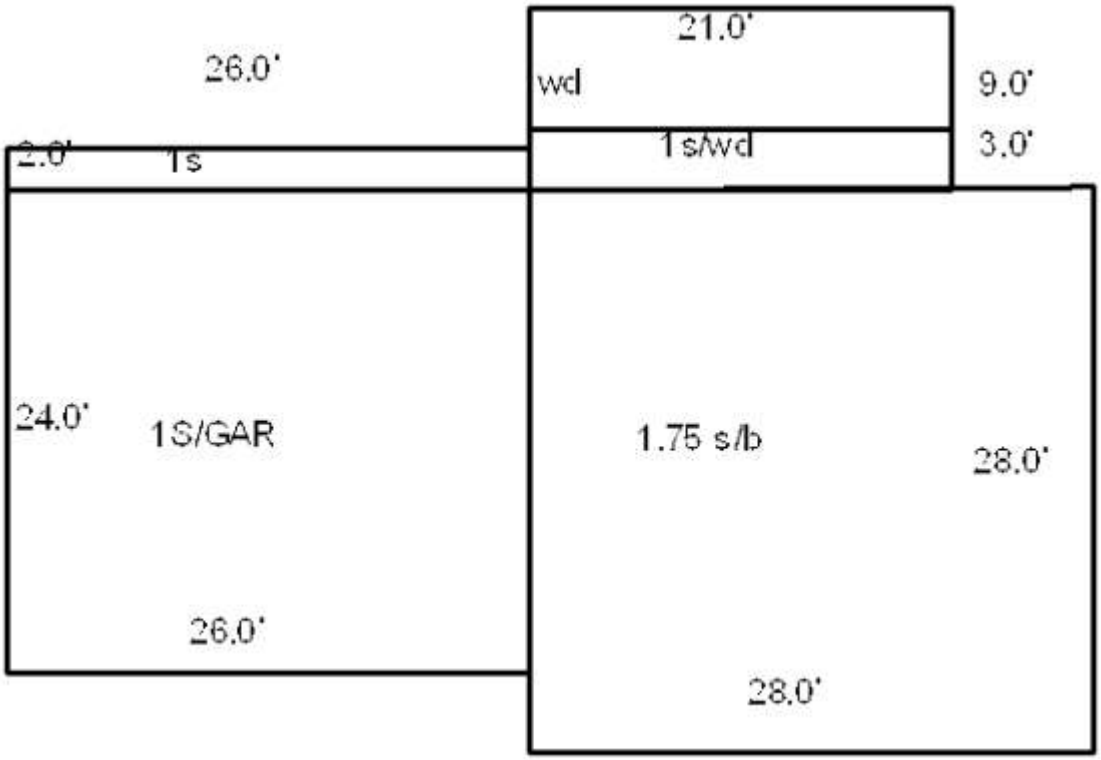
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	221,468

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	166,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S AD/GAR.....	1986	624	C 100	65.932	Avg.	79%	100%	95%	49.482
ONE STORY FRAME	1986	52	C 100	4.762	Avg.	79%	100%	95%	3.574
1 STORY	1986	63	C 100	5.770	Avg.	79%	100%	95%	4.330
Wood Deck	1986	189	C 100	2.368	Avg.	79%	100%	95%	1.777
2,111 SFLA							Outbuilding Total		59,163

Accpt Land 98,400 Accepted Bldg 225,400 Total 323,800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1s
1s/wd
3.0'
24.0'
1S/GAR
1.75 s/b
28.0'
26.0'
28.0'

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved
PERMIT STATUS OPEN PERMITS

Reference 1 B11628P168
Reference 2 LOT SIZE:0.6
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	72,675.00	75,961	100%		75,961
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.60					Land Total	91,636

Dwelling Description

				Replacement Cost New	
Ranch	One Story	855 Sqft	Grade C 100	Base	151,261
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 1/4 Bmt	Basement	428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,565
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

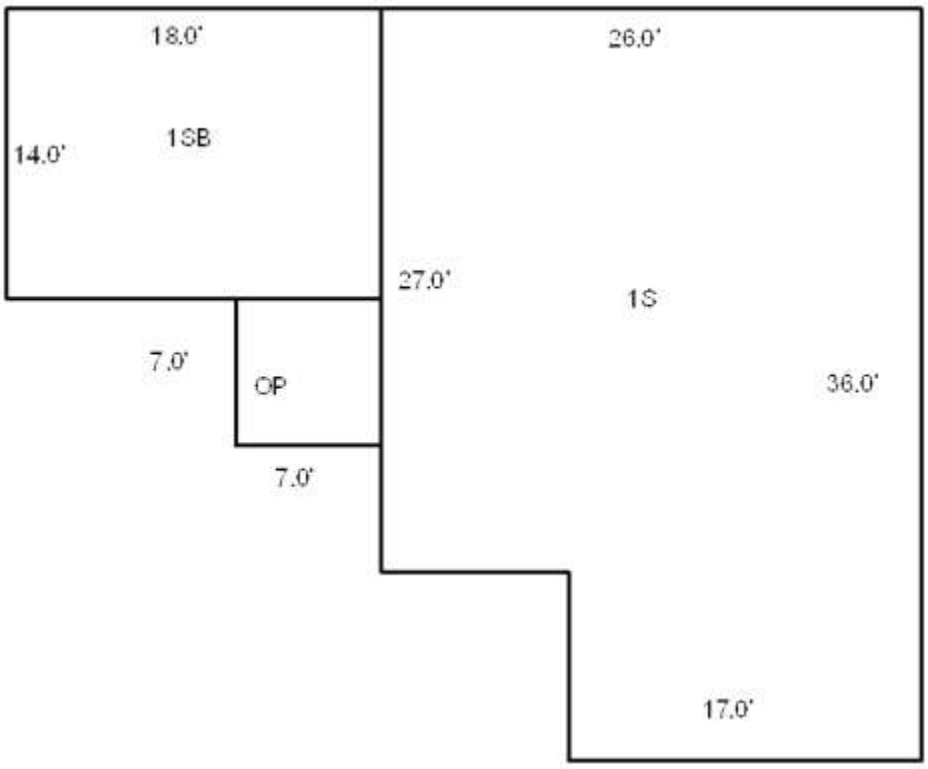
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2000	TYPICAL	TYPICAL	Above Average	Typical	154,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	95%	108,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1960	252	C 100	26.626	Avg+	74%	100%	95%	18.718
Open Frame Porch	1960	49	C 100	2.071	Avg+	74%	100%	95%	1.456
BATH/POOL HOUSE	1960	168	C 100	5.260	Avg+	74%	100%	95%	3.697
1,107 SFLA							Outbuilding Total		23,871

Accpt Land 91,600 Accepted Bldg 132,300 Total 223,900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1SB
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7.0'
OP
36.0'
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Neighborhood 19 BEECH RIDGE RD

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B10002P0233
Reference 2	LOT SIZE:31.65
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
7.65	Acres-Rear 21+	700.00	5,891	100%		5,891
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 31.65					Land Total	149,981

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	1,040 Sqft	Grade C 110	Base	274,016
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,006
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

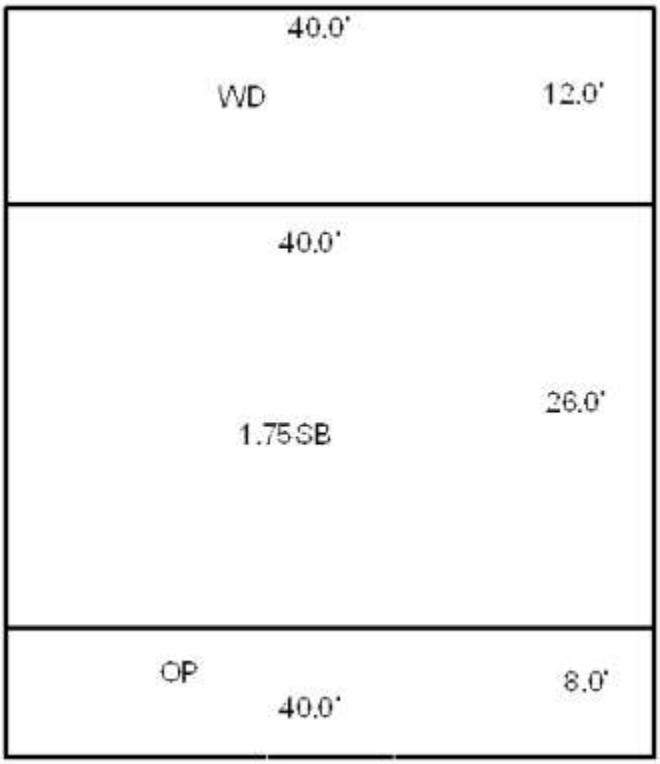
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	291,330

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	250,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	480	C 110	6.615	Avg.	86%	100%	100%	5.689
Open Frame Porch	1998	320	C 110	14.875	Avg.	86%	100%	100%	12.792
1.25 ST GARAGE..	1997	1260	B 100	68.869	Avg.	84%	100%	100%	57.850
1,820 SFLA							Outbuilding Total		76,331

Accpt Land	150,000	Accepted Bldg	326,900	Total	476,900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OP
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40.0'

Name: GUPTILL, RALPH W
GUPTILL, NANCY R
Map/Lot: 003-021
Account: 406 Card: 1 of 1 Location: 26 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B11116P132
Reference 2 LOT SIZE:3.4
Tran/Land/Bldg 103 1 9
X..... B Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.40	Acres-Homesite (Fract)	76,500.00	88,736	100%		88,736
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.40					Land Total	99,736

Dwelling Description

				Replacement Cost New	
Other	One Story	1,456 Sqft	Grade D 100	Base	145,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,494
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

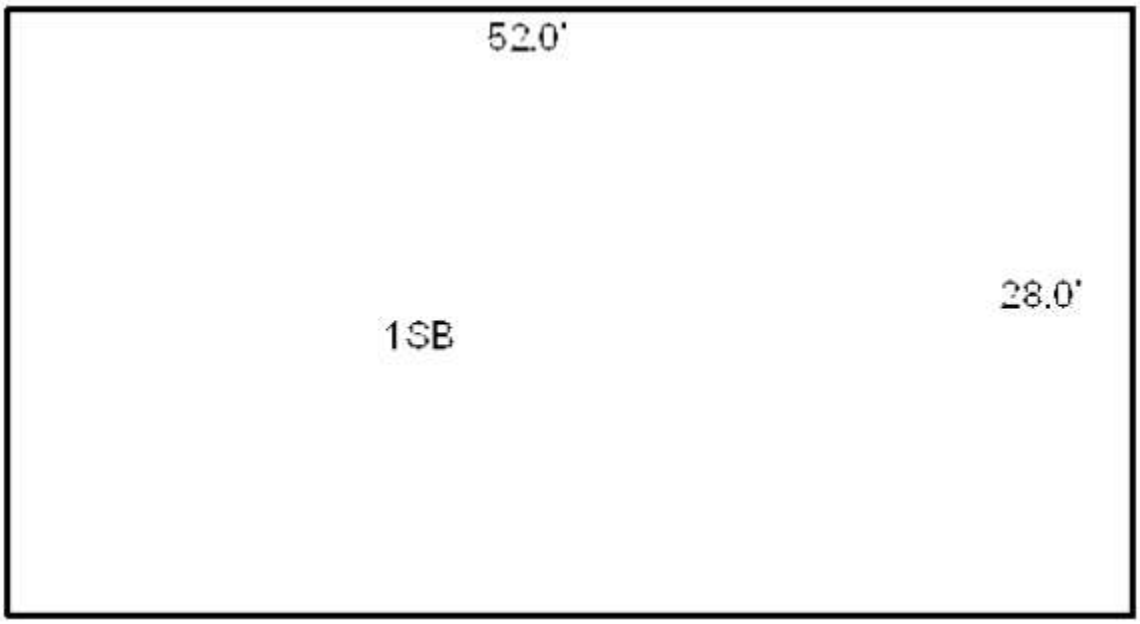
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	156,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	95%	100%	123,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1993	400	C 100	15.009	Avg.	82%	100%	100%	12.307
1,456 SFLA							Outbuilding Total		12,307

Accpt Land 99,700 Accepted Bldg 135,500 Total 235,200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Name: AMANN, MATTHEW L
HAFFORD, ANDREA PAULINE DORA
Map/Lot: 003-023
Account: 407 Card: 1 of 1 Location: 35 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	land only house in Berwick
Reference 2	LOT SIZE:3.45
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	05/03/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Rear Land 1-10	2,400.00	2,640	100%		2,640
Total Acres 1.00				Land Total		2,640

Accpt Land	2,600	Accepted Bldg	0	Total	2,600

Name: SIMPSON, JEFFERY A
SIMPSON, PRICILLA M

Map/Lot: 007-039
Account: 408 Card: 1 of 1 Location: 723 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B15974P262
Reference 2	LOT SIZE: 9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/29/2010
Sale Price	120,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.00	Acres-Rear Land 1-10	1,710.00	9,405	100%		9,405
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.00					Land Total	116,910

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,170 Sqft	Grade B 110	Base	466,102
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	4,655
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	10,551
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	18,876
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

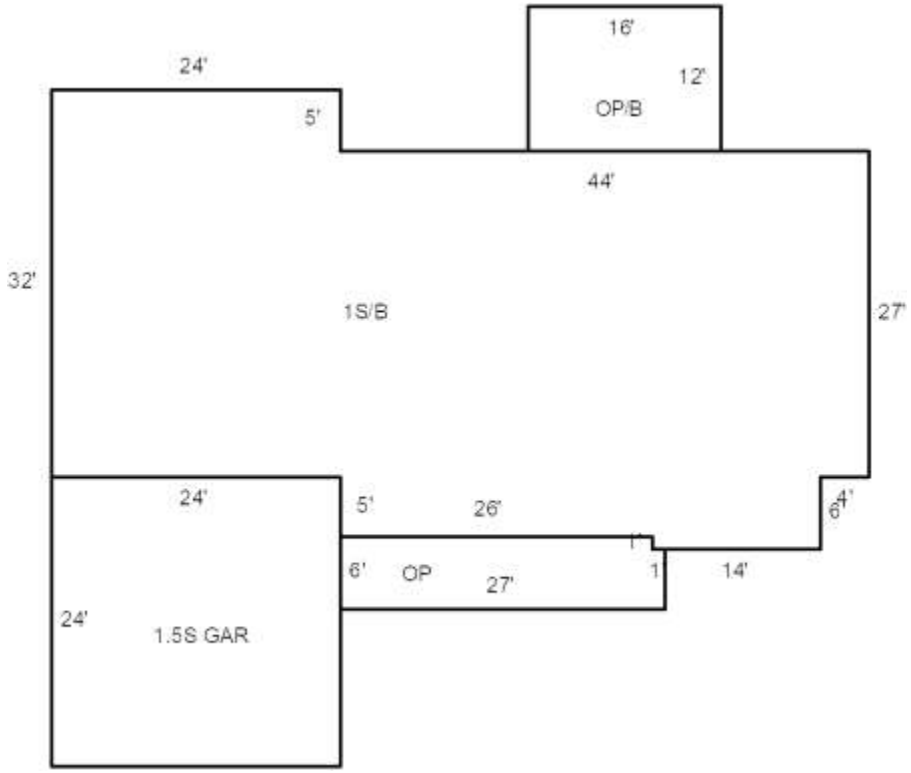
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	500,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	77%	95%	358,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2022	576	B 110	39.839	Avg.	98%	77%	95%	28.559
OPEN PORCH/BSMT	2022	192	B 110	15.654	Avg.	98%	77%	95%	11.222
Open Frame Porch	2022	161	B 110	9.730	Avg.	98%	77%	95%	6.975
GAS FPL	2022	1	B 110	3.288	Avg.	98%	77%	95%	2.357
1.50 ST GARAGE..	2022	1536	B 110	104.071	Avg.	98%	85%	95%	82.357
Frame Shed	2022	200	C 100	3.130	Avg.	98%	100%	95%	2.914
2,170 SFLA							Outbuilding Total		134,384

Accpt Land 116,900 Accepted Bldg 493,000 Total 609,900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5'
44'
32'
1S/B
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24'
5'
26'
6'
4'
6'
OP
27'
1
14'
24'
1.5S GAR

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Steep
Utilities	Well & SepticWell & Septic
Street	No Street

Sale Data

Sale Date	04/13/2018
Sale Price	175,900
Sale Type	
Financing	
Verified	
Validity	Other Non Valid

Reference 1	B17694P511
Reference 2	LOT SIZE:10.18
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	70%	Topography	64,281
6.18	Acres-Rear Land 1-10	1,710.00	11,625	50%	Topography	5,812
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.18					Land Total	85,768

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	384 Sqft	Grade C 100	Base	126,644
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,440
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

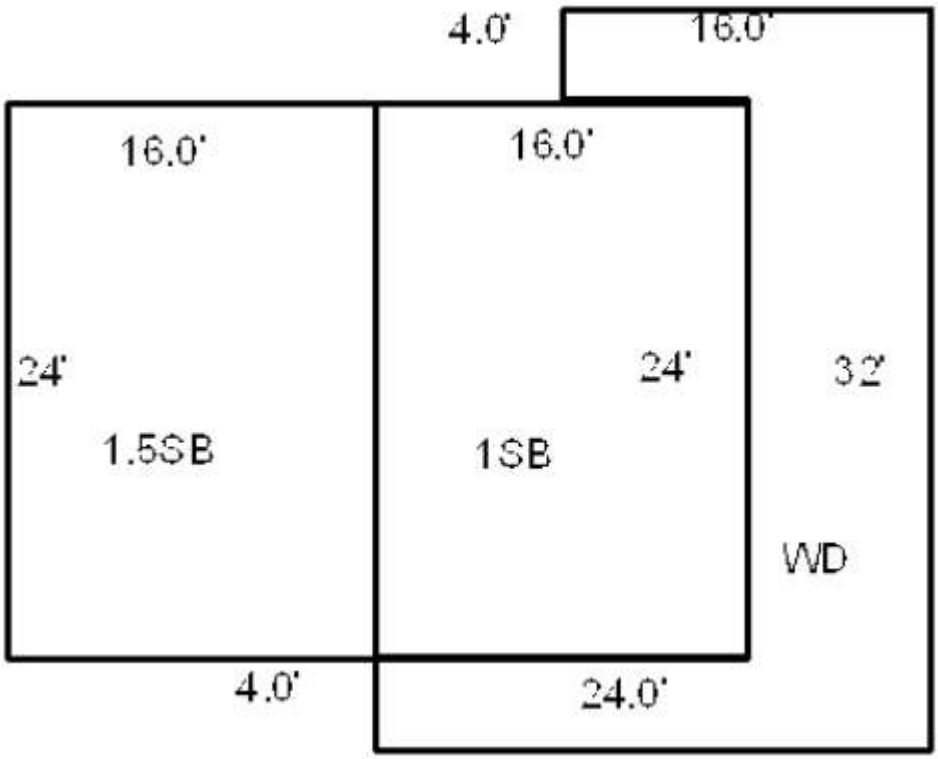
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Above Average	Typical	129,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	108,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1996	384	C 100	40.573	Avg+	88%	100%	95%	33,919
Wood Deck	1996	352	C 100	4.411	Avg+	88%	100%	95%	3,688
960 SFLA							Outbuilding Total		37,607

Accpt Land	85,800	Accepted Bldg	145,800	Total	231,600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16.0'
16.0'
24'
24'
32'
1.5SB
1SB
WD
4.0'
24.0'

Map/Lot: 003-001
Account: 410 Card: 1 of 1 Location: 10 OLD ROUTE 9

Neighborhood 46 SOMERSWORTH

Zoning/Use VILLAGE A, B, C
Topography Rolling
Utilities Well & SepticSeptic
Street Gravel

Sale Data

Sale Date	12/04/2006
Sale Price	185,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15028P975
Reference 2 LOT SIZE: 66.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
42.60	Acres-Rear 21+	735.00	34,442	100%		34,442
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 66.60					Land Total	187,015

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,140 Sqft	Grade B 100	Base	346,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,223
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,669
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	369,795

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	105%	357,222

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BSMT	2011	600	B 100	131.859	Avg.	92%	90%	105%	114.638
OPEN PORCH	2011	240	B 100	13.342	Avg.	92%	100%	105%	12.889
Wood Deck	2011	80	B 100	1.303	Avg.	92%	100%	105%	1.259
1.25 ST GARAGE..	2011	896	C 110	41.689	Avg.	92%	100%	105%	40.272
1 STORY GARAGE..	2011	264	C 110	11.123	Avg.	92%	100%	105%	10.745
Frame Shed	2011	432	C 110	7.437	Avg.	92%	100%	105%	7.184
2,910 SFLA							Outbuilding Total		186,987

Accpt Land 187,000 Accepted Bldg 544,200 Total 731,200

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10'
WD
2 S/B
OP
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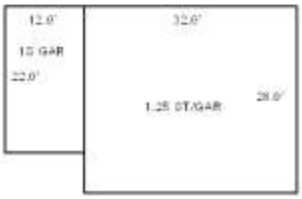
30'
1.75 S/B
30'
38'

NOT TO SCALE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Name: COLEMAN, PATRICK S
COLEMAN, KIMBERLY
Map/Lot: 014-004-1
Account: 411 Card: 1 of 1 Location: 20 KNOLLWOOD CT

Neighborhood 12 PLEASANT ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingBelow Street
Utilities	All Public
Street	Paved

Reference 1	B7562P141
Reference 2	LOT SIZE:0.93
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	74,130.00	80,953	100%		80,953
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.93					Land Total	92,503

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	952 Sqft	Grade C 100	Base	261,958
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,712
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	Floor & Stairs			Attic	1,904
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

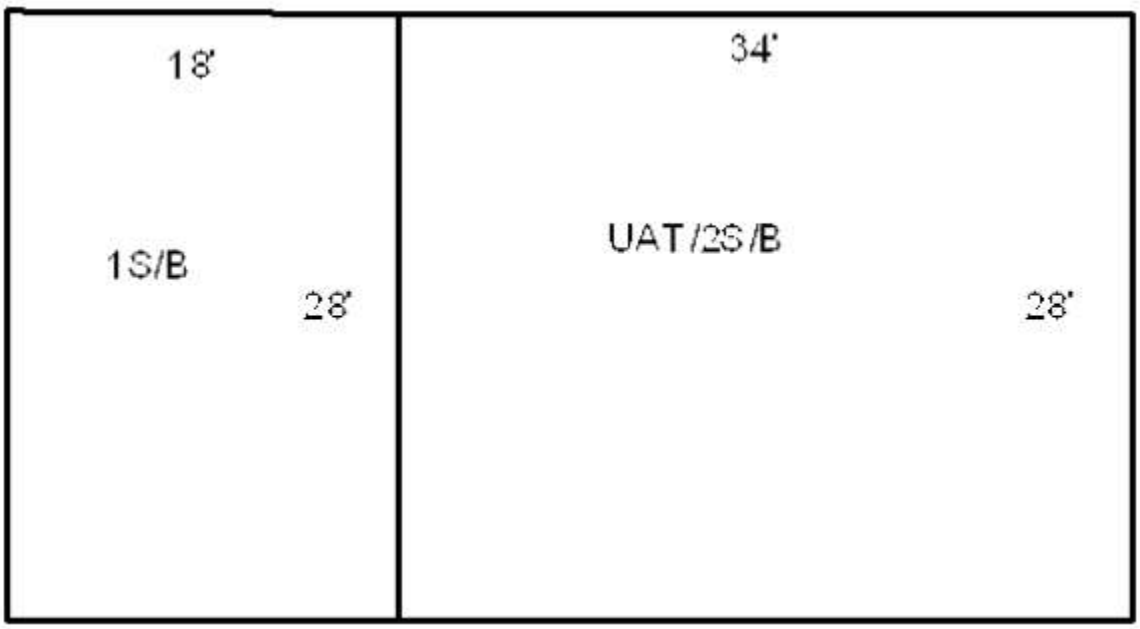
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	286,842

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	105%	268,054

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2005	144	C 100	2.254	Avg.	89%	100%	105%	2.106
Frame Shed	2005	120	C 100	1.878	Avg.	89%	100%	105%	1.755
1 STORY/BSMT	2005	504	C 100	53.253	Avg.	89%	100%	105%	49.765
2,408 SFLA							Outbuilding Total		53,626

Accpt Land	92,500	Accepted Bldg	321,700	Total	414,200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1S/B
UAT/2S/B
28'
28'

Neighborhood 12	PLEASANT ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Private
Reference 1	B6620P95
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description / Replacement Cost New

Conventional	Two Story	936 Sqft	Grade C 100	Base	246,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,616
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

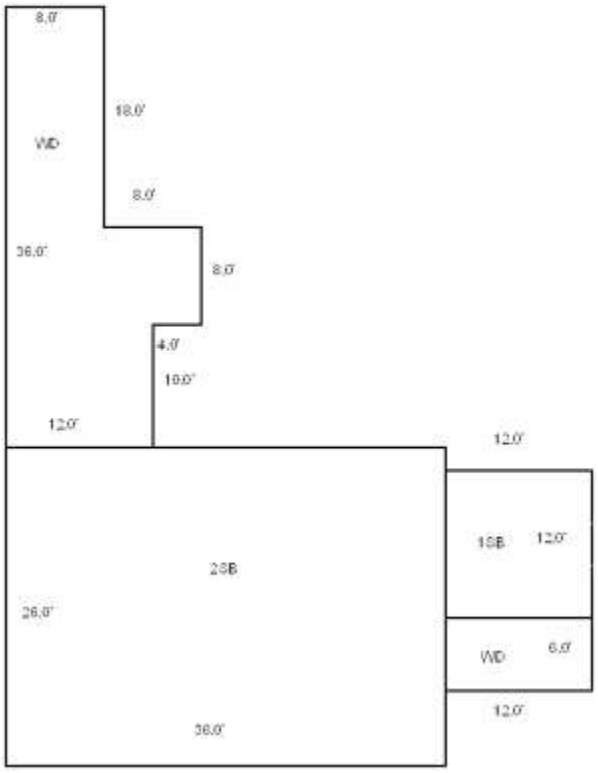
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	258,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	105%	225,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1993	392	C 100	4.912	Avg.	83%	100%	105%	4.281
1 Story/BSMT	1993	144	C 100	15.215	Avg.	83%	100%	105%	13.259
WOOD DECK	1993	72	C 100	902	Avg.	83%	100%	105%	786
2,016 SFLA							Outbuilding Total		18,326

Accpt Land	93,100	Accepted Bldg	243,900	Total	337,000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WB
23B
26.0'
WD
6.0'
12.0'
36.0'

Map/Lot: 014-004-3
Account: 413 Card: 1 of 1 Location: 16 KNOLLWOOD CT

Neighborhood 12 PLEASANT ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingBelow Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/01/2018
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17725P535
Reference 2	LOT SIZE:1.05
Tran/Land/Bldg	101 1 11
X.....	117 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.05	Acres-Homesite (Fract)	74,130.00	81,942	100%		81,942
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.05					Land Total	93,492

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	315,486
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,825
Fin. Basement Area	748 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,254
Heating	100% Forced Warm	Cooling	100% Central	Heat	7,240
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

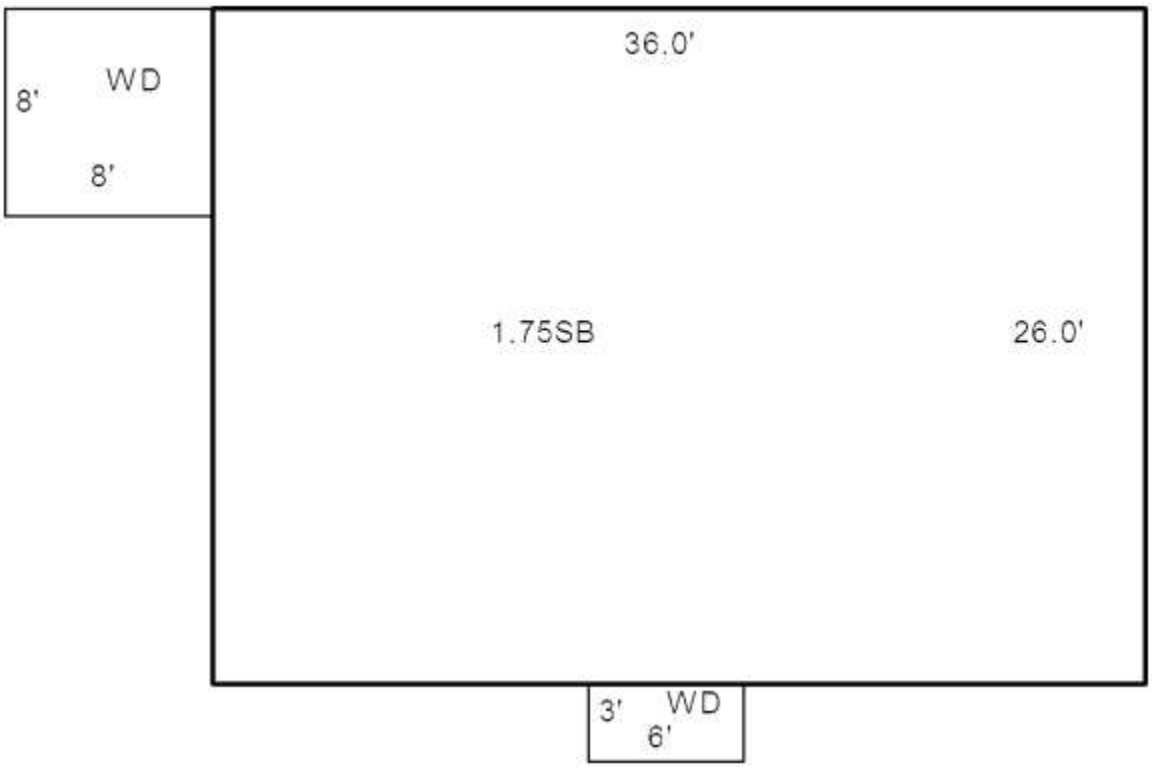
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	357,533

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	82%	100%	105%	307,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1991	82	B 100	1.335	Avg.	82%	100%	105%	1.150
Frame Shed	1991	80	C 100	1.252	Avg.	81%	100%	105%	1.065
1,638 SFLA							Outbuilding Total		2,215

Accpt Land	93,500	Accepted Bldg	310,100	Total	403,600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8'
1.75SB
26.0'
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WD
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Map/Lot: 014-004-4
Account: 414 Card: 1 of 1 Location: 10 KNOLLWOOD CT

Neighborhood 12 PLEASANT ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B6048P0306
Reference 2 LOT SIZE:0.93
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	74,130.00	80,953	100%		80,953
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.93					Land Total	92,503

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	186,331
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	520 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,296
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

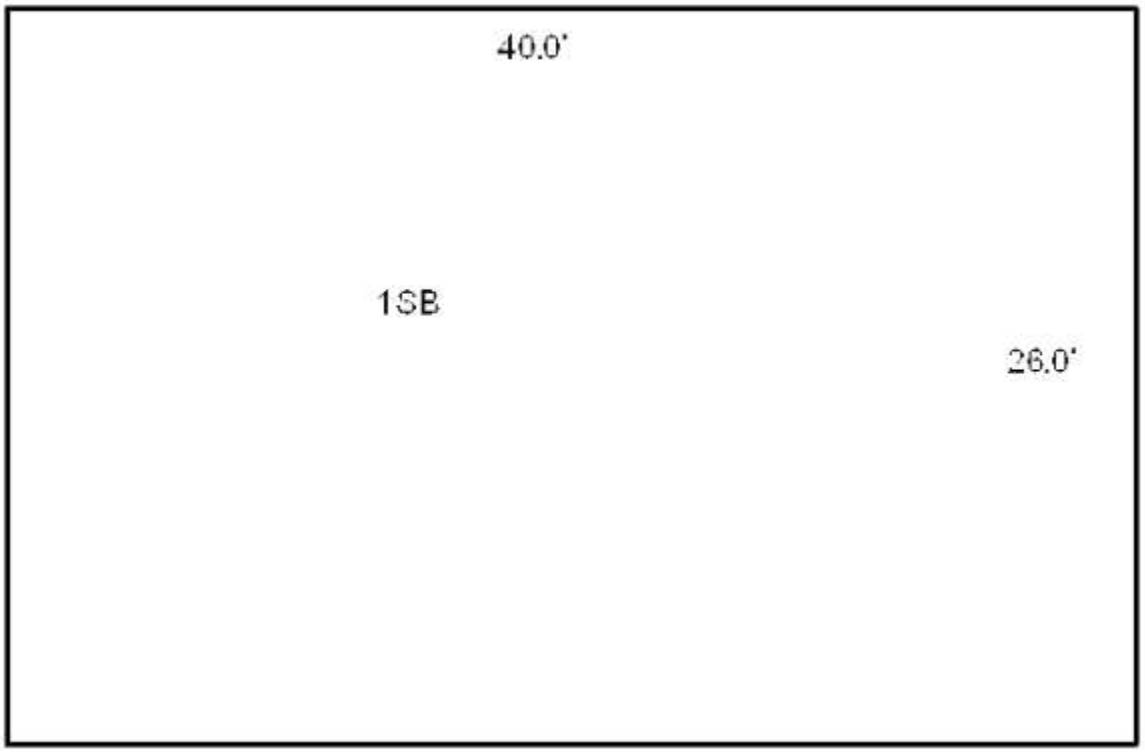
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	201,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	169,098

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1988	768	C 100	28.261	Avg.	80%	100%	105%	23.739
Frame Shed	1988	96	C 100	1.502	Avg-	90%	100%	105%	1.420
1,040 SFLA							Outbuilding Total		25,159

Accpt Land 92,500 Accepted Bldg 194,300 Total 286,800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26.0'

Account: 416 Card: 1 of 1 Map/Lot: 017-067 Location: 99 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B7077P0173
Reference 2	LOT SIZE: .57
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.57	Acres-Homesite (Fract)	74,130.00	77,086	100%		77,086
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.57					Land Total	88,636

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	728 Sqft	Grade C 100	Base	204,922
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	910
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,822
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

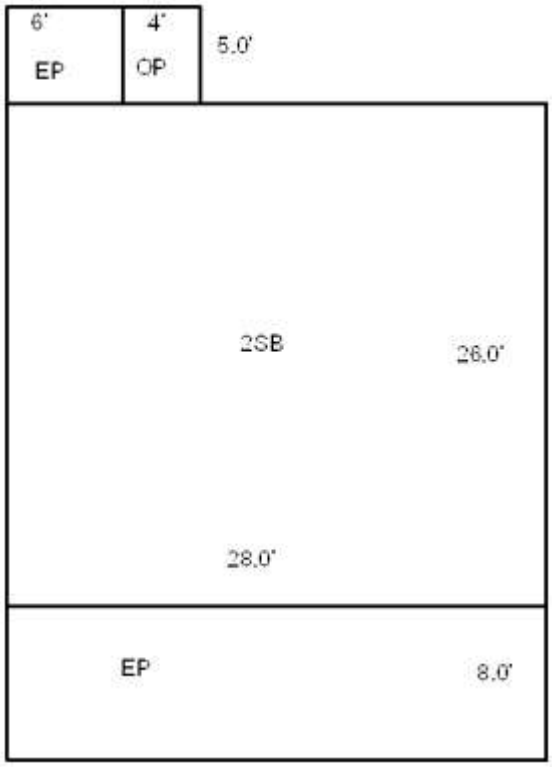
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Average	Typical	214,934

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	67%	100%	100%	143,646

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1945	224	C 100	17.848	Avg.	67%	100%	100%	11.928
Encl Frame Porch	1945	30	C 100	2.390	Avg.	67%	100%	100%	1.597
Open Frame Porch	1945	20	C 100	845	Avg.	67%	100%	100%	565
Frame Shed	1945	96	C 100	1.502	Avg.	67%	100%	100%	1.003
1,274 SFLA								Outbuilding Total	15,093

Accpt Land	88,600	Accepted Bldg	158,700	Total	247,300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EP
8.0'

Account: 417 Card: 1 of 1 Map/Lot: 018-032 Location: 36 MARKET ST

Neighborhood	40 MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	
Reference 2	LOT SIZE: .07
Tran/Land/Bldg	31 2 80
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	03/31/2021
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

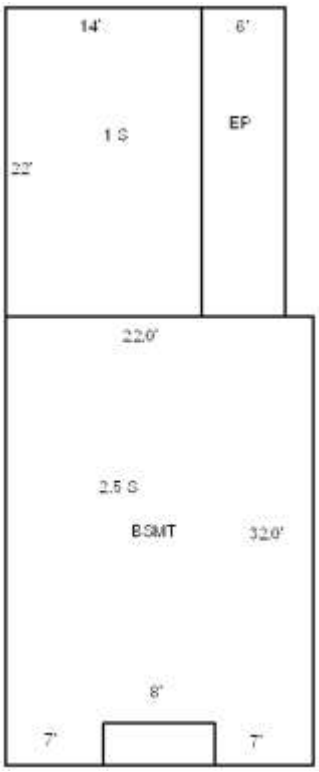
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Homesite (Fract)	70,600.00	59,526	100%		59,526
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.07					Land Total	70,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1900	988	C 100	90.886	Avg.	67%	100%	100%	60.894
BSMT UNFINISHED.	0	988	C 100	24.749	C Gr	67%	50%	100%	8.291
Encl Frame Porch	0	132	C 100	10.518	C Gr	67%	50%	100%	3.524
APT	0	704	C 100	68.959	C Gr	67%	80%	100%	36.962
Unfinished Attic	0	352	C 100	2.204	C Gr	67%	80%	100%	1.182
								Outbuilding Total	110,853

Accpt Land 70,500 Accepted Bldg 110,900 Total 181,400


14'
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22'
22.0'
2.5 S
BSMT
32.0'
8'
7'
7'

Name: POMERLEAU, TROY A
POMERLEAU, JENNIFER A
Map/Lot: 008-056-1
Account: 418 Card: 1 of 1 Location: 584 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/22/2010
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15804P392
Reference 2	LOT SIZE:3.73
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.73	Acres-Homesite (Fract)	72,675.00	91,190	100%		91,190
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.73					Land Total	106,865

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	339,127
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,880
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

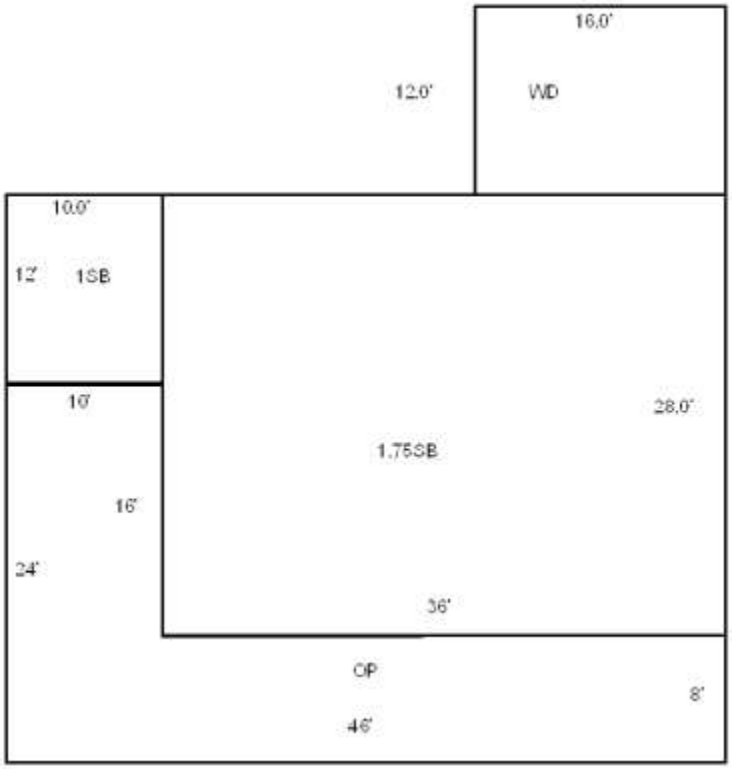
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	359,309

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	95%	286,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1994	528	B 100	29.007	Avg.	84%	100%	95%	23.148
Wood Deck	1994	192	B 100	3.128	Avg.	84%	100%	95%	2.497
1 Story/BSMT	1994	120	B 100	16.483	Avg.	84%	100%	95%	13.154
1.25 ST GARAGE..	2005	1008	B 100	55.299	Avg.	84%	100%	95%	44.128
1,884 SFLA							Outbuilding Total		82,927

Accpt Land	106,900	Accepted Bldg	369,700	Total	476,600


16.0'
12.0'
WD
10.0'
12'
1SB
10'
28.0'
1.75SB
16'
24'
36'
OP
8'
46'

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B6833P0027
Reference 2	LOT SIZE:37
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
17.00	Acres-Rear 21+	210.00	3,927	100%		3,927
Total Acres 37.00				Land Total		19,327

Accpt Land	19,300	Accepted Bldg	0	Total	19,300

Map/Lot: 018-103
Account: 420 Card: 1 of 1 Location: 41 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/24/2003
Sale Price	365,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B13734P252
Reference 2	LOT SIZE: .24
Tran/Land/Bldg	31 2 80
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

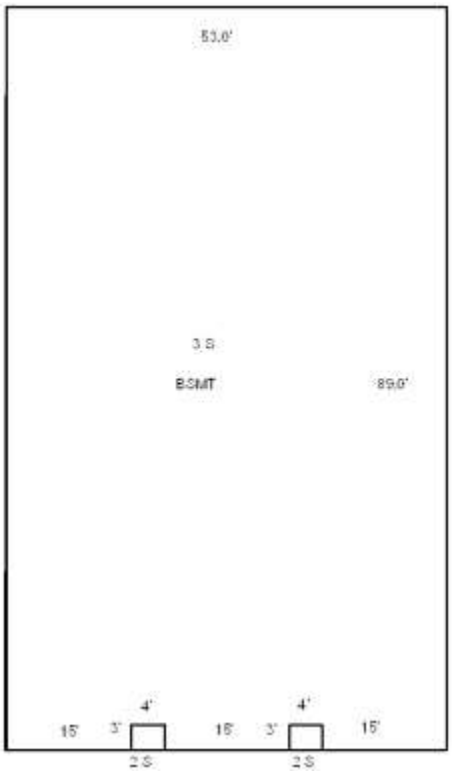
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	117,600	63,373	100%		63,373
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.24					Land Total	74,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE MASONRY...	1900	4693	C 100	415.158	Avg.	67%	90%	105%	262.857
APT	0	4717	C 100	433.259	Avg-	60%	70%	105%	191.066
APT	0	4717	C 100	433.259	Fair	55%	25%	105%	62.552
BSMT UNFINISHED.	0	4717	C 100	118.161	Fair	55%	50%	105%	34.119
								Outbuilding Total	550,594

Accpt Land	74,900	Accepted Bldg	550,600	Total	625,500

Curves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BSMT
89.0'
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4'
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3'
15'
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15'
2 S
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Name: DOUGLASS, DUANE G
DOUGLASS, MARY F
Map/Lot: 006-086
Account: 421 Card: 1 of 1 Location: 301 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5082P0141
Reference 2 LOT SIZE:2.5
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.50					Land Total	103,289

Dwelling Description

				Replacement Cost New	
Other	One Story	1,284 Sqft	Grade D 100	Base	132,052
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,284
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,568
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1986	TYPICAL	Old Type	Average	Typical	135,904

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	86,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1950	60	D 100	602	Avg.	67%	100%	95%	383
1.25 ST BARN....	1968	768	C 100	30.313	Avg.	68%	100%	95%	19.582
1,284 SFLA							Outbuilding Total		19,965

Accpt Land 103,300 Accepted Bldg 106,500 Total 209,800

6.0'
10'
WD
14.0'
36.0'
30.0'
1SB
24.0'
50.0'

Name: WYMAN, DEBORAH S , TRUSTEE
DEBORAH S WYMAN, REV. TRUST U/T/A
Map/Lot: 008-006
Account: 422 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B7552P0123
Reference 2 LOT SIZE: 38.06
Tran/Land/Bldg 130 1 99
X..... S Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
14.06	Acres-Rear 21+	665.00	10,285	100%		10,285
Total Acres 38.06					Land Total	131,375

Accpt Land 131,400 Accepted Bldg 0 Total 131,400

Map/Lot: 001-078
Account: 423 Card: 1 of 1 Location: 114 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Reference 1	RTODD B19147P935
Reference 2	LOT SIZE:1.69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.69	Acres-Homesite (Fract)	74,130.00	85,936	100%		85,936
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.69					Land Total	97,486

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,350 Sqft	Grade C 110	Base	237,742
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,455
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

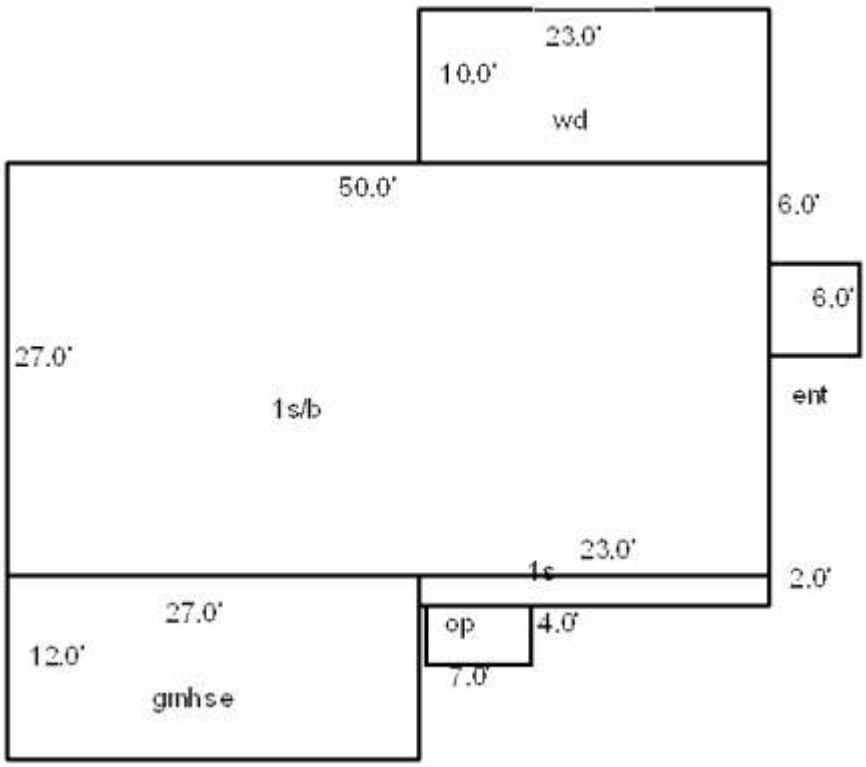
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Above Average	Typical	253,645

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	105%	205,072

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1968	230	C 110	3.170	Avg+	77%	100%	105%	2.563
BSMT ENTRY.....	1968	36	C 110	619	Avg+	77%	100%	105%	501
GREENHOUSE.....	1968	324	C 110	4.262	Avg+	77%	100%	105%	3.446
ONE STORY FRAME	1968	46	C 110	4.634	Avg+	77%	100%	105%	3.746
Open Frame Porch	1968	28	C 110	1.301	Avg+	77%	100%	105%	1.052
1.25 ST SHED....	1968	216	C 110	4.277	Avg-	61%	0%	105%	0
1,396 SFLA							Outbuilding Total		11,308

Accpt Land	97,500	Accepted Bldg	216,400	Total	313,900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4.0'
7.0'

Account: 424 Card: 1 of 1 Map/Lot: 016-006 Location: 135 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/10/2017
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17420P698
Reference 2	LOT SIZE: 2.53
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.53	Acres-Homesite (Fract)	74,130.00	89,474	100%		89,474
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.53					Land Total	101,024

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,200 Sqft	Grade C 100	Base	223,260
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,600
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

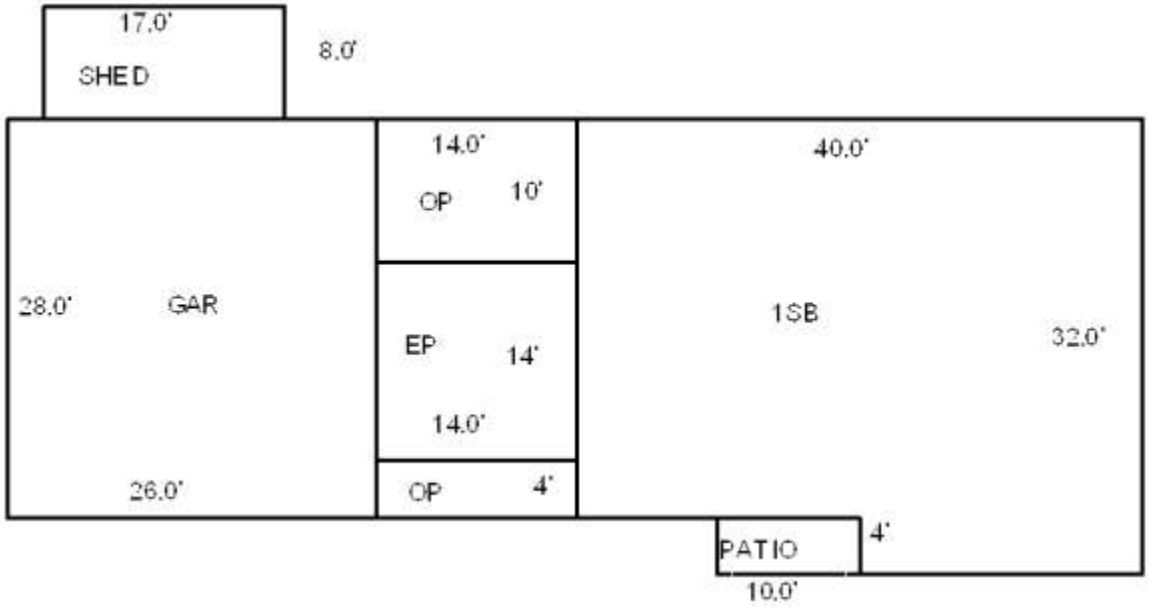
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	TYPICAL	TYPICAL	Average	Typical	238,645

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	167,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1961	728	C 100	26.820	Avg.	67%	100%	105%	18.867
Frame Shed	1961	136	C 100	2.128	Avg.	67%	100%	105%	1.497
Open Frame Porch	1961	140	C 100	5.916	Avg.	67%	100%	105%	4.162
Encl Frame Porch	1961	196	C 100	15.617	Avg.	67%	100%	105%	10.986
OPEN PORCH	1961	56	C 100	2.488	Avg.	67%	100%	105%	1.750
Patio	1961	40	C 100	250	Avg.	67%	100%	105%	176
1,200 SFLA							Outbuilding Total		37,438

Accpt Land	101,000	Accepted Bldg	205,300	Total	306,300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OP
4'
PATIO
4'
10.0'

Account: 425 Card: 1 of 1 Map/Lot: 019-003 Location: 214 WELLS ST

Neighborhood	10 LINSCOTT RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	10/06/2015
Sale Price	21,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17111P352
Reference 2	LOT SIZE: 0.37
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	78,185.00	77,864	75%	Restrictio	58,398
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.37					Land Total	68,848

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade C 100	Base	206,700
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	180
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,320
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	216,480

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	86%	175,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	2016	40	C 100	3.663	Avg.	95%	100%	86%	2.975
Frame Garage	2016	286	C 100	10.904	Avg.	95%	100%	86%	8.857
Open Frame Porch	2016	40	C 100	1.690	Avg.	95%	100%	86%	1.373
1,480 SFLA							Outbuilding Total		13,205

Accpt Land	68,800	Accepted Bldg	189,000	Total	257,800

Map/Lot: 003-096-07
Account: 426 Card: 1 of 1 Location: 75 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	03/15/2006
Sale Price	193,300
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B14780P899
Reference 2 LOT SIZE:1.5
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	100%		83,250
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.50					Land Total	98,925

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	Base	191,302
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,260
Rooms	8				
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	2	Plumbing	26,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	3%			Unfinished	-212

Dwelling Condition

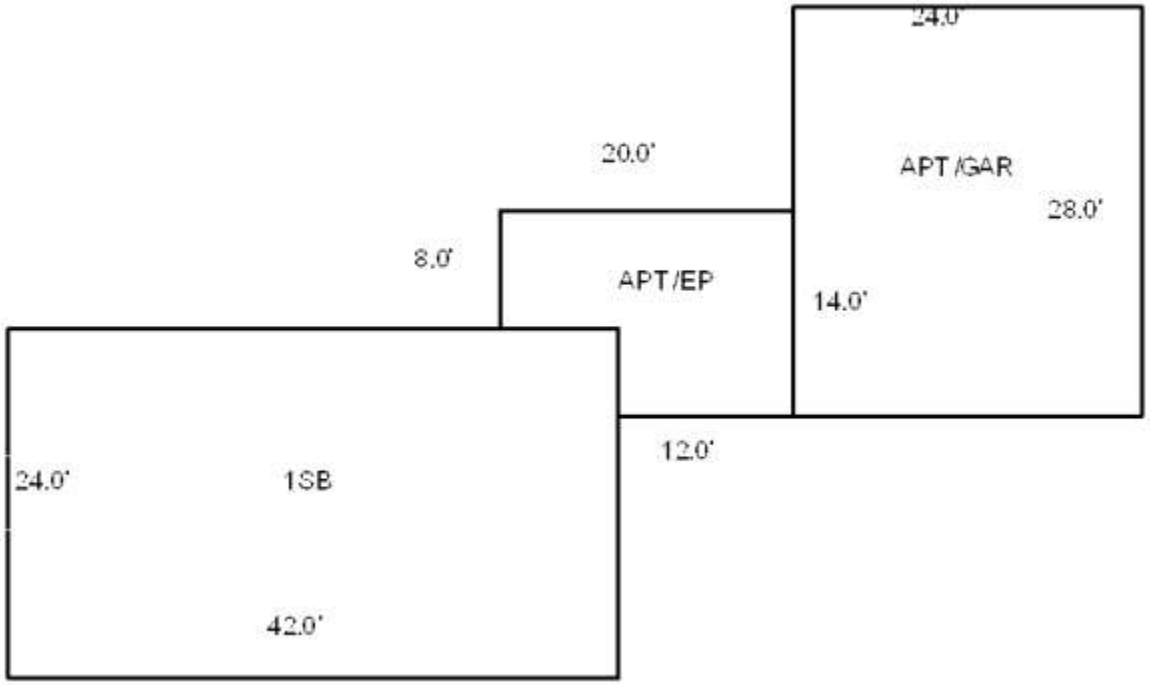
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	GOOD	GOOD	Average	Typical	220,262

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
STYLE.....	None	75%	90%	95%	141,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
APT/GAR	1977	232	C 100	25.420	Avg.	75%	90%	95%	16.301
APT/GAR	1977	672	C 100	73.631	Avg.	75%	90%	95%	47.216
1,882 SFLA							Outbuilding Total		63,517

Accpt Land 98,900 Accepted Bldg 204,800 Total 303,700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20.0'
APT/GAR
28.0'
8.0'
APT/EP
14.0'
12.0'
24.0'
1SB
42.0'

Name: MAFFEI, BRITTANY M
MAFFEI, MICHAEL A
Map/Lot: 017-011
Account: 427 Card: 1 of 1 Location: 28 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date 11/04/2016
Sale Price 225,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B17360P58
Reference 2 LOT SIZE: .46
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	74,130.00	75,451	100%		75,451
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.46					Land Total	87,001

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

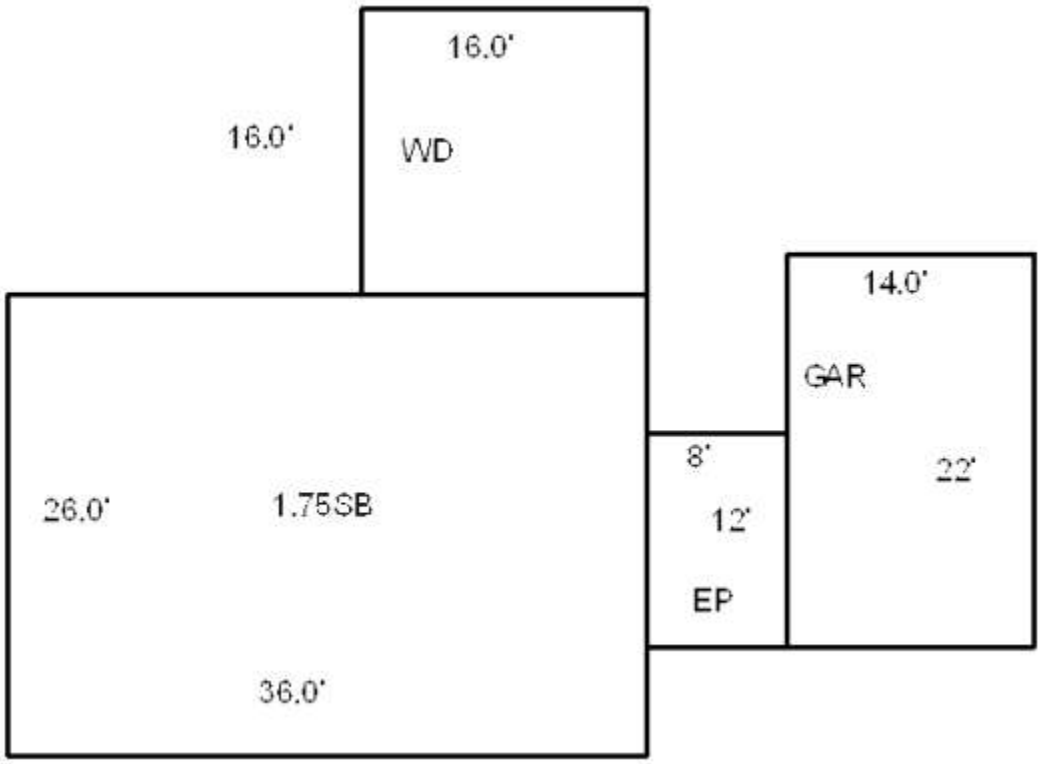
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	0	TYPICAL	TYPICAL	Above Average	Typical	254,845

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	97%	105%	189,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1956	256	C 100	3.208	Avg+	73%	97%	105%	2.386
Encl Frame Porch	1956	96	C 100	7.649	Avg+	73%	97%	105%	5.687
Frame Garage	1956	308	C 100	11.696	Avg+	73%	97%	105%	8.696
Frame Garage	1956	768	C 100	28.261	Avg+	73%	97%	105%	21.013
1,638 SFLA								Outbuilding Total	37,782

Accpt Land 87,000 Accepted Bldg 227,300 Total 314,300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14.0'
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26.0'
1.75SB
12'
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Name: HEALD, DAVID B
HEALD, TRACEY

Map/Lot: 001-019
Account: 428 Card: 1 of 1 Location: 23 GOULDS BRIDGE RD

Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	03/23/2006
Sale Price	216,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B14790P350
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	78,185.00	74,870	100%		74,870
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.25					Land Total	85,320

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	576 Sqft	Grade C 90	Base	155,036
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	389
Fin. Basement Area	518 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,256
Heating	100% HW BB	Cooling	0% None	Heat	2,722
Rooms	6	HEARTHS		HEARTHS	720
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,128
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,445
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

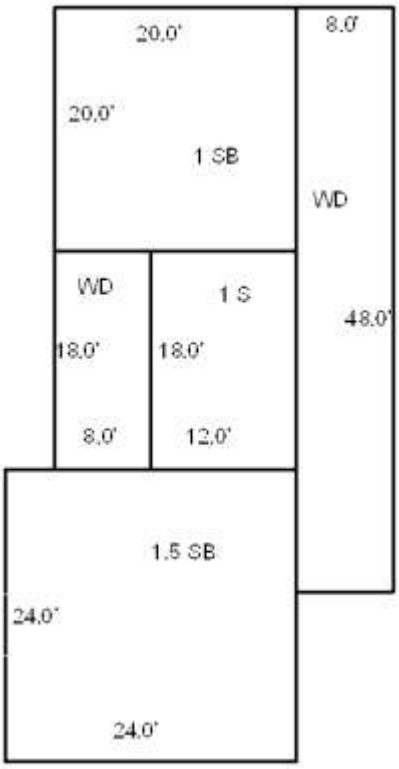
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	181,696

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	71%	100%	95%	122,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BSMT	1980	400	C 90	38.038	Ava.	71%	100%	95%	25.657
1 STORY	1970	216	C 90	17.803	Ava.	71%	100%	95%	12.008
WOOD DECK	1970	144	C 90	1.624	Ava.	71%	100%	95%	1.095
Wood Deck	1970	384	C 90	4.331	Ava.	71%	100%	95%	2.921
Frame Garage	1970	528	C 90	17.656	Ava.	71%	100%	95%	11.909
Frame Shed	1970	144	C 90	2.029	Ava.	71%	100%	95%	1.369
1,624 SFLA							Outbuilding Total		54,959

Accpt Land	85,300	Accepted Bldg	177,500	Total	262,800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WD
1 S
48.0'
18.0'
18.0'
8.0'
12.0'
1.5 SB
24.0'
24.0'

Name: LEVY-MASCIS, MARY E
LEVY-MASCIS, HEALEY PAUL

Map/Lot: 019-006
Account: 429 Card: 1 of 1 Location: 200 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/01/2013
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16561P066; B16547P233
Reference 2	LOT SIZE: 0.84
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	78,185.00	84,517	100%		84,517
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.84					Land Total	94,967

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	648 Sqft	Grade B 100	Base	267,164
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	842
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,318
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

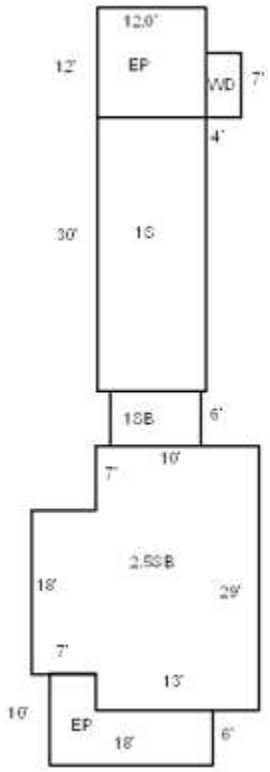
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1980	TYPICAL	TYPICAL	Above Average	Typical	284,620

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	197,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1910	144	B 100	14.916	Avg+	73%	100%	95%	10.345
Wood Deck	1910	28	B 100	456	Avg+	73%	100%	95%	316
ONE STORY FRAME	1910	360	B 100	42.860	Avg+	73%	100%	95%	29.724
1 Story/BSMT	1910	60	B 100	8.242	Avg+	73%	100%	95%	5.716
Encl Frame Porch	1910	128	B 100	13.259	Avg+	73%	100%	95%	9.195
Frame Garage	1989	576	B 100	27.751	Avg+	73%	100%	95%	19.245
2,040 SFLA							Outbuilding Total		74,541

Accpt Land	95,000	Accepted Bldg	271,900	Total	366,900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13'
10'
EP
18'
6'

16 WHIPPLE STREET REAL ESTATE TRUST Map/Lot: 006-056
Account: 430 Card: 1 of 1 Location: 10 FORD QUINT RD

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17934P847
Reference 2	LOT SIZE:2 cond
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/19/2019
Sale Price	222,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,196 Sqft	Grade C 100	Base	202,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	0% None	Heat	2,990
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

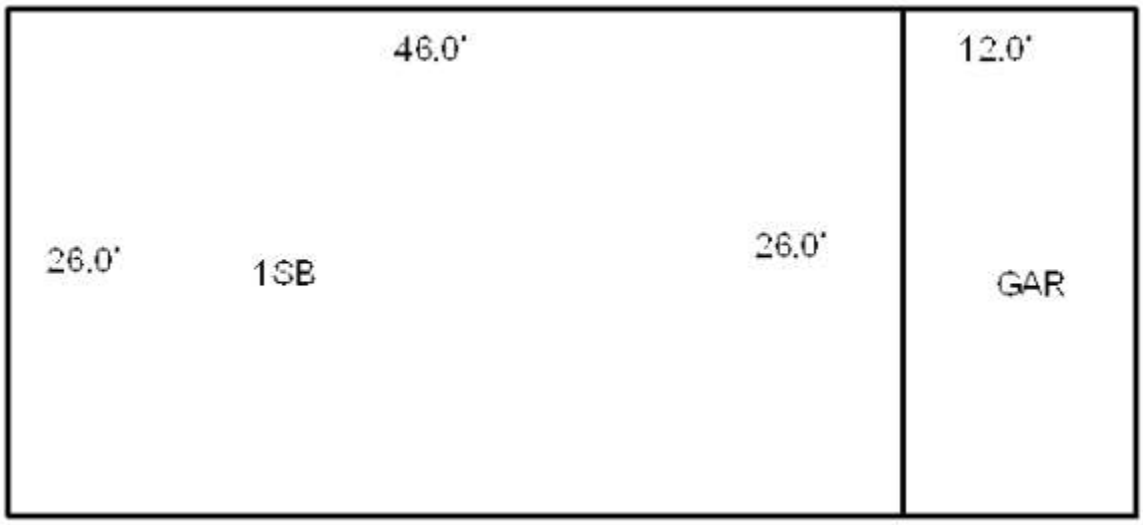
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	207,240

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	95%	165,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1975	312	C 100	11.840	Good	84%	100%	95%	9.449
Wood Deck	1975	300	C 100	3.759	Good	84%	100%	95%	3.000
1,196 SFLA							Outbuilding Total		12,449

Accpt Land	101,400	Accepted Bldg	177,800	Total	279,200


46.0'
12.0'
26.0'
1SB
26.0'
GAR

Map/Lot: 018-139
Account: 431 Card: 1 of 1 Location: 37 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date 06/08/2017
Sale Price 235,026
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B17491P797
Reference 2 LOT SIZE:1.5
Tran/Land/Bldg 102 1 12
X..... ES? Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	616 Sqft	Grade C 110	Base	220,918
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	678
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	3,727
Rooms	12				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	Floor & Stairs			Attic	1,355
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

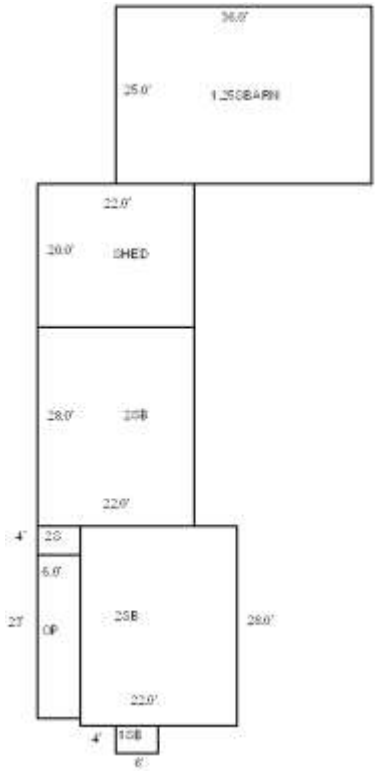
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1821	2003	TYPICAL	TYPICAL	Average	Typical	238,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	167,640

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1821	900	C 110	38.801	Avg.	67%	100%	105%	27.297
Frame Shed	1821	440	C 110	7.575	Avg.	67%	100%	105%	5.329
2 Story/BSMT	1821	616	C 110	114.549	Avg.	67%	100%	105%	80.585
TWO STORY FRAME	1821	24	C 110	4.277	Avg.	67%	100%	105%	3.009
Open Frame Porch	1821	138	C 110	6.415	Avg.	67%	100%	105%	4.513
1 Story/BSMT	1821	24	C 110	2.790	Avg.	67%	100%	105%	1.962
2,536 SFLA							Outbuilding Total		122,695

Accpt Land 96,500 Accepted Bldg 290,300 Total 386,800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1.25SBARN
22.0'
20.0'
SHED
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2SB
28.0'
22.0'
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1SB
6'

Account: 432 Card: 1 of 1 Map/Lot: 021-036 Location: 12 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/25/2017
Sale Price	138,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17552P110
Reference 2	LOT SIZE: .19
Tran/Land/Bldg	101 1 11
X.....	37 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	74,130.00	69,066	100%		69,066
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.19					Land Total	80,616

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	812 Sqft	Grade C 100	Base	228,139
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	812
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,872
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	Floor & Stairs			Attic	1,624
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

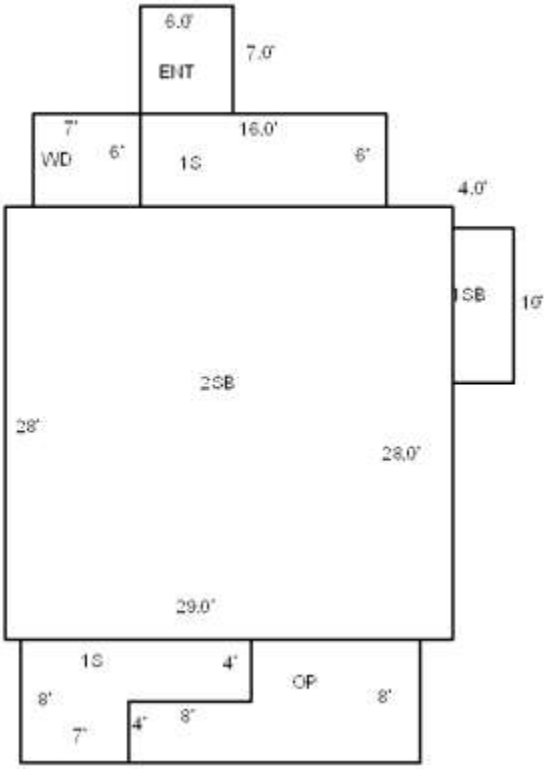
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	1966	TYPICAL	GOOD	Average	Typical	244,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	171,750

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1925	42	C 100	526	Avg.	67%	100%	105%	370
ONE STORY FRAME	1925	96	C 100	8.792	Avg.	67%	100%	105%	6.186
BSMT ENTRY.....	1925	42	C 100	657	Avg.	67%	100%	105%	462
1 Story/BSMT	1925	40	C 100	4.226	Avg.	67%	100%	105%	2.973
1 STORY	1925	88	C 100	8.059	Avg.	67%	100%	105%	5.670
Open Frame Porch	1925	120	C 100	5.071	Avg.	67%	100%	105%	3.568
1,848 SFLA								Outbuilding Total	19,229

Accpt Land	80,600	Accepted Bldg	191,000	Total	271,600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Map/Lot: 018-101
Account: 433 Card: 1 of 1 Location: 33 MAIN ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
Reference 1	B16960P289
Reference 2	LOT SIZE: .25
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	01/23/2015
Sale Price	132,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	70,600.00	67,607	100%		67,607
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.25					Land Total	78,607

Dwelling Description / Replacement Cost New

Conventional	Two Story	1,056 Sqft	Grade C 100	Base	282,096
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,336
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

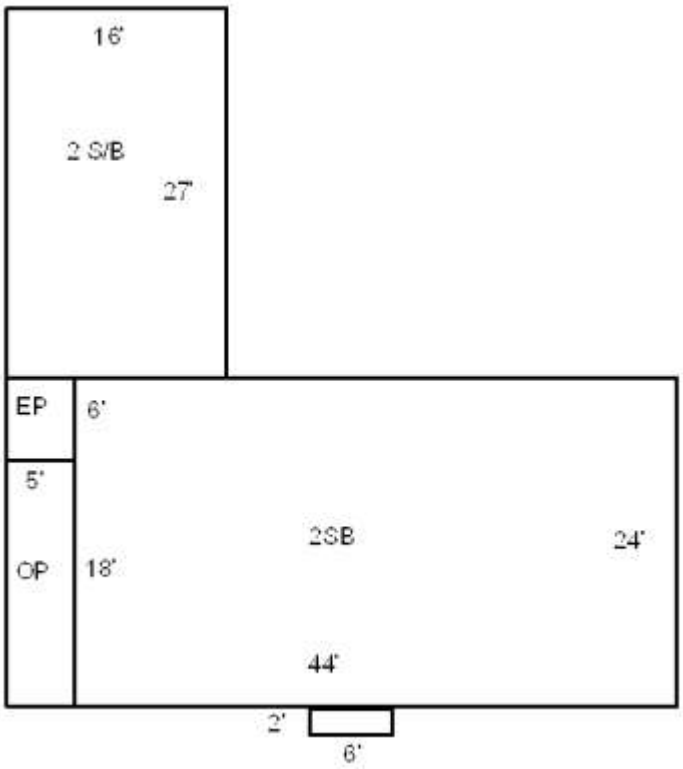
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	TYPICAL	Excellent	Typical	310,608

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	100%	279,547

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	30	C 100	2.390	Exc.	90%	100%	100%	2.151
Open Frame Porch	1900	90	C 100	3.803	Exc.	90%	100%	100%	3.423
2 Story/BSMT	1900	400	C 100	67.620	Exc.	90%	100%	100%	60.858
TWO STORY FRAME	1900	12	C 100	1.944	Exc.	90%	100%	100%	1.750
Wood Deck	1900	225	C 100	2.819	Exc.	90%	100%	100%	2.537
2,936 SFLA							Outbuilding Total		70,719

Accpt Land 78,600 Accepted Bldg 350,300 Total 428,900


16'
2 S/B
27'
EP
6'
5'
OP
18'
2SB
24'
44'
2'
6'

Name: BELL, ROBERT E JR
BELL, TERESA A
Map/Lot: 017-030-1
Account: 434 Card: 1 of 1 Location: 4 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/14/2009
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15572P129
Reference 2	LOT SIZE: .53
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	74,130.00	76,527	100%		76,527
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.53					Land Total	88,077

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	912 Sqft	Grade C 110	Base	267,400
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Crawl	Basement	251
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,389
Rooms	10	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

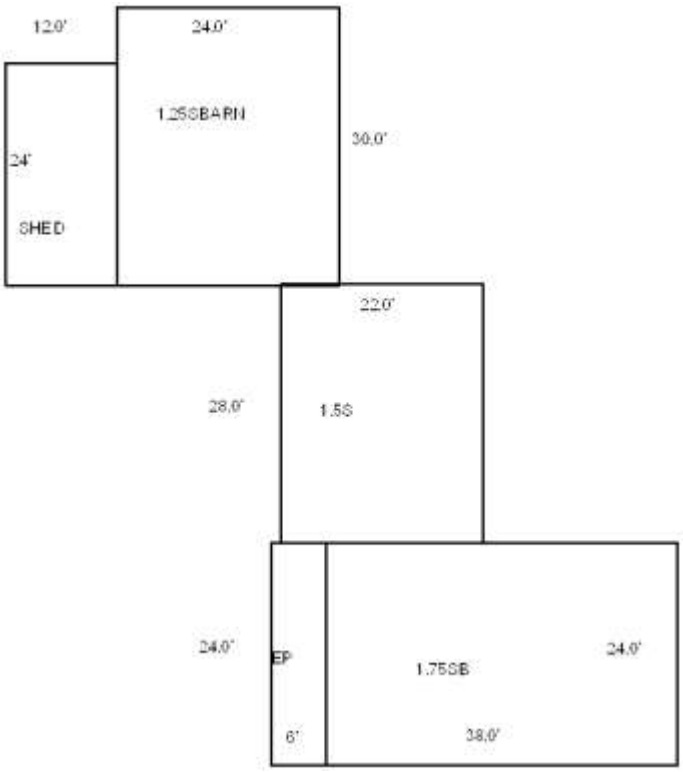
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1825	1975	TYPICAL	TYPICAL	Below Average	Typical	278,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	97%	105%	170,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1825	288	C 110	4.958	Avg-	60%	97%	105%	3.030
1.25 ST BARN....	1825	720	C 110	31.361	Avg-	60%	97%	105%	19.165
1 & 1/2 STORY FR	1825	616	C 100	82.439	Avg.	67%	10%	105%	5.800
Encl Frame Porch	1825	144	C 110	12.621	Avg-	60%	97%	105%	7.713
2,520 SFLA							Outbuilding Total		35,708

Accpt Land	88,100	Accepted Bldg	206,000	Total	294,100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24'
SHED
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1.5S
24.0'
EP
1.75SB
24.0'
6'
38.0'

Map/Lot: 009-004
Account: 435 Card: 1 of 1 Location: 1245 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date	03/27/2014
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B16796P305
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,180 Sqft	Grade C 100	Base	191,317
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,180
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,950
Rooms	6	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	7,920
FirePlaces	0			Fireplace	0
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

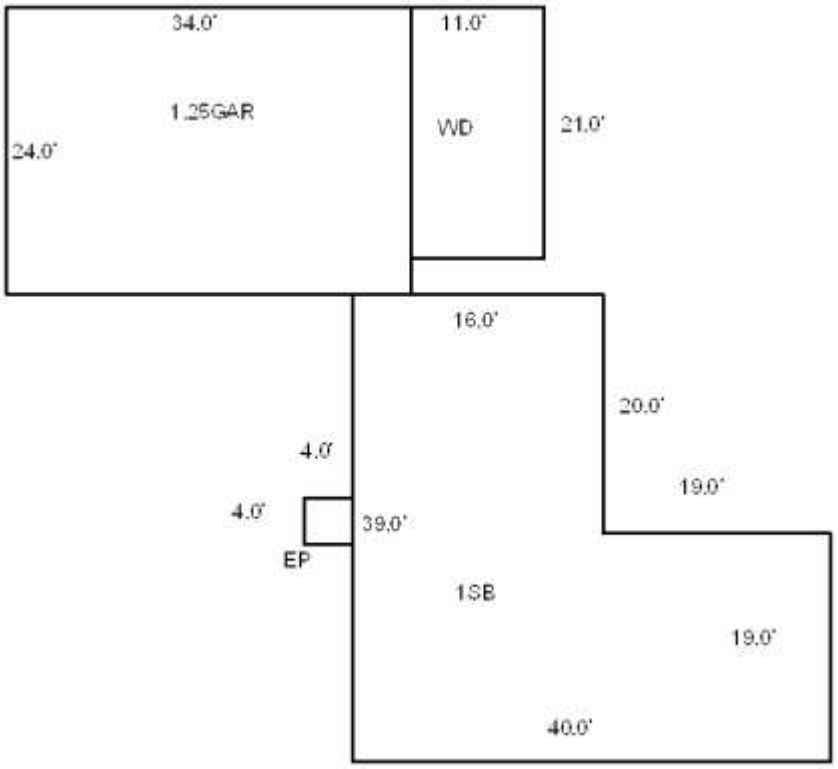
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	OLD TYPE	Old Type	Average	Typical	204,967

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	80%	95%	104,369

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1800	816	C 100	34.585	Avg-	60%	100%	95%	19.713
Encl Frame Porch	1960	16	D 100	1.020	Avg.	67%	100%	95%	649
1.25 ST BARN....	1800	1856	C 100	71.200	Avg-	60%	50%	95%	20.292
Wood Deck	1978	231	C 100	2.894	Avg.	67%	80%	95%	1.473
1,180 SFLA							Outbuilding Total		42,127

Accpt Land 101,400 Accepted Bldg 146,500 Total 247,900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EP
1SB
19.0'
40.0'

Name: LANGELIER, LEO H JR
LANGELIER, DIANE P
Map/Lot: 013-006
Account: 436 Card: 1 of 1 Location: 251 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B4482P0329
Reference 2	LOT SIZE:3.46
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.46	Acres-Homesite (Fract)	76,500.00	95,271	90%	Restrictio	85,744
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 3.46					Land Total	102,244

Dwelling Description / Replacement Cost New

Cape Cod	One Story	1,136 Sqft	Grade C 100	Base	185,992
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Crawl	Basement	568
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,840
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	7,634
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

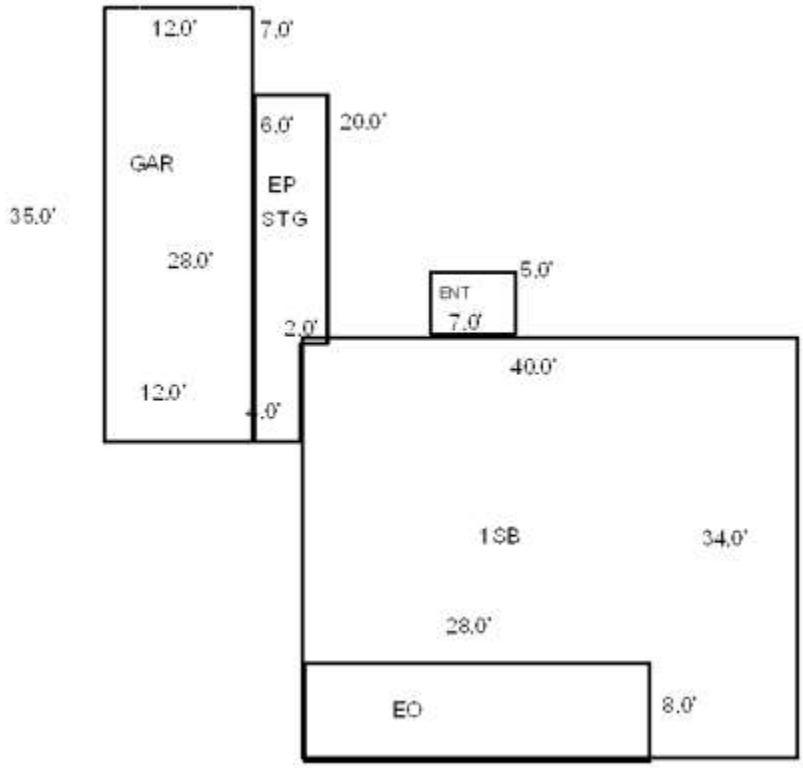
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1942	1970	OLD TYPE	TYPICAL	Average	Typical	197,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	132,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1942	35	C 100	548	Ava.	67%	100%	100%	367
Encl Frame Porch	1942	152	C 100	12.111	Ava.	67%	100%	100%	8.114
STORAGE	1942	152	C 100	1.905	Ava.	67%	100%	100%	1.276
Frame Garage	1942	420	C 100	15.729	Ava.	67%	100%	100%	10.538
Wood Deck	1942	100	C 100	1.253	Ava.	67%	100%	100%	840
Encl Frame Porch	1942	224	C 100	17.848	Ava.	67%	100%	100%	11.958
1,136 SFLA								Outbuilding Total	33,093

Accpt Land 102,200 Accepted Bldg 165,600 Total 267,800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2.0'
40.0'
12.0'
1SB
34.0'
28.0'
EO
8.0'

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B3930P0101
Reference 2	LOT SIZE: .28
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	74,130.00	71,796	100%		71,796
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.28					Land Total	83,346

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	660 Sqft	Grade C 100	Base	183,407
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	3,176
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

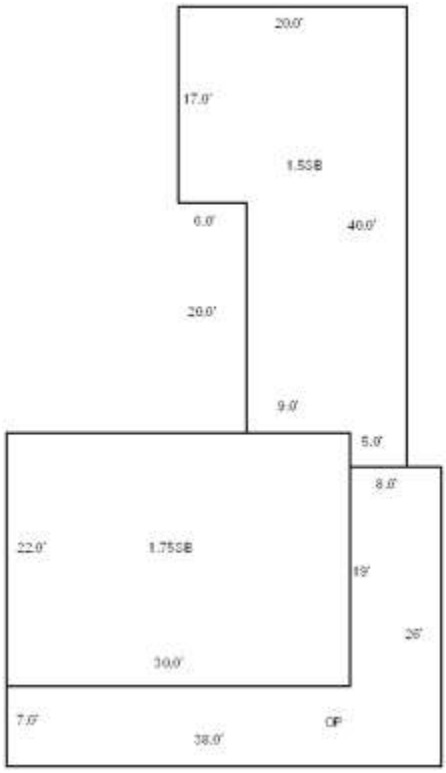
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	GOOD	GOOD	Above Average	Typical	192,523

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	147,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1900	635	C 100	93.936	Avg+	73%	100%	105%	72.002
Open Frame Porch	1900	418	C 100	17.665	Avg+	73%	100%	105%	13.540
Frame Shed	1900	192	C 100	3.005	Avg.	67%	100%	105%	2.114
2,107 SFLA							Outbuilding Total		87,656

Accpt Land	83,300	Accepted Bldg	235,200	Total	318,500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1.75SB
19'
26'
30.0'
7.0'
OP
38.0'

Name: MORRILL, AIDAN P
MORRILL, BRIANNA M
Map/Lot: 017-001
Account: 438 Card: 1 of 1 Location: 132 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/19/2021
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 0.82
Tran/Land/Bldg	101 1 11
X.....	WD Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	74,130.00	79,941	100%		79,941
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.82					Land Total	91,491

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	504 Sqft	Grade C 100	Base	164,258
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Crawl	Basement	126
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,646
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-882
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

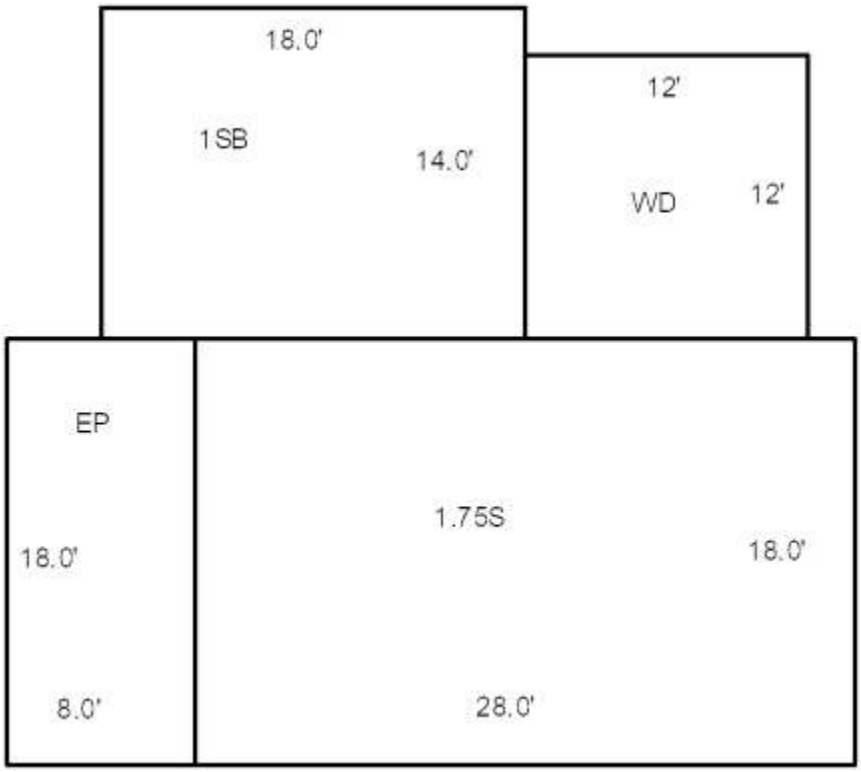
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1950	TYPICAL	Old Type	Average	Typical	174,068

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	118,783

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1850	252	C 100	26.626	Avg.	67%	97%	105%	18.169
Encl Frame Porch	1850	144	C 100	11.474	Avg.	67%	97%	105%	7.830
Frame Shed	1850	240	D 100	3.005	Avg-	60%	100%	105%	1.893
Wood Deck	1850	144	C 100	1.804	Avg.	67%	97%	105%	1.232
1,134 SFLA							Outbuilding Total		29,124

Accpt Land	91,500	Accepted Bldg	147,900	Total	239,400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EP
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18.0'
18.0'
8.0'
28.0'

Name: ST. HILAIRE, COLLEEN H
ST. HILAIRE, JOHN D
Map/Lot: 016-007-1
Account: 439 Card: 1 of 1 Location: 147 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	07/17/2006
Sale Price	201,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B14904P14
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

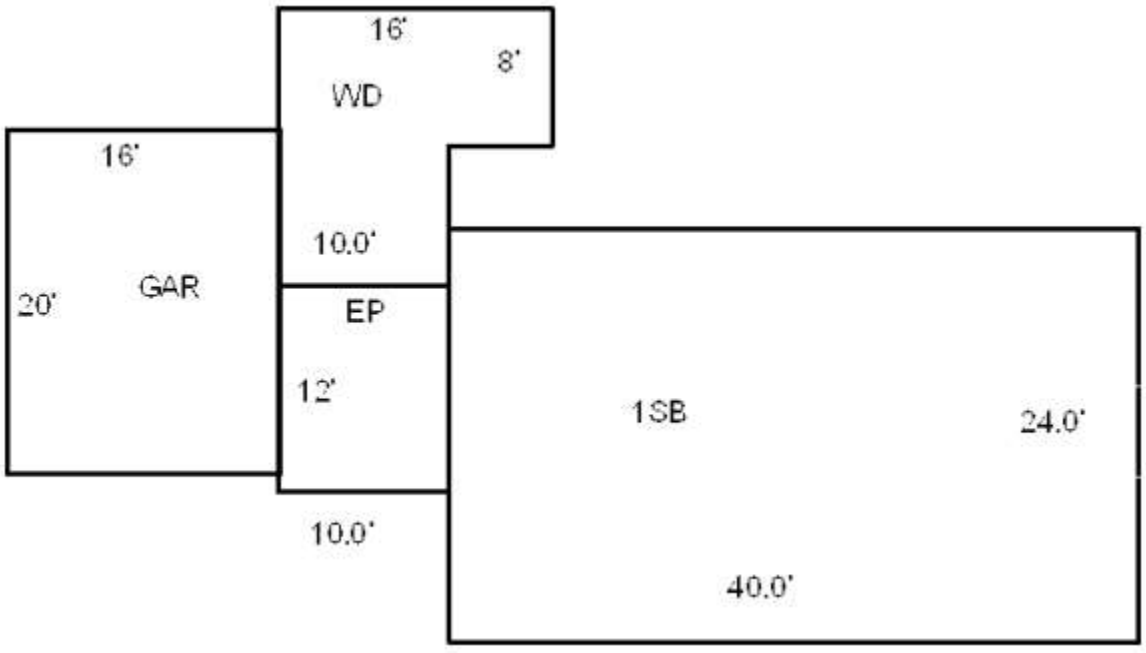
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Inadeq.	176,855

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	95%	105%	135,838

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1982	320	C 100	12.128	Avg.	77%	95%	105%	9.316
Wood Deck	1982	208	C 100	2.606	Avg.	77%	95%	105%	2.002
Encl Frame Porch	1982	120	B 100	12.431	Avg.	75%	100%	105%	9.789
960 SFLA							Outbuilding Total		21,107

Accpt Land	93,100	Accepted Bldg	156,900	Total	250,000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40.0'

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B9541P0001
Reference 2	LOT SIZE:4.25
Tran/Land/Bldg	900 13 74
X.....	E Y..... 0
Exemption(s)	14 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
0.25	Acres-Rear Land 1-10	3,045.00	837	100%		837
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 4.25					Land Total	106,055

Dwelling Description

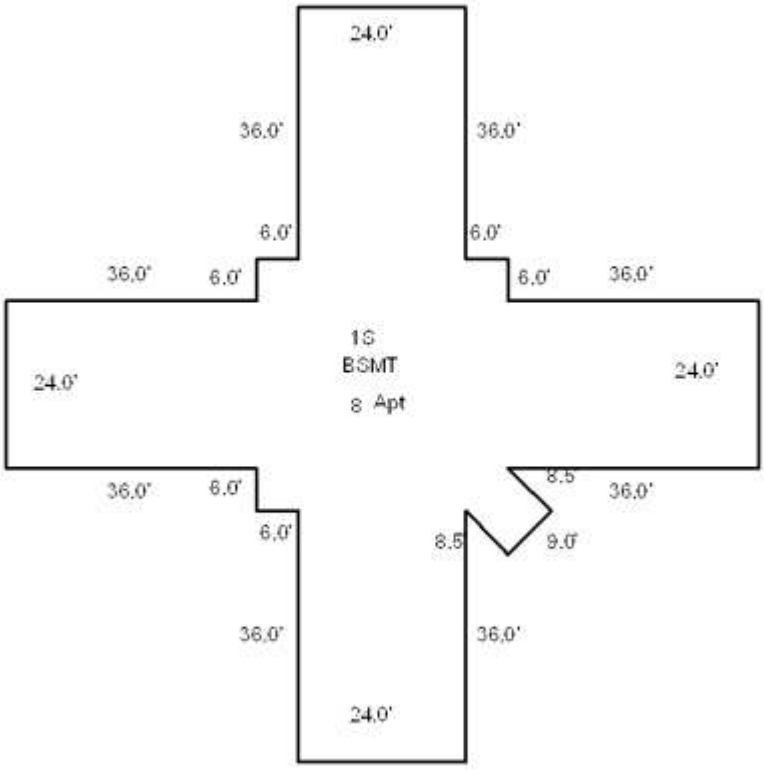
				Replacement Cost New	
Conventional	One Story	4,809 Sqft	Grade C 110	Base	653,929
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	7,935
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	15,870
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	8	Half Baths	0	Plumbing	81,312
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	4,809	Insulation	-5,290
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Inadeq.	753,756

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	85%	105%	585,273

Accpt Land	106,100	Accepted Bldg	585,300	Total	691,400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36.0'
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Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/21/2015
Sale Price	316,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	b17155p479
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	74,130.00	89,368	100%		89,368
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.50					Land Total	100,918

Dwelling Description | **Replacement Cost New**

Cape Cod	One & 3/4 Story	576 Sqft	Grade C 100	Base	177,329
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,520
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

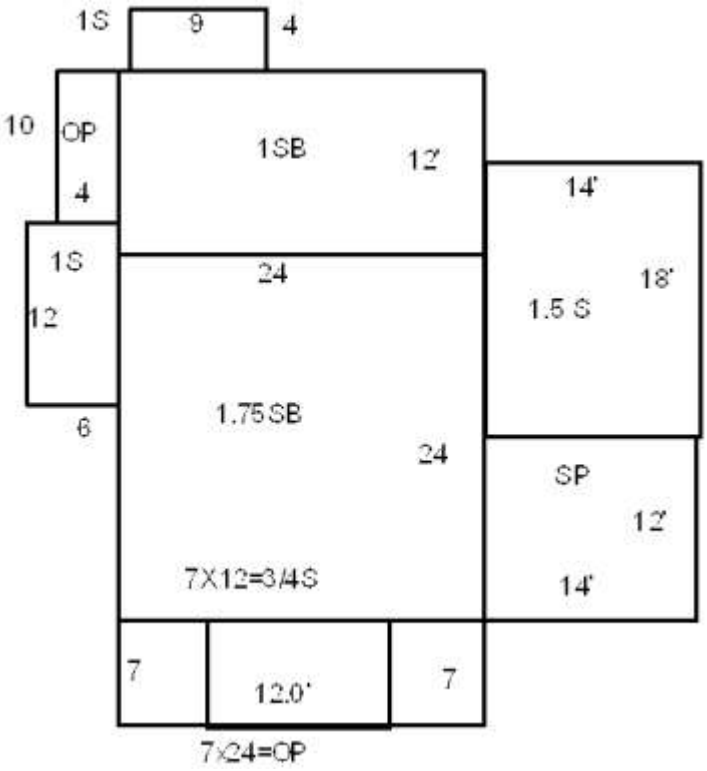
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1990	GOOD	GOOD	Average	Typical	185,993

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	130,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1910	36	C 100	3.297	Ava.	67%	100%	105%	2.319
1 Story/BSMT	1910	288	C 100	30.430	Ava.	67%	100%	105%	21.407
Open Frame Porch	1910	40	C 100	1.690	Ava.	67%	100%	105%	1.189
1 STORY	1910	72	C 100	6.594	Ava.	67%	100%	105%	4.639
OPEN PORCH	1910	168	C 100	7.221	Ava.	67%	100%	105%	5.080
ONE STORY FRAME	1910	84	C 100	7.693	Ava.	67%	100%	105%	5.412
Frame Garage	1910	128	C 100	5.214	Ava.	67%	100%	105%	3.668
1 & 1/2 STORY FR	2009	252	C 100	33.725	Ava.	91%	90%	105%	29.002
OPEN SCR PORCH	2009	168	C 100	7.705	Ava.	91%	100%	105%	7.363
1,866 SFLA							Outbuilding Total		80,079

Accpt Land	100,900	Accepted Bldg	210,900	Total	311,800


1S
9
4
10
OP
4
1SB
12'
14'
1S
12
24
18'
1.5 S
1.75SB
6
24
SP
12'
7X12=3/4S
14'
7
12.0'
7
7X24=OP

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	12/21/2015
Sale Price	316,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B0000P0000
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Dwelling Description

				Replacement Cost New	
Conventional	One Story	0 Sqft	Grade C 100	Base	47,124
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	Obsolete	Obsolete	Average	Typical	39,204

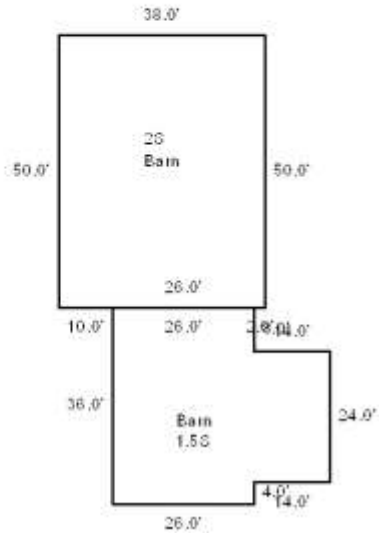
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	95%	105%	31,285

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1987	1272	C 100	53.473	Avg.	78%	100%	105%	43.794
Frame Garage	1987	1905	B 100	89.965	Avg.	80%	100%	105%	75.571
							Outbuilding Total		119,365

Accpt Land	0	Accepted Bldg	150,700	Total	150,700

shed



Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	100,900	210,900	311,800	100,900	210,900	311,800
2	0	150,700	150,700	0	150,700	150,700
TOTAL	100,900	361,600	462,500	100,900	361,600	462,500

Name: FOLSOM, JOHN H II
FOLSOM, BETH A
Map/Lot: 010-004
Account: 443 Card: 1 of 1 Location: HAMMOND RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/22/2021
Sale Price	15,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Abutter

Reference 1	B10336P313
Reference 2	LOT SIZE:14.2
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
4.20	Acres-Rear Land 11-20	950.00	4,389	100%		4,389
Total Acres 14.20					Land Total	23,199

Accpt Land	23,200	Accepted Bldg	0	Total	23,200

Neighborhood 22 FOX FARM HILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15002P316
Reference 2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.92	Acres-Rear Land 1-10	1,710.00	13,017	100%		13,017
Total Acres 10.92					Land Total	104,847

Accpt Land 104,800 Accepted Bldg 0 Total 104,800

Name: GARAFOLO, JOHN F
GARAFOLO, JACQUELINE
Map/Lot: 010-003
Account: 445 Card: 1 of 1 Location: 315 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	02/26/2020
Sale Price	480,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	(PORTION)
Reference 2	LOT SIZE: 10
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,786 Sqft	Grade B 100	Base	360,438
Exterior	WOOD SHINGLE	Masonry Trim	170Sqft	Trim	1,105
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,483
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,965
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	24,024
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

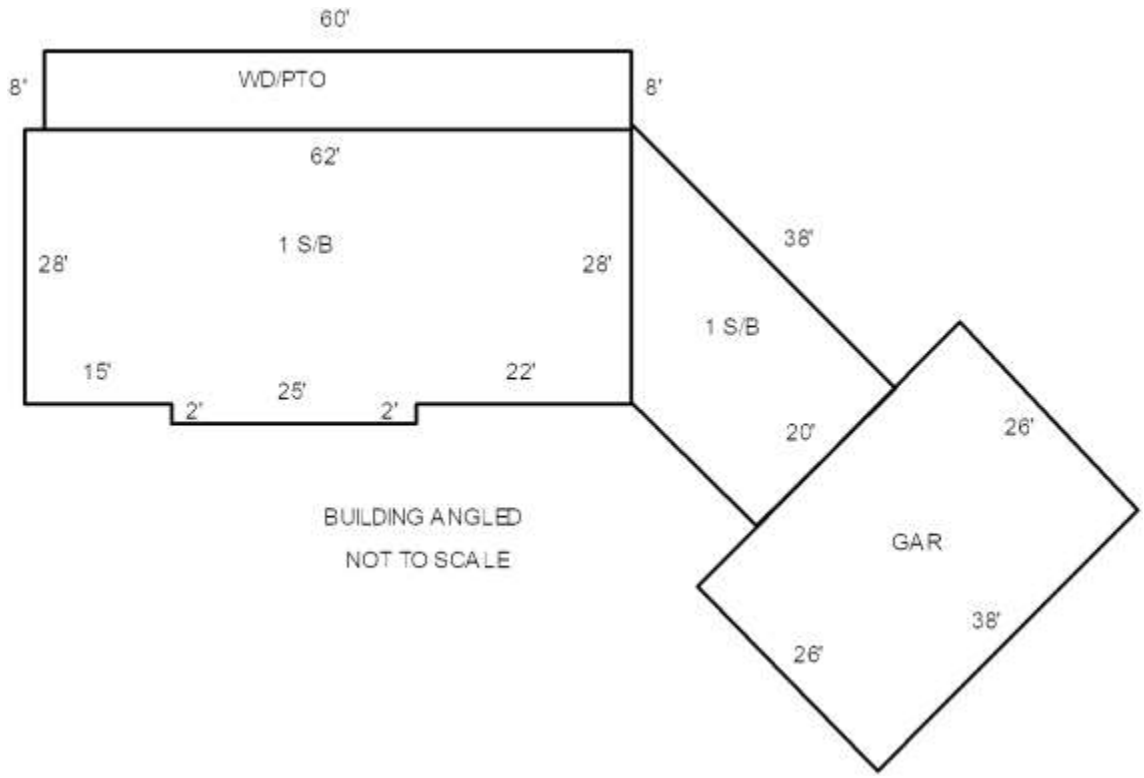
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Above Average	Typical	396,015

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	338,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	480	B 100	7.818	Avg+	90%	100%	95%	6,684
1 Story/BSMT	2002	620	B 100	85.162	Avg+	90%	100%	95%	72,814
Frame Garage	2002	988	B 100	47.038	Avg+	90%	100%	95%	40,217
Patio	2002	480	B 100	3.906	Avg+	90%	100%	95%	3,339
WAREHOUSE STEEL	2020	1764	C 100	52.726	Avg.	97%	100%	95%	48,587
2,406 SFLA							Outbuilding Total		171,641

Accpt Land	118,800	Accepted Bldg	510,200	Total	629,000


60'
8'
WD/PTO
8'
62'
1 S/B
28'
28'
36'
1 S/B
15'
22'
25'
2'
2'
20'
26'
BUILDING ANGLED
NOT TO SCALE
GAR
38'
26'

Name: EVANS, WILLIAM & JEAN S, TRUSTEES
EVANS FAMILY REVOCABLE TRUST

Map/Lot: 009-006-02
Account: 446 Card: 1 of 1 Location: 1409 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/20/2009
Sale Price	160,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15626P935
Reference 2	LOT SIZE: 1.81
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.81	Acres-Homesite (Fract)	72,675.00	84,829	100%		84,829
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.81					Land Total	100,504

Dwelling Description / **Replacement Cost New**

Ranch	One Story	960 Sqft	Grade C 100	Base	175,985
Exterior	CLAPBOARD	Masonry Trim	96Sqft	Trim	480
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Field6	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,200
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

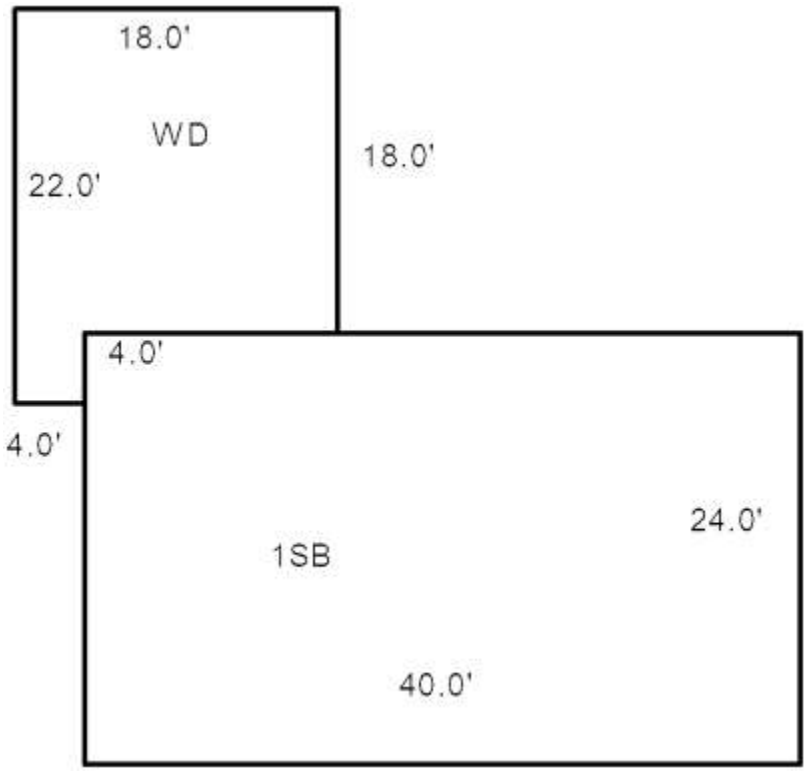
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	1	TYPICAL	TYPICAL	Average	Typical	177,665

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	124,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1976	340	C 100	4.260	Avg.	74%	100%	95%	2.994
Frame Shed	1990	128	C 100	2.003	Avg+	83%	100%	95%	1.579
1 ST BARN.....	1986	377	C 100	13.014	Avg-	72%	100%	95%	8.902
960 SFLA							Outbuilding Total		13,475

Accpt Land	100,500	Accepted Bldg	138,400	Total	238,900


18.0'
WD
18.0'
22.0'
4.0'
4.0'
24.0'
1SB
40.0'

Name: WICK, LARRY M., ESTATE OF
DONNDELINGER, KAREN, PERSONAL REP
Map/Lot: 001-042
Account: 447 Card: 1 of 1 Location: RANDALL RD

Neighborhood 99	LANDLOCKED
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17713P819
Reference 2	LOT SIZE:22 REAR
Tran/Land/Bldg	130 1 99
X.....	IF Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/02/2020
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
12.00	Acres-Rear Land 11-20	950.00	12,540	100%		12,540
Total Acres 22.00					Land Total	31,350

Accpt Land	31,400	Accepted Bldg	0	Total	31,400

Name: CRETEAU, ROBERT F
CRETEAU, CLAIRE P
Map/Lot: 011-012
Account: 448 Card: 1 of 1 Location: 38 WEST FIFTY FIRST ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Reference 1	B4764P152
Reference 2	LOT SIZE: .20
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	210,000	210,775	100%		210,774
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.20					Land Total	224,524

Dwelling Description

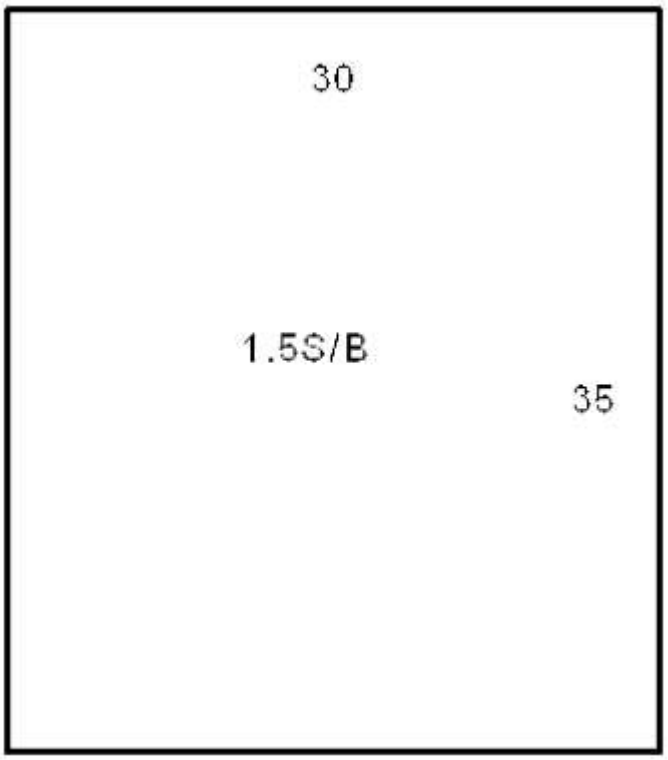
				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,050 Sqft	Grade C 110	Base	275,808
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,733
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,331
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,314
Insulation	Full	SFLA	1,575	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	301,898

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	125%	335,862

Accpt Land 224,500 Accepted Bldg 335,900 Total 560,400


30
1.5S/B
35

Name: BOUDREAU, MARTIN
BOUDREAU, MONICA
Map/Lot: 011-019
Account: 449 Card: 1 of 1 Location: 38 WEST FIFTY SECOND ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Private

Sale Data

Sale Date	05/06/2022
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17624P405
Reference 2	LOT SIZE: .49
Tran/Land/Bldg	101 1 11
X.....	31 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.49	Acres-Homesite (Fract)	210,000	230,534	100%		230,534
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.49					Land Total	244,284

Dwelling Description

				Replacement Cost New	
Ranch	One Story	784 Sqft	Grade D 110	Base	134,838
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	862
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,742
Heating	100% Electric	Cooling	0% None	Heat	862
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

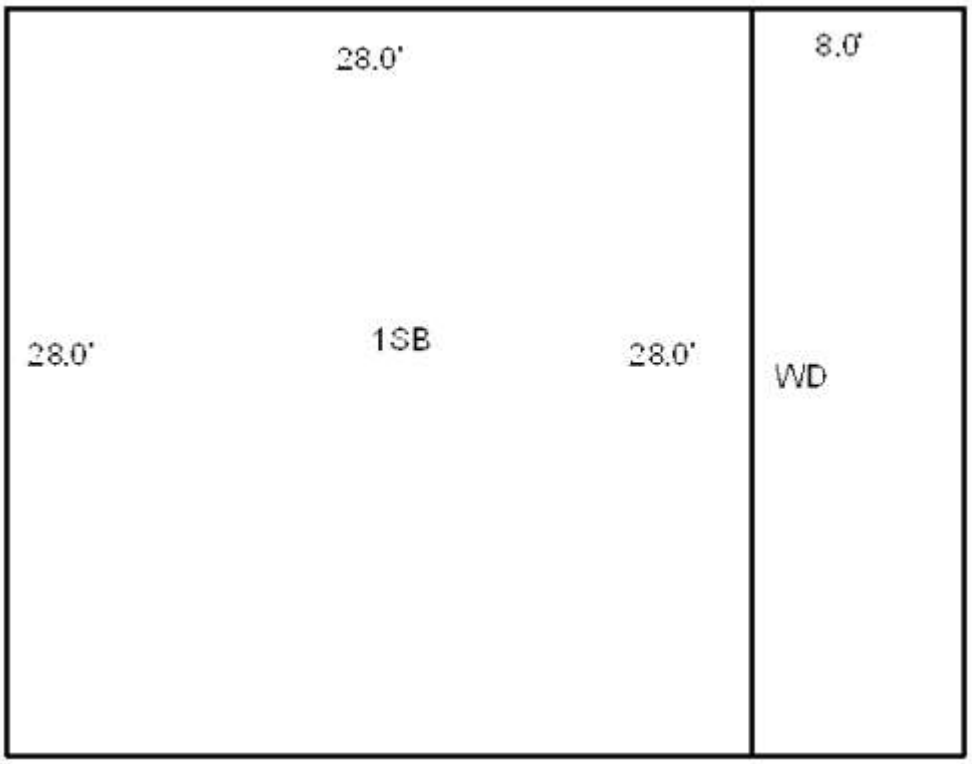
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Good	Typical	138,304

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	125%	134,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1940	224	D 100	2.246	Avg-	60%	100%	125%	1.685
784 SFLA							Outbuilding Total		1,685

Accpt Land	244,300	Accepted Bldg	136,500	Total	380,800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28.0'
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WD

Account: 450 Card: 1 of 1 Map/Lot: 007-031 Location: 994 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 04/11/2019
Sale Price 280,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B17932P20
Reference 2 LOT SIZE: 57 (removed from TG 9/18/18)
Tran/Land/Bldg 101 1 11
X..... P Y..... OB
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
33.00	Acres-Rear 21+	665.00	24,140	100%		24,140
Total Acres 57.00					Land Total	160,905

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade C 100	Base	243,940
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,344
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	5,376
Rooms	9				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

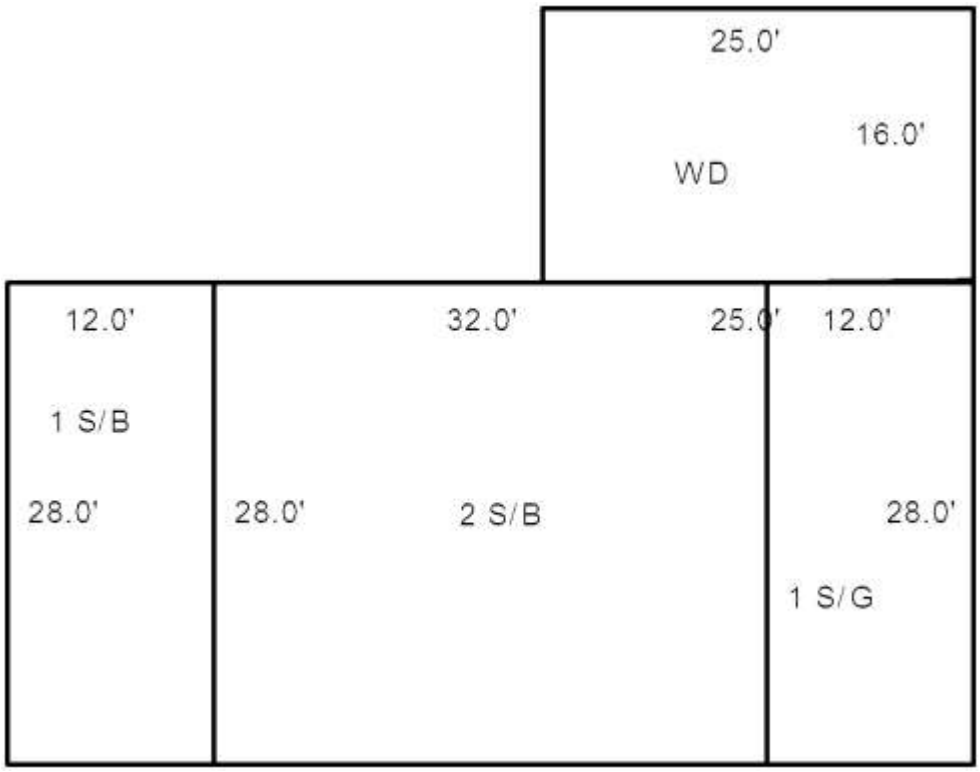
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	265,180

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	90%	95%	181,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	1987	448	C 100	47.336	Avg.	80%	90%	95%	32.378
1 Story/BSMT	1987	336	C 100	35.502	Avg.	80%	90%	95%	24.284
Wood Deck	1987	400	C 100	5.012	Avg.	80%	90%	95%	3.429
Open Frame Porch	1987	224	C 100	9.466	Avg.	80%	90%	95%	6.475
Frame Garage	2020	1152	C 100	42.089	Avg.	97%	100%	95%	38.785
2,576 SFLA								Outbuilding Total	105,351

Accpt Land 160,900 Accepted Bldg 286,700 Total 447,600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16.0'
WD
12.0'
32.0'
25.0'
12.0'
1 S/B
28.0'
28.0'
2 S/B
28.0'
1 S/G

Map/Lot: 002-013
Account: 451 Card: 1 of 1 Location: 97 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/08/2018
Sale Price	321,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17781P121
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	74,130.00	91,012	100%		91,012
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.00					Land Total	102,562

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	303,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,468
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

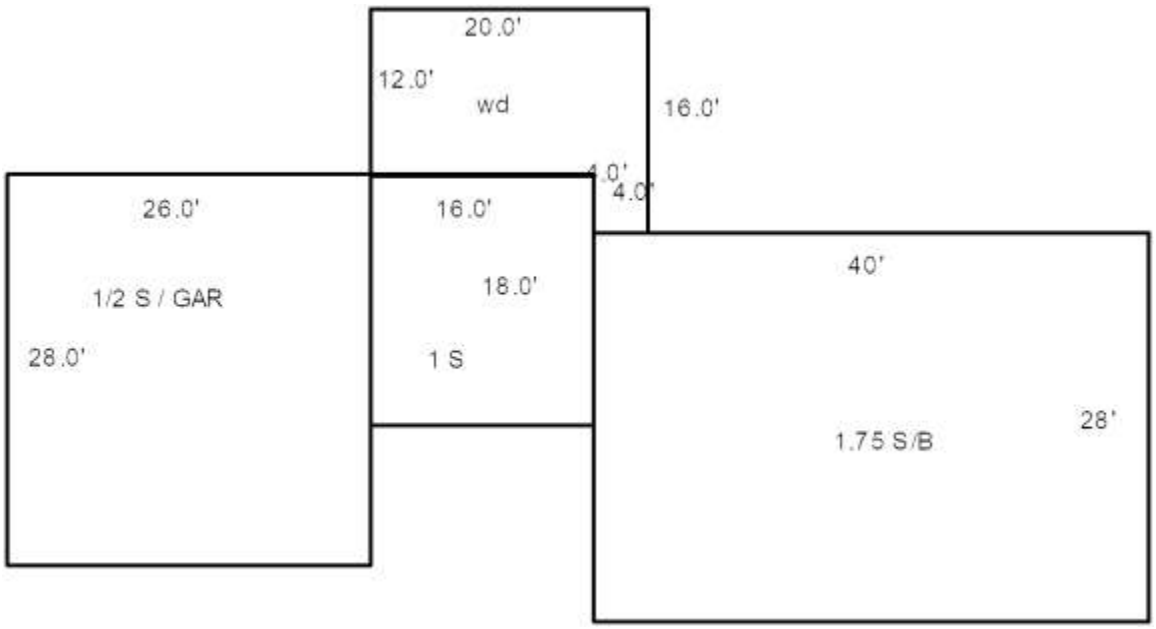
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	312,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	105%	291,571

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST CATH CEILING	2004	288	C 110	33.520	Avg.	89%	100%	105%	31.325
1/2 APT/GAR	2004	728	C 110	75.211	Avg.	89%	50%	105%	35.143
Wood Deck	2004	256	C 110	3.529	Avg.	89%	100%	105%	3.298
2,612 SFLA							Outbuilding Total		69,766

Accpt Land	102,600	Accepted Bldg	361,300	Total	463,900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28.0'
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28'
1.75 S/B

Map/Lot: 007-032-7
Account: 452 Card: 1 of 1 Location: 557 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2493P0088
Reference 2 LOT SIZE:13.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.40	Acres-Rear Land 1-10	1,710.00	17,681	100%		17,681
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 13.40					Land Total	125,186

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	218,589
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	GOOD	Above Average	Typical	224,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	95%	174,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	200	C 100	2,506	Avg+	82%	100%	95%	1,952
1,296 SFLA							Outbuilding Total		1,952

Accpt Land 125,200 Accepted Bldg 176,900 Total 302,100

36.0'
1.5S B
24.0'

Name: BLATCHFORD, LYND T
BLATCHFORD, JEANNE
Map/Lot: 007-044
Account: 453 Card: 1 of 1 Location: 759 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B8134P0315
Reference 2	LOT SIZE:24
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 24.00					Land Total	136,765

Dwelling Description / Replacement Cost New

Cape Cod	One & 1/2 Story	1,073 Sqft	Grade C 110	Base	280,180
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,180
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,313
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

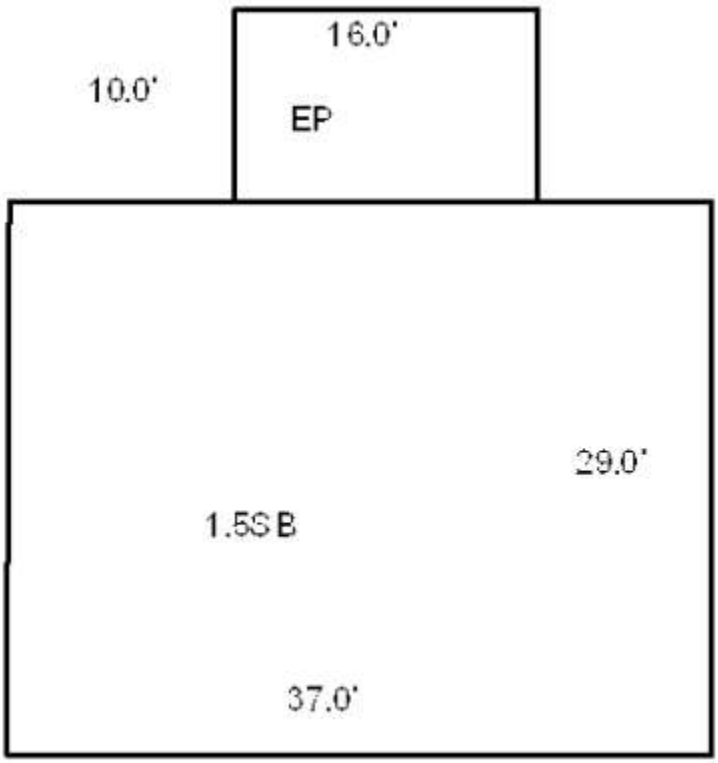
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1748	1980	GOOD	TYPICAL	Average	Typical	293,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	186,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1748	160	C 110	14.024	Avg.	67%	100%	95%	8,926
1.25 ST BARN....	1980	451	C 100	18.401	Avg.	74%	100%	95%	12,936
Frame Shed	1980	1230	C 100	19.250	Avg.	74%	100%	95%	13,533
Shed.....	1980	574	C 100	8.983	Avg.	74%	100%	95%	6,315
Shed.....	1985	720	C 100	11.268	Avg+	81%	100%	95%	8,671
SHOP	1985	100	C 100	2.200	Avg+	81%	100%	95%	1,693
Frame Shed	1980	512	C 100	8.013	Avg.	74%	100%	95%	5,634
1,610 SFLA							Outbuilding Total		57,708

Accpt Land 136,800 Accepted Bldg 244,400 Total 381,200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Account: 454 Card: 1 of 1 Map/Lot: 006-063 Location: 169 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Gravel

Sale Data

Sale Date	12/29/2005
Sale Price	237,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14717P0788
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Conventional	One Story	904 Sqft	Grade B 100	Base	199,424
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,469
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

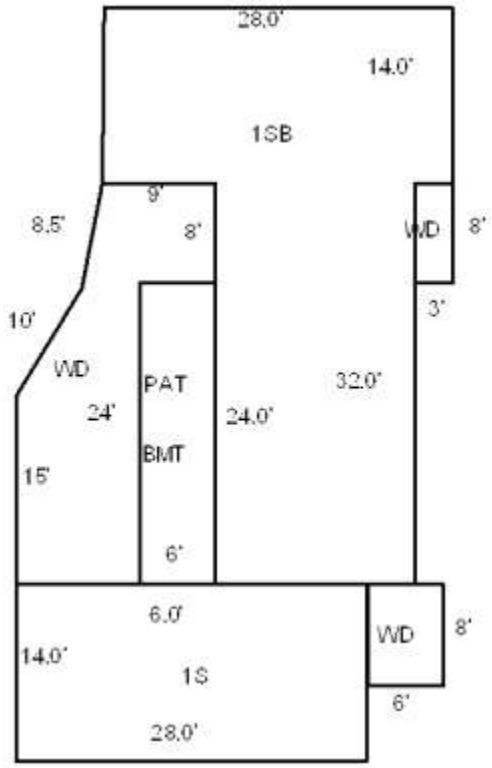
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	GOOD	GOOD	Above Average	Typical	219,816

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	177,501

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1989	24	B 100	391	Avg+	85%	100%	95%	315
ONE STORY FRAME	1989	392	B 100	46.669	Avg+	85%	100%	95%	37.686
WOOD DECK	1989	48	B 100	781	Avg+	85%	100%	95%	631
Wood Deck	1989	294	B 100	4.789	Avg+	85%	100%	95%	3.867
Patio	1989	144	B 100	1.171	Avg+	85%	100%	95%	945
Unfin Basement	1989	144	B 100	2.639	Avg+	85%	100%	95%	2.131
Frame Shed	1990	96	B 100	1.953	Avg+	85%	100%	95%	1.577
1,296 SFLA							Outbuilding Total		47,152

Accpt Land	101,400	Accepted Bldg	224,700	Total	326,100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28.0'

Name: BOUCHER, T JUDE
JOHNSON, FELICIA S
Account: 455 Card: 1 of 1 Map/Lot: 006-012-1 Location: 444 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/31/2017
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17546P167
Reference 2	LOT SIZE:2
Tran/Land/Bldg	102 1 12
X.....	11 Y..... 0
Exemption(s)	1 86 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,584 Sqft	Grade C 110	Base	290,655
Exterior	ALUM/VINYL	Masonry Trim	290Sqft	Trim	1,595
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,614
Fin. Basement Area	160 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,168
Heating	100% HW BB	Cooling	0% None	Heat	5,227
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

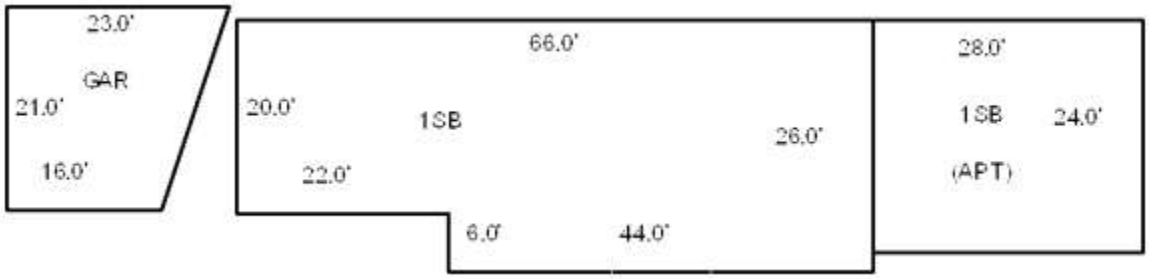
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	GOOD	GOOD	Above Average	Typical	327,338

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	79%	100%	95%	245,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1973	672	C 110	78.104	Avg+	79%	100%	95%	58.617
Frame Garage	1973	410	C 110	16.906	Avg+	79%	100%	95%	12.688
Frame Shed	1973	99	C 110	1.704	Avg+	79%	100%	95%	1.279
Swimming Pool	1	800	C 100	12.100	Avg.	99%	100%	95%	11.380
1 ST BARN.....	1973	440	B 100	19.482	Avg+	76%	100%	95%	14.066
SOLAR CL3 /KW	2020			----SOUND VALUE----					15.000
2,256 SFLA						Outbuilding Total			113,030

Accpt Land	101,400	Accepted Bldg	358,700	Total	460,100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1SB
24.0'
(APT)

Account: 456 Card: 1 of 1 Map/Lot: 022-087 Location: 17 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/17/2008
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15494P257
Reference 2	LOT SIZE: 0.19
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	74,130.00	69,066	100%		69,066
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.19					Land Total	80,616

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	624 Sqft	Grade C 100	Base	189,763
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,276
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

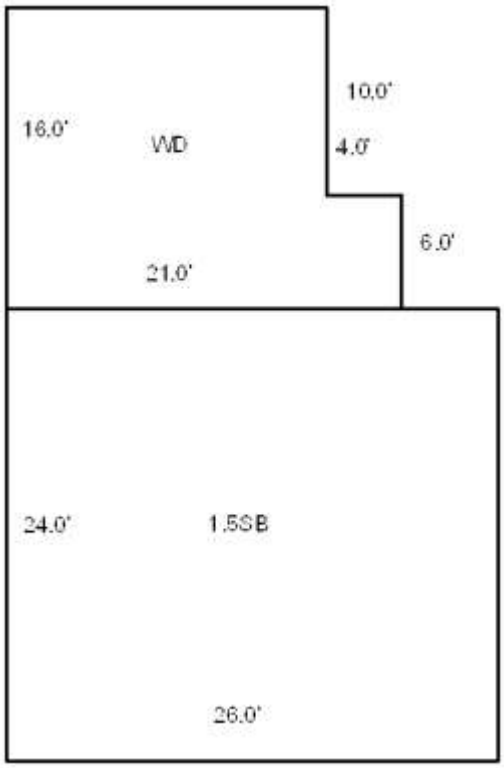
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Inadeq.	193,975

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	95%	105%	148,987

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1982	296	C 100	3.709	Avg.	77%	95%	105%	2.849
Frame Garage	1982	308	C 100	11.696	Avg.	77%	95%	105%	8.984
Frame Shed	1982	72	D 100	902	Avg-	70%	100%	105%	663
1,092 SFLA							Outbuilding Total		12,496

Accpt Land	80,600	Accepted Bldg	161,500	Total	242,100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21.0'
24.0'
1.5SB
26.0'

Map/Lot: 010-067
Account: 457 Card: 1 of 1 Location: 921 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography RollingSteep
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B9353P0055
Reference 2 LOT SIZE:4.75
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.75	Acres-Rear Land 1-10	1,710.00	1,411	75%	Topography	1,058
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.75					Land Total	108,563

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	570 Sqft	Grade C 100	Base	176,240
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	570
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,994
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

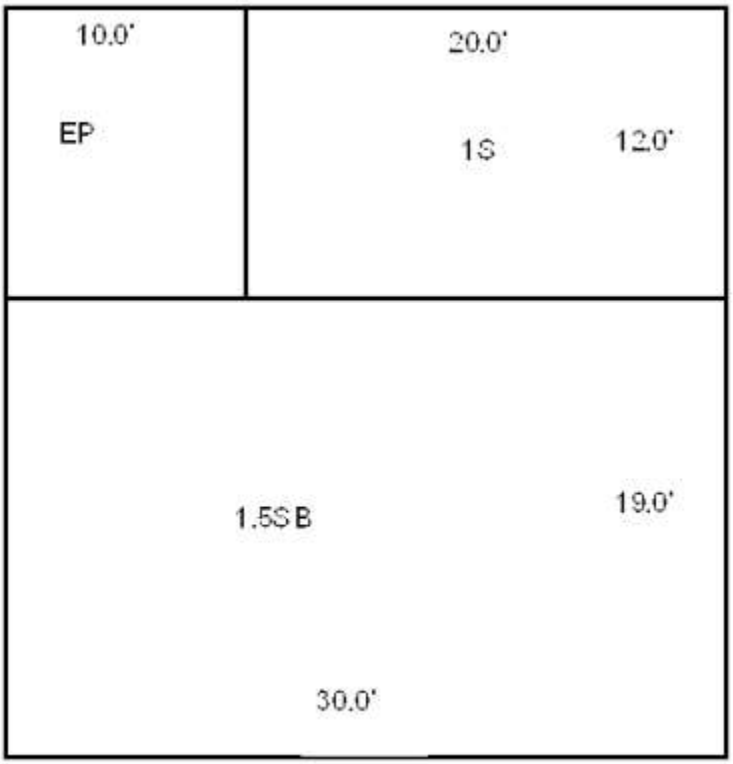
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1960	TYPICAL	TYPICAL	Average	Typical	180,604

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	114,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST BARN....	1890	744	C 100	29.412	Avg-	60%	100%	95%	16.765
1 ST BARN.....	1890	748	C 100	24.630	Avg-	60%	100%	95%	14.039
Encl Frame Porch	1890	120	C 100	9.562	Avg.	67%	100%	95%	6.087
ONE STORY FRAME	1890	240	C 100	21.979	Avg.	67%	100%	95%	13.990
1,238 SFLA								Outbuilding Total	50,881

Accpt Land 108,600 Accepted Bldg 165,800 Total 274,400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Name: SHATNEY, MELISSA R
FORAN, RICHARD S
Map/Lot: 008-067
Account: 458 Card: 1 of 1 Location: 871 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 08/18/2022
Sale Price 635,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Distressed Sale

Reference 1 B17250P290
Reference 2 LOT SIZE:5.8
Tran/Land/Bldg 101 1 11
X..... POOL Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.80	Acres-Rear Land 1-10	1,710.00	3,386	100%		3,386
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.80					Land Total	110,891

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,400 Sqft	Grade C 110	Base	390,617
Exterior	ALUM/VINYL	Masonry Trim	240Sqft	Trim	1,320
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,960
Fin. Basement Area	1300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	25,740
Heating	100% HW BB	Cooling	100% Central	Heat	10,296
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	6		
Baths	0	Half Baths	2	Plumbing	20,328
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

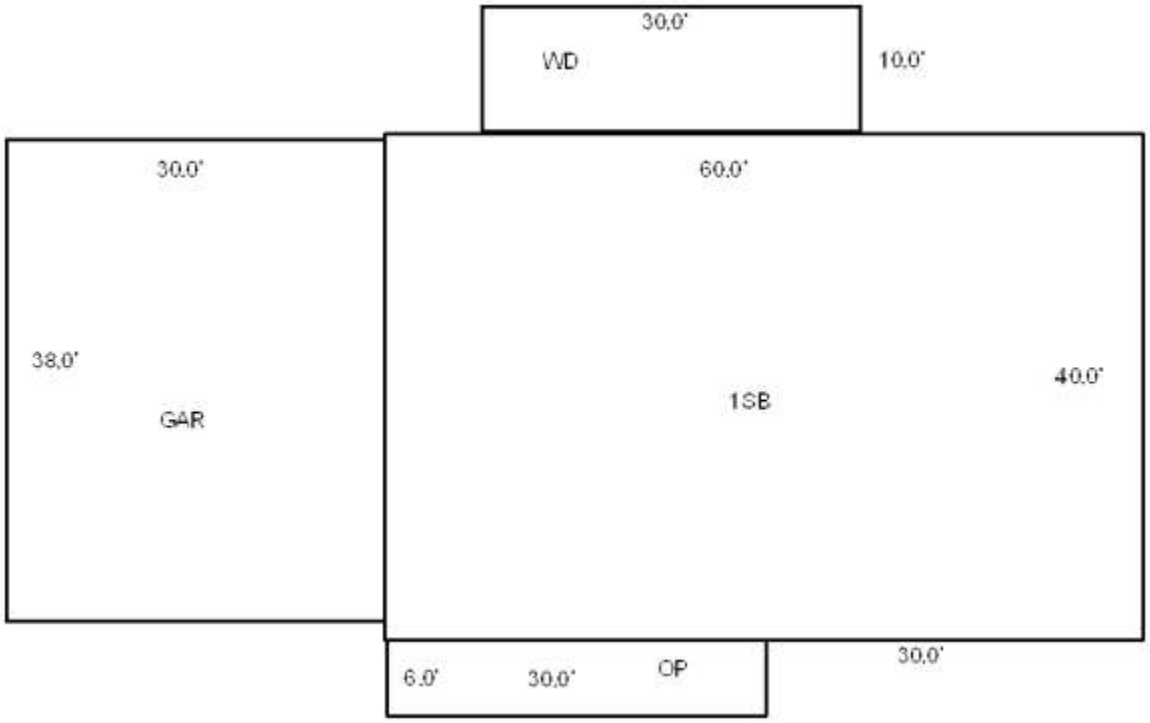
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	459,796

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	375,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	300	C 110	4.135	Avg.	86%	100%	95%	3,378
Open Frame Porch	1999	180	C 110	8.368	Avg.	86%	100%	95%	6,836
Frame Garage	1999	1120	C 110	45.030	Avg.	86%	100%	95%	36,790
Swimming Pool	2020	800	C 100	12.100	Avg.	97%	100%	95%	11,150
Jacuzzi #	1999	1	C 110	3,630	Avg.	86%	100%	95%	2,966
Res. Greenhouse	2020	800	C 100	17.080	Avg.	86%	100%	95%	13,955
Frame Garage	2010	864	C 110	34.890	Avg.	86%	100%	95%	28,505
2,400 SFLA							Outbuilding Total		103,580

Accpt Land 110,900 Accepted Bldg 479,200 Total 590,100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60.0'
38.0'
40.0'
GAR
1SB
6.0'
30.0'
OP
30.0'

Name: FEENEY, GEORGE M JR
FEENEY, DAPHNE
Map/Lot: 010-074
Account: 459 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B9788P0219
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
0.00	# -SITE IMPROVEMENT	1,700.00	3,386	100%		0
Total Acres 2.50					Land Total	87,614

Accpt Land 87,600 Accepted Bldg 0 Total 87,600

Name: RIDLON, RUSSELL
RIDLON, CHRISTY
Map/Lot: 005-024
Account: 460 Card: 1 of 1 Location: 723 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	04/27/2017
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B17461P937
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 110	Base	276,610
Exterior	CLAPBOARD	Masonry Trim	140Sqft	Trim	770
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,148
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

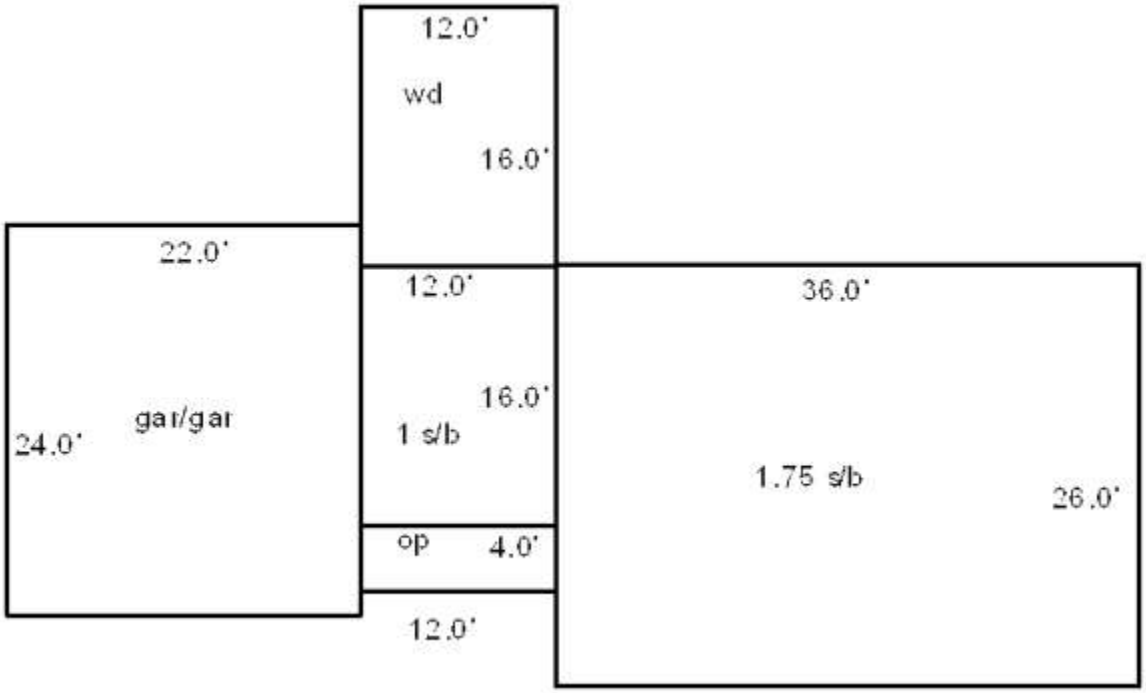
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	306,127

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	218,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GAR/GAR	1978	528	C 110	34.644	Avg.	75%	100%	95%	24.684
Wood Deck	1978	192	C 110	2.647	Avg.	75%	100%	95%	1.886
1 Story/BSMT	1978	192	C 110	22.316	Avg.	75%	100%	95%	15.900
Open Frame Porch	1978	48	C 110	2.231	Avg.	75%	100%	95%	1.589
Swimming Pool	1978	1	C 110	13.310	Avg-	99%	100%	95%	12.518
Frame Shed	1978	330	C 110	5.680	Avg.	75%	100%	95%	4.047
2,064 SFLA							Outbuilding Total		60,624

Accpt Land	107,500	Accepted Bldg	278,700	Total	386,200


12.0'
wd
16.0'
22.0'
12.0'
36.0'
16.0'
gar/gar
24.0'
1 s/b
1.75 s/b
26.0'
op
4.0'
12.0'

Name: GOSSELIN, MICHAEL P
GOSSELIN, TANYA J

Map/Lot: 003-058-3
Account: 461 Card: 1 of 2 Location: 491 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/26/2004
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14266P085
Reference 2	LOT SIZE:5.46
Tran/Land/Bldg	109 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.46	Acres-Rear Land 1-10	1,710.00	2,746	100%		2,746
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.46					Land Total	110,251

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	212,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

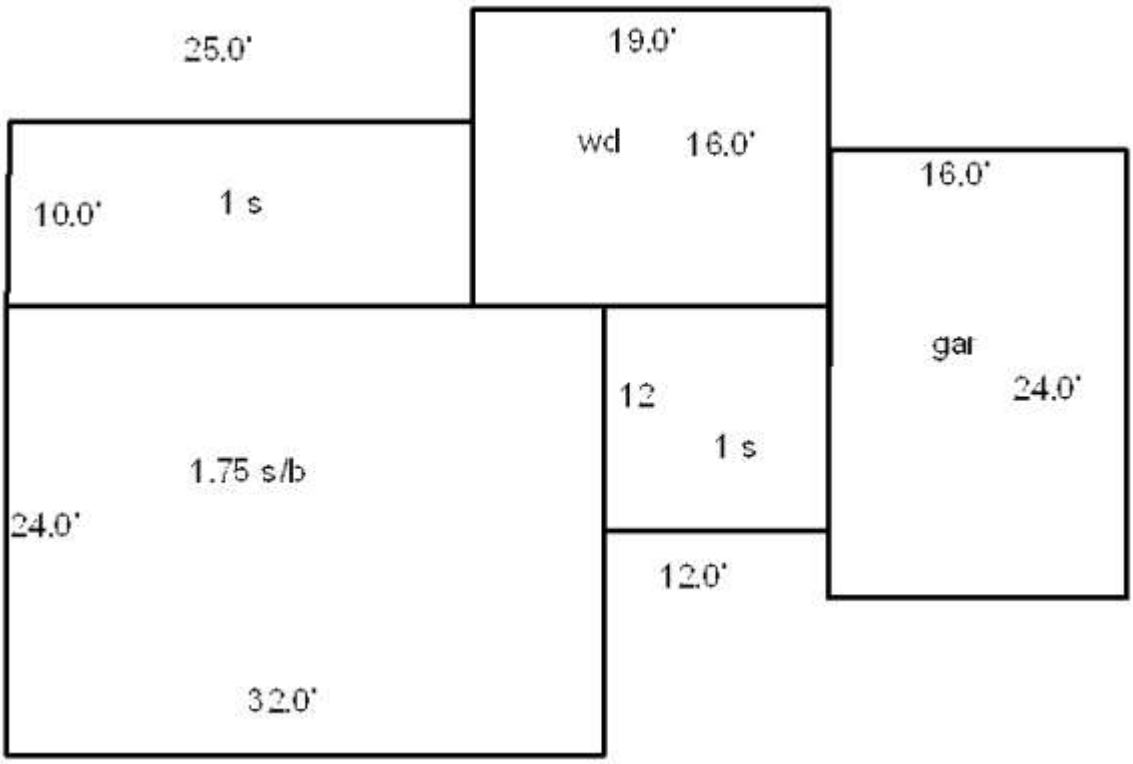
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Above Average	Typical	222,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	167,242

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1973	250	C 100	22.895	Avg+	79%	100%	95%	17.183
Wood Deck	1973	304	C 100	3.809	Avg+	79%	100%	95%	2.859
1 STORY	1973	144	C 100	13.188	Avg+	79%	100%	95%	9.898
Frame Garage	1973	384	C 100	14.433	Avg+	79%	100%	95%	10.832
1,738 SFLA							Outbuilding Total		40,772

Accpt Land	110,300	Accepted Bldg	208,000	Total	318,300


25.0'
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12
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1.75 s/b
24.0'
12.0'
32.0'

Neighborhood 56 MAPLE ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Sale Data

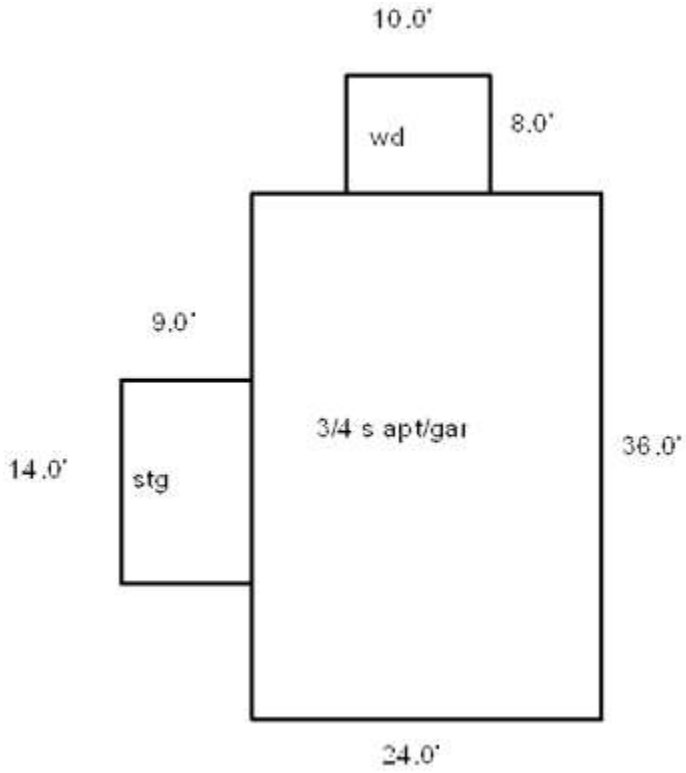
Sale Date	10/26/2004
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2050P0027
Reference 2	LOT SIZE:5.46
Tran/Land/Bldg	109 1 7
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4 S APT/GAR	1973	864	C 100	87.912	Avg.	70%	65%	95%	38,000
Wood Deck	1973	80	C 100	1.002	C Gr	70%	65%	95%	433
STORAGE	1973	126	C 100	1.579	C Gr	70%	65%	95%	682
2,386 SFLA							Outbuilding Total		39,115

Accpt Land	0	Accepted Bldg	39,100	Total 39,100


10.0'
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3/4 s apt/gar
14.0'
stg
36.0'
24.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	110,300	208,000	318,300	110,300	208,000	318,300
2	0	39,100	39,100	0	39,100	39,100
TOTAL	110,300	247,100	357,400	110,300	247,100	357,400

Neighborhood 18	LEBANON RD		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography	Level	Sale Date	08/20/1974
Utilities	Pub Wtr & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B2050P27		
Reference 2	LOT SIZE:1.4		
Tran/Land/Bldg	101 1 11		
X.....	0	Y.....	0
Exemption(s)	1 30 0	Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	74,130.00	84,333	100%		84,333
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.40					Land Total	95,883

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade C 100	Base	224,403
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	286 Sqft, Grade B	Basement Gar	None	Fin Bsmt	7,362
Heating	100% HW BB	Cooling	0% None	Heat	4,896
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

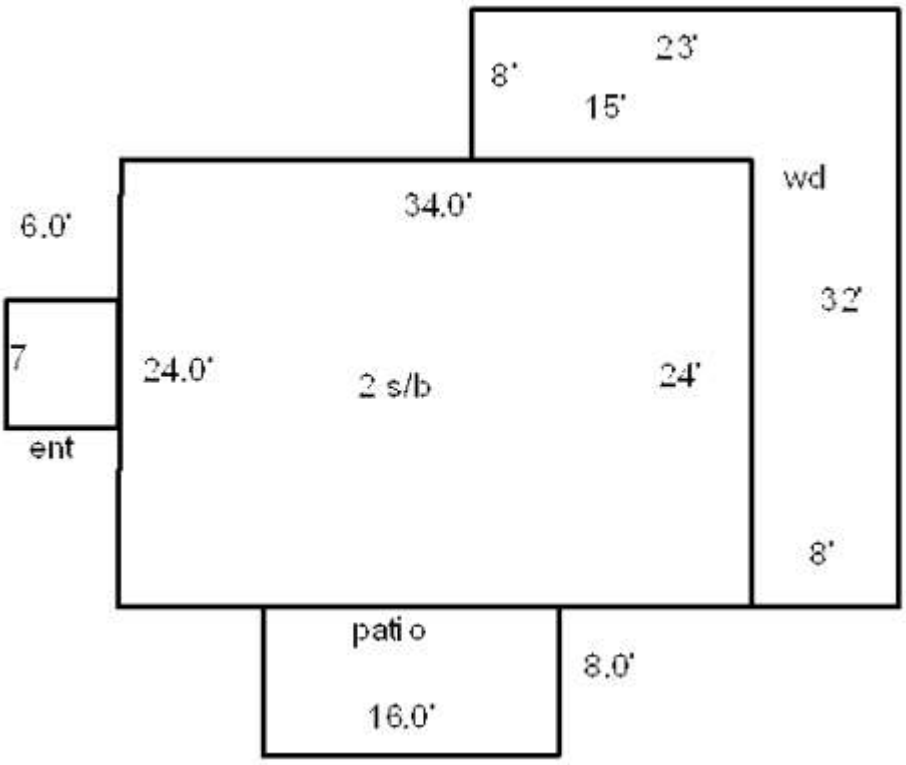
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2005	GOOD	GOOD	Good	Typical	246,605

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	105%	217,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1975	312	C 100	3.909	Avg.	72%	100%	105%	2.955
BSMT ENTRY.....	1975	42	C 100	657	Good	84%	100%	105%	580
Patio	1975	128	D 100	641	Avg.	72%	100%	105%	485
1,632 SFLA							Outbuilding Total		4,020

Accpt Land	95,900	Accepted Bldg	221,500	Total	317,400


23'
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7
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2 s/b
24'
ent
8'
patio
8.0'
16.0'

Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/23/2017
Sale Price	239,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B17478P130
Reference 2	LOT SIZE:.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	1,288 Sqft	Grade C 100	Base	272,517
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,796
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	17,244
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,932
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

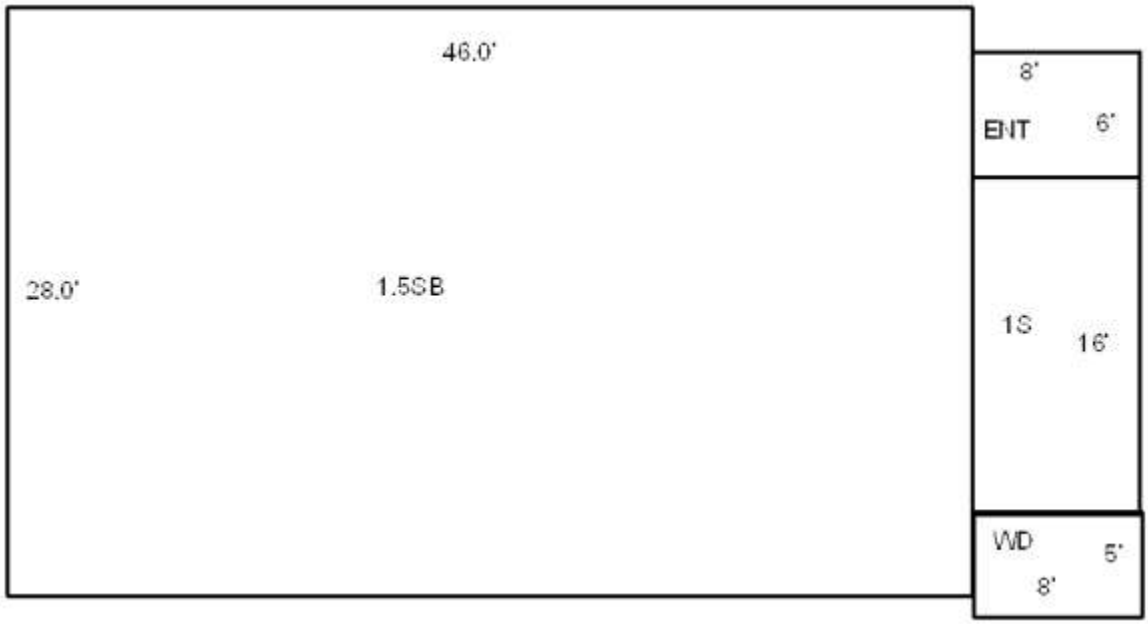
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	GOOD	Average	Typical	294,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	105%	222,954

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1972	48	C 100	751	Avg.	72%	100%	105%	568
ONE STORY FRAME	1972	128	C 100	11.722	Avg.	72%	100%	105%	8.862
Wood Deck	1972	40	C 100	501	Avg.	72%	100%	105%	379
Frame Garage	1972	294	D 100	8.954	Fair	59%	100%	105%	5.547
2,060 SFLA							Outbuilding Total		15,356

Accpt Land	90,800	Accepted Bldg	238,300	Total	329,100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16'
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5'
8'

Map/Lot: 017-033
Account: 464 Card: 1 of 1 Location: 9 SUNSET AVE

Neighborhood 37 SUNSET AV

Zoning/Use	VILLAGE A, B, C COMMERCIAL 2
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B15100P145
Reference 2	LOT SIZE: .51
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	02/27/2007
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
0.51	Acres-Homesite (Fract)	74,130.00	76,233	100%		76,233
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.51					Land Total	87,783

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	400 Sqft	Grade C 100	Base	135,687
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,500
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

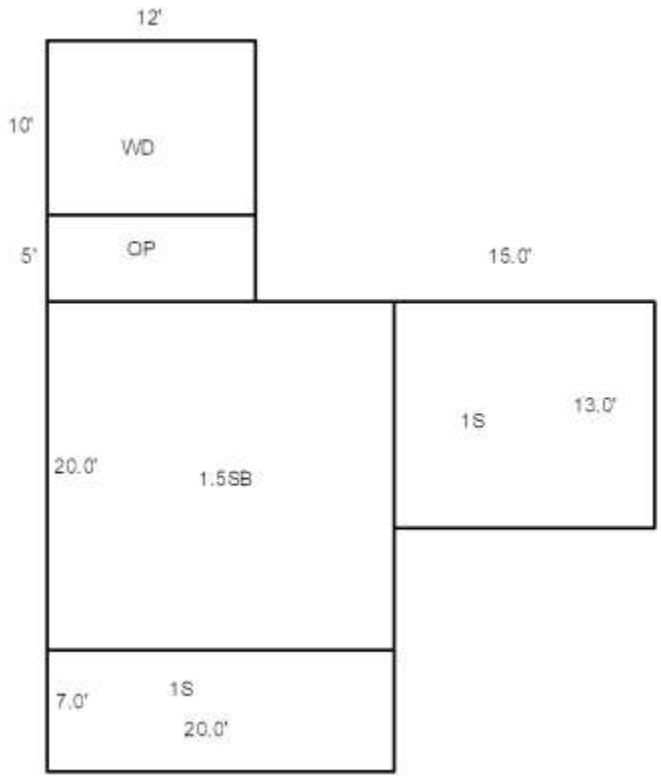
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	0	TYPICAL	TYPICAL	Above Average	Typical	137,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	97%	105%	102,371

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1946	60	C 100	2.536	Avg+	73%	97%	105%	1.885
ONE STORY FRAME	1946	195	C 100	17.858	Avg+	73%	97%	105%	13.277
1 STORY	1946	140	C 100	12.821	Avg+	73%	97%	105%	9.532
Frame Garage	1946	308	C 100	11.696	Avg+	73%	97%	105%	8.696
Wood Deck	1946	120	C 100	1.504	Avg+	73%	97%	105%	1.118
935 SFLA							Outbuilding Total		34,508

Accpt Land 87,800 Accepted Bldg 136,900 Total 224,700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Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/15/2015
Sale Price	370,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17019P89
Reference 2	LOT SIZE: 10.37
Tran/Land/Bldg	101 1 11
X.....	S Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
4.96	Acres-Rear Land 1-10	3,045.00	16,614	100%		16,614
1.41	Acres-Homesite (Fract)	74,130.00	84,393	10%	Restrictio	8,439
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 10.37					Land Total	130,271

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	289,115
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,544
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

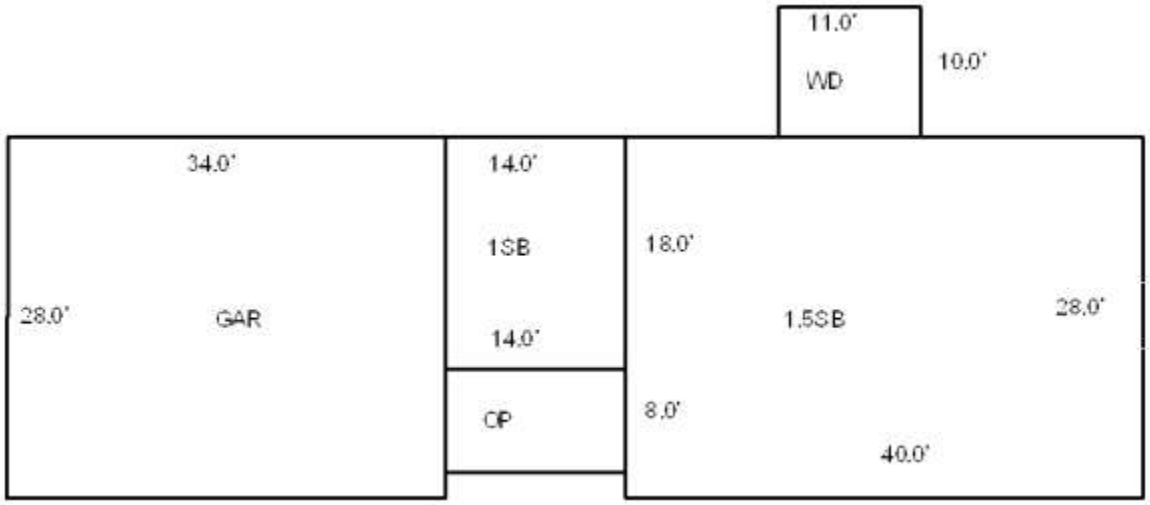
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	320,586

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	105%	265,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1986	952	C 110	38.376	Avg.	79%	100%	105%	31,833
1 Story/BSMT	1986	252	C 110	29.289	Avg.	79%	100%	105%	24,295
Open Frame Porch	1986	112	C 110	5.206	Avg.	79%	100%	105%	4,319
Wood Deck	1986	110	C 110	1.516	Avg.	79%	100%	105%	1,258
Frame Shed	1986	224	C 110	3.857	Avg.	79%	100%	105%	3,199
1,932 SFLA							Outbuilding Total		64,904

Accpt Land	130,300	Accepted Bldg	330,800	Total	461,100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18.0'
28.0'
GAR
14.0'
1.5SB
28.0'
OP
8.0'
40.0'

Account: 466 Card: 1 of 1 Map/Lot: 006-016 Location: 492 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9120P0332
Reference 2 LOT SIZE:7.5
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.50	Acres-Rear Land 1-10	1,710.00	6,584	100%		6,584
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.50					Land Total	114,089

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,505 Sqft	Grade B 100	Base	466,044
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,957
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% HW BB	Cooling	0% None	Heat	3,913
Rooms	11	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,913
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

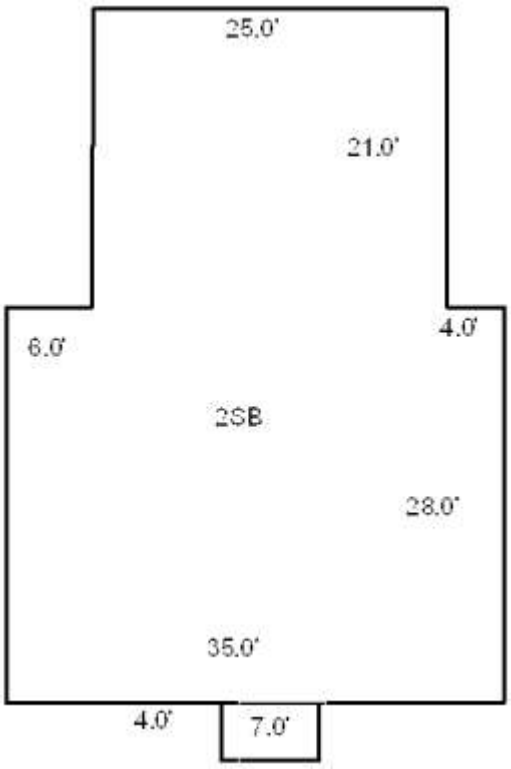
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1999	TYPICAL	TYPICAL	Average	Typical	490,238

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	67%	100%	95%	312,036

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1870	28	B 100	1.538	Avg.	67%	100%	95%	978
LOFT BARN BSMT	1756	928	B 100	50.661	Avg+	73%	100%	95%	35.134
1 ST BARN.....	2000	384	C 100	13.233	Avg.	86%	100%	95%	10.811
3,010 SFLA								Outbuilding Total	46,923

Accpt Land 114,100 Accepted Bldg 359,000 Total 473,100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21.0'
4.0'
6.0'
2SB
28.0'
35.0'
4.0'
7.0'

Map/Lot: 018-077
Account: 467 Card: 1 of 1 Location: 12 MARKET ST

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:.24
Tran/Land/Bldg 900 12 59
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 4

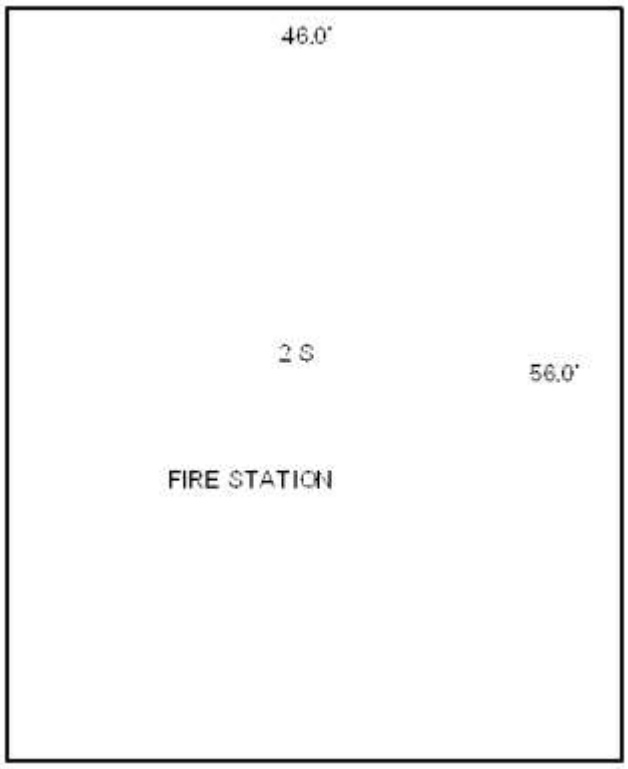
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	70,600.00	67,332	100%		67,332
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.24					Land Total	78,332

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FIRE STATION ...	1927	2576	C 100	396.980	Avg.	67%	100%	100%	265.977
FIRE STATION ...	0	2576	C 100	396.980	Avg.	67%	75%	100%	199.483
BSMT UNFINISHED	0	2576	C 100	64.529	Avg.	67%	50%	100%	21.617
								Outbuilding Total	487,077

Accpt Land 78,300 Accepted Bldg 487,100 Total 565,400


46.0'
2 S
56.0'
FIRE STATION

Map/Lot: 009-018-1
Account: 468 Card: 1 of 1 Location: 17 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography Level
Utilities SepticWell & Septic
Street Gravel

Reference 1 B3128P0238
Reference 2 LOT SIZE:1.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Homesite (Fract)	57,375.00	66,933	100%		66,933
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 1.80					Land Total	79,308

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	920 Sqft	Grade C 100	Base	159,851
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,380
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,150
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

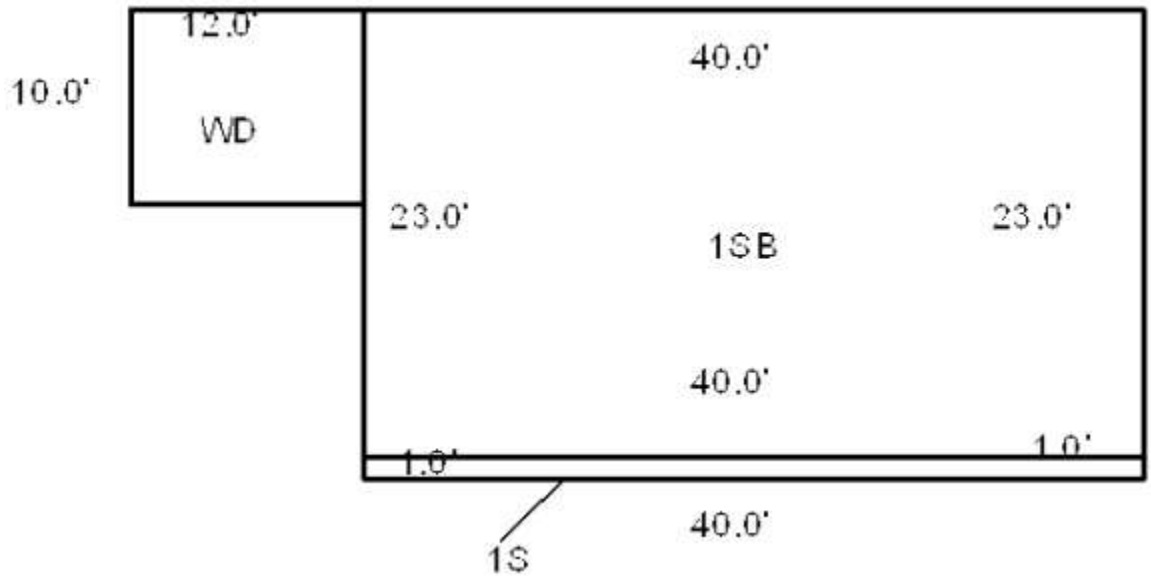
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	163,181

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	68%	100%	95%	105,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1975	40	C 100	3.663	Avg-	68%	100%	95%	2.366
Wood Deck	1975	120	C 100	1.504	Avg.	72%	100%	95%	1.029
960 SFLA							Outbuilding Total		3,395

Accpt Land 79,300 Accepted Bldg 108,800 Total 188,100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10.0'
WD
40.0'
23.0'
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23.0'
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1S

Account: 469 Card: 1 of 1 Map/Lot: 009-001 Location: 1223 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/30/2022
Sale Price	269,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17841P414
Reference 2	LOT SIZE:1.3
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	72,675.00	82,068	100%		82,068
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.30					Land Total	97,743

Dwelling Description

				Replacement Cost New	
Other	One Story	1,008 Sqft	Grade D 100	Base	110,420
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,016
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

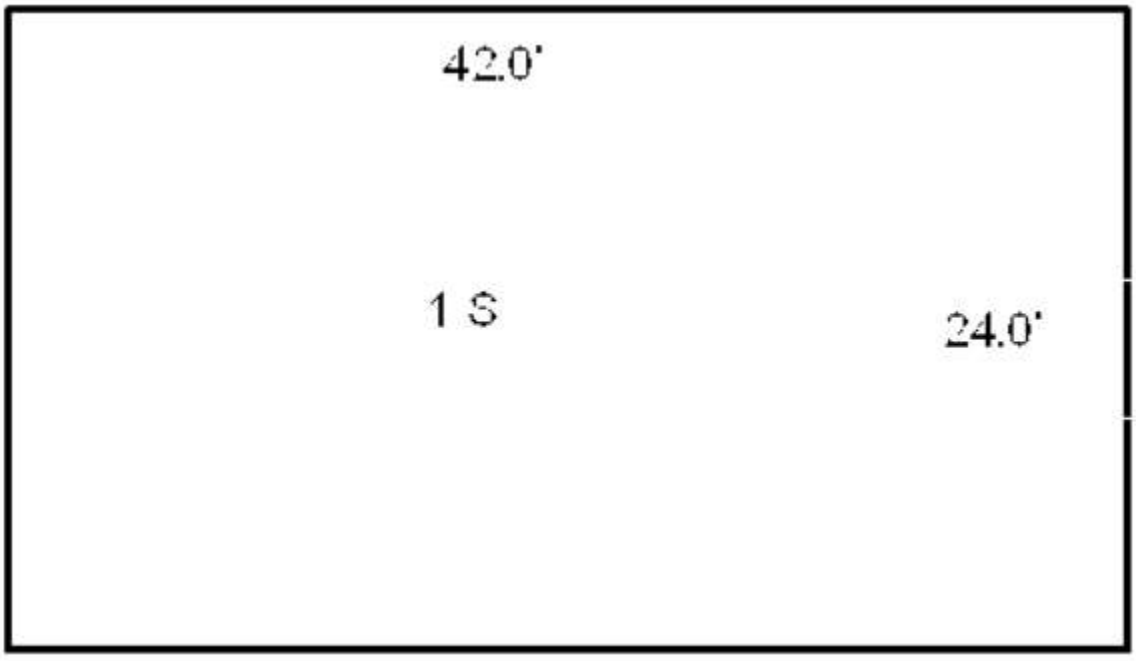
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	118,772

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	90%	95%	86,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1998	384	C 100	16.692	Avg.	84%	100%	95%	13.320
Frame Shed	1930	336	C 100	5.258	Avg.	67%	100%	95%	3.347
Patio	1998	420	C 100	2.629	Avg.	84%	100%	95%	2.098
1,008 SFLA							Outbuilding Total		18,765

Accpt Land	97,700	Accepted Bldg	105,100	Total	202,800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1 S
24.0'

Name: FORBES, BRANDEN
FORBES, MEGHAN
Map/Lot: 003-124A
Account: 470 Card: 1 of 1 Location: 11 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/21/2019
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Seller
Validity	Arms Length Sale

Reference 1	B17978P492
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,136 Sqft	Grade C 100	Base	194,849
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,840
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

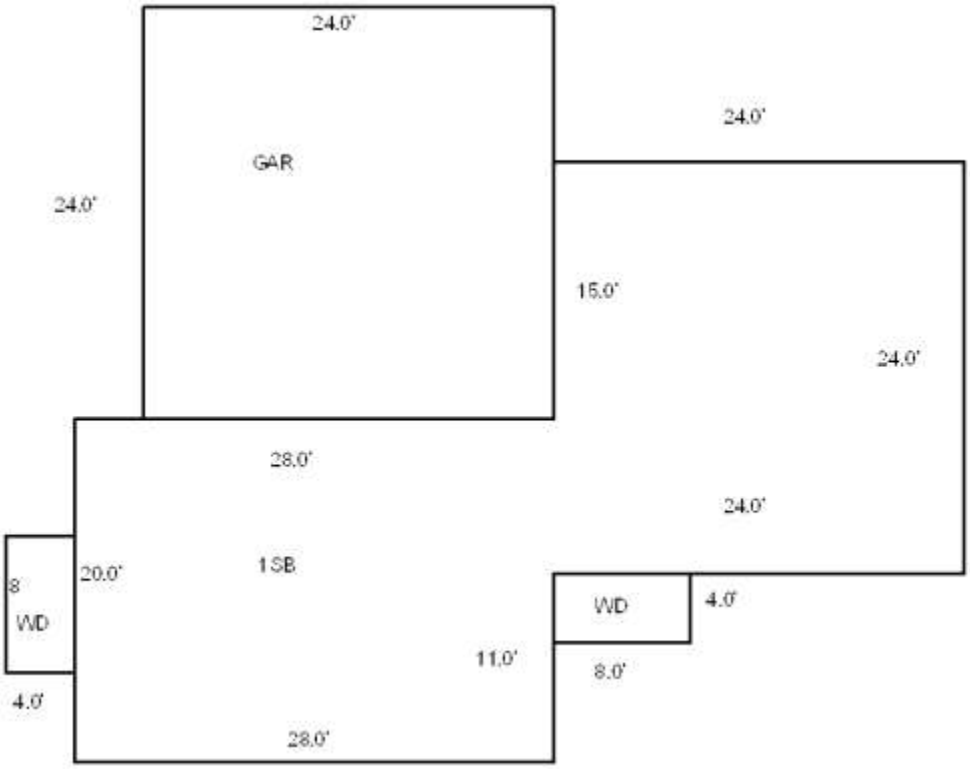
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	GOOD	GOOD	Above Average	Typical	207,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	155,588

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1973	576	C 100	21.347	Avg+	79%	100%	95%	16,021
Wood Deck	1973	32	C 100	401	Avg+	79%	100%	95%	301
WOOD DECK	1973	32	C 100	401	Avg+	79%	100%	95%	301
1,136 SFLA							Outbuilding Total		16,623

Accpt Land	90,300	Accepted Bldg	172,200	Total	262,500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20.0'
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WD
11.0'
8.0'
4.0'
28.0'

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/24/2020
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	b18230p568
Reference 2	LOT SIZE: 6.48
Tran/Land/Bldg	102 1 12
X.....	GRAD Y..... CORR
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
2.48	Acres-Rear Land 1-10	3,045.00	8,307	100%		8,307
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 6.48					Land Total	113,525

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,040 Sqft	Grade B 90	Base	326,428
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,217
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,301
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	12,355
Attic	Floor & Stairs			Attic	2,434
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

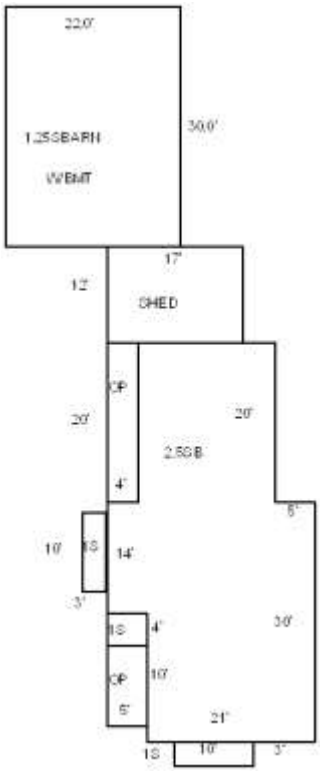
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	349,735

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	246,039

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LOFT BARN BSMT	1900	660	B 90	32.836	Avg.	67%	100%	105%	23,100
Frame Shed	1900	204	B 90	3.736	Avg.	67%	100%	105%	2,628
Open Frame Porch	1900	80	B 90	3.956	Avg.	67%	100%	105%	2,784
1 STORY	1900	30	B 90	3.214	Avg.	67%	100%	105%	2,261
1 STORY	1900	20	B 90	2.144	Avg.	67%	100%	105%	1,508
OPEN PORCH	1900	50	B 90	2.614	Avg.	67%	100%	105%	1,839
ONE STORY FRAME	1900	30	B 90	3.214	Avg.	67%	100%	105%	2,261
Frame Shed	1900	192	C 100	3.005	Avg-	60%	100%	105%	1,893
2,160 SFLA							Outbuilding Total		38,274

Accpt Land 113,500 Accepted Bldg 284,300 Total 397,800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WBMT
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21'
8'
10'
3'

Map/Lot: 003-120-3
Account: 472 Card: 1 of 1 Location: 58 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/24/2013
Sale Price	219,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16702P465
Reference 2	LOT SIZE:1.55
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.55	Acres-Homesite (Fract)	72,675.00	83,524	100%		83,524
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.55					Land Total	99,199

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	896 Sqft	Grade C 110	Base	276,226
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,928
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

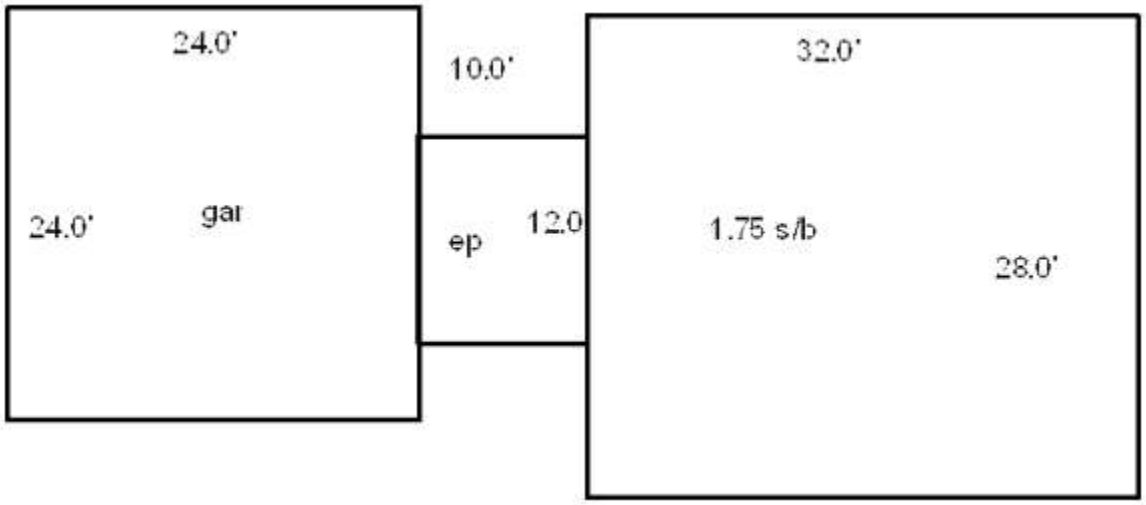
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	288,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	216,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1986	576	C 110	23.482	Avg.	79%	100%	95%	17.623
Encl Frame Porch	1986	120	C 110	10.518	Avg.	79%	100%	95%	7.894
1,792 SFLA							Outbuilding Total		25,517

Accpt Land	99,200	Accepted Bldg	242,000	Total	341,200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1.75 s/b
28.0'

Name: BOSTON, PAUL V
BOSTON, ELIZABETH J
Account: 473 Card: 1 of 1 Map/Lot: 003-120-2
Location: 50 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B4331P0333
Reference 2	LOT SIZE:0.95
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	72,675.00	79,533	100%		79,533
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.95					Land Total	95,208

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	480 Sqft	Grade C 100	Base	165,688
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,920
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

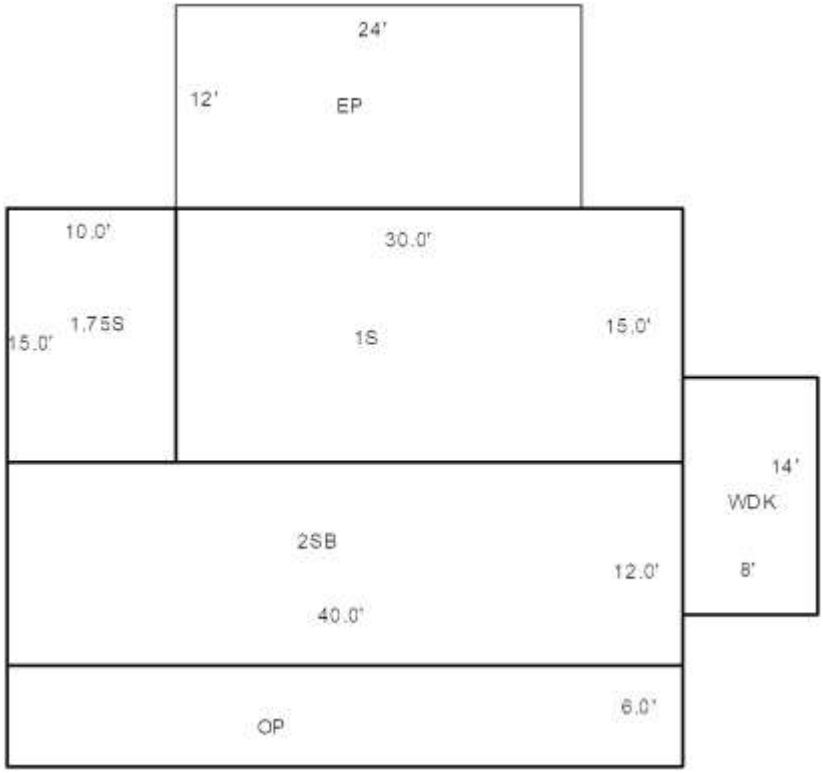
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	1987	OLD TYPE	TYPICAL	Average	Typical	176,248

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	112,182

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 3/4 STORY FR	1957	150	C 100	21.660	Ava.	67%	100%	95%	13.786
ONE STORY FRAME	1957	450	C 100	41.211	Ava.	67%	100%	95%	26.230
Open Frame Porch	1957	240	C 100	10.142	Ava.	67%	100%	95%	6.455
Frame Shed	1957	240	C 100	3.756	Ava.	67%	100%	95%	2.391
WOOD DECK	2005	112	C 100	1.403	Ava.	67%	100%	95%	893
1.25 ST GARAGE..	2005	1064	C 100	44.857	Ava.	88%	100%	95%	37.500
LEAN TO	1957	96	C 100	717	Ava.	67%	100%	95%	456
Encl Frame Porch	1957	288	C 100	22.948	Ava.	67%	100%	95%	14.606
1,672 SFLA								Outbuilding Total	102,317

Accpt Land 95,200 Accepted Bldg 214,500 Total 309,700


24'
12'
EP
10.0'
30.0'
15.0'
1.75S
1S
15.0'
14'
WDK
2SB
12.0'
8'
40.0'
6.0'
OP

Name: FOLSOM, ELAINE H. LIFE ESTATE
c/o CAROL MICK

Map/Lot: 001-039-2
Account: 474 Card: 1 of 1 Location: 4 KNIGHTS POND RD

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B12649P151
Reference 2	LOT SIZE:2.20
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	03/01/2003
Sale Price	571,905
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.20	Acres-Homesite (Fract)	78,185.00	93,059	100%		93,059
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.20					Land Total	103,509

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	448 Sqft	Grade C 110	Base	161,430
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,156
Rooms	7	HEARTHS		HEARTHS	1,760
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

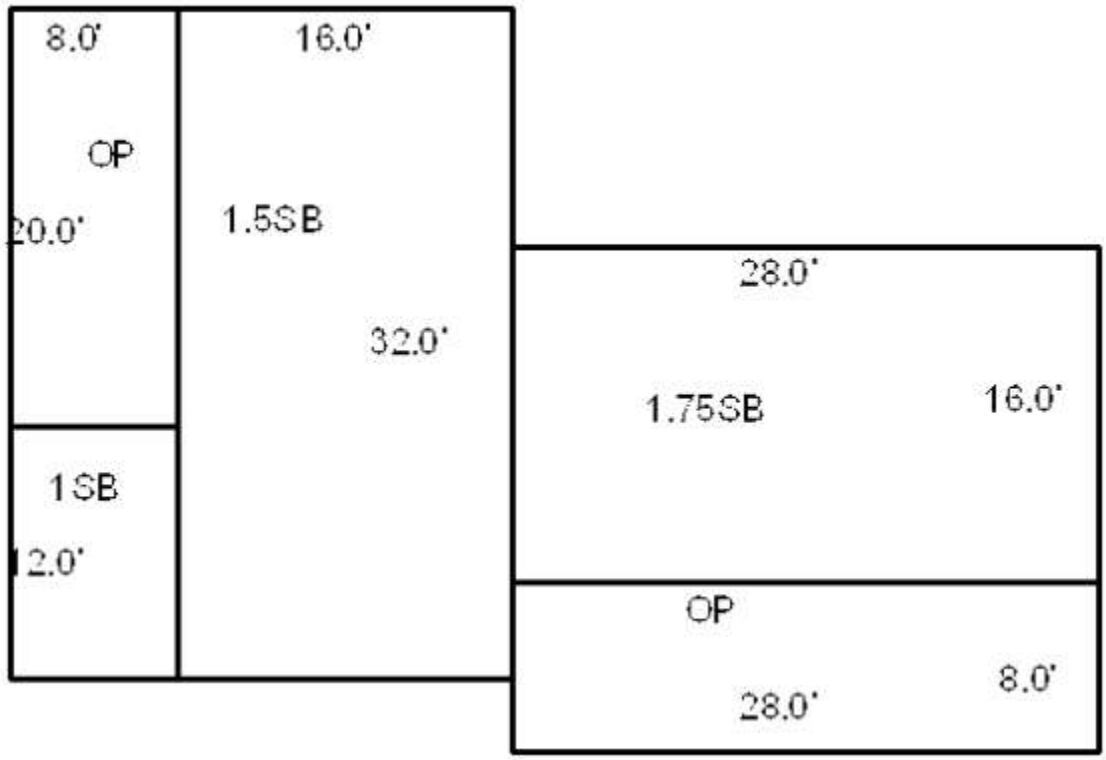
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	174,797

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	124,543

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1977	160	C 110	7.438	Avg.	75%	100%	95%	5.299
1 STORY/BASEMENT	1977	96	C 110	11.157	Avg.	75%	100%	95%	7.950
1.5 Story/BSMT	1977	512	C 110	83.314	Avg.	75%	100%	95%	59.362
OPEN PORCH	1977	224	C 110	10.546	Avg.	75%	100%	95%	7.514
1.25 ST BARN....	1	2400	D 100	73.315	Avg-	60%	100%	95%	41.790
Frame Shed	1	840	D 100	10.517	Avg-	60%	100%	95%	5.994
Frame Shed	1	288	D 100	3.606	Fair	55%	100%	95%	1.884
Frame Garage	2008	480	C 110	19.679	Avg.	90%	100%	95%	16.825
1,648 SFLA							Outbuilding Total		146,618

Accpt Land	103,500	Accepted Bldg	271,200	Total	374,700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28.0'
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8.0'
28.0'

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5410P0172
Reference 2 LOT SIZE:5
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 17 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade B 100	Base	402,974
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,360
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	Floor & Stairs			Attic	3,120
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

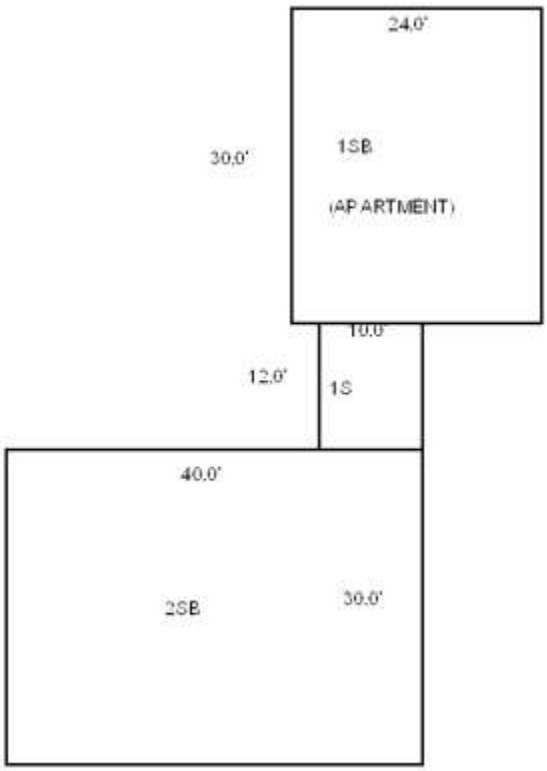
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1978	TYPICAL	TYPICAL	Average	Typical	450,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	287,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1984	720	B 100	98.898	Avg.	67%	100%	95%	62.949
ONE STORY FRAME	1790	120	B 100	14.287	Avg.	67%	100%	95%	9.093
Wood Deck	1996	60	B 100	978	Avg.	83%	100%	95%	771
Swimming Pool	1996	1	C 100	12.100	Avg.	99%	100%	95%	11.380
Frame Shed	1978	192	D 100	2.404	Avg.	73%	100%	95%	1.667
Frame Shed	2011	192	C 100	3.005	Avg.	92%	100%	95%	2.627
Frame Shed	2018	144	C 100	2.254	Avg.	96%	100%	95%	2.056
3,240 SFLA							Outbuilding Total		90,543

Accpt Land 109,400 Accepted Bldg 377,600 Total 487,000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40.0'
2SB
30.0'

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/24/2014
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Reference 1	B16860P201
Reference 2	LOT SIZE: 0.50 estimate
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Other	One Story	960 Sqft	Grade D 110	Base	117,324
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	211
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,112
Rooms	4	HEARTHS		HEARTHS	704
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

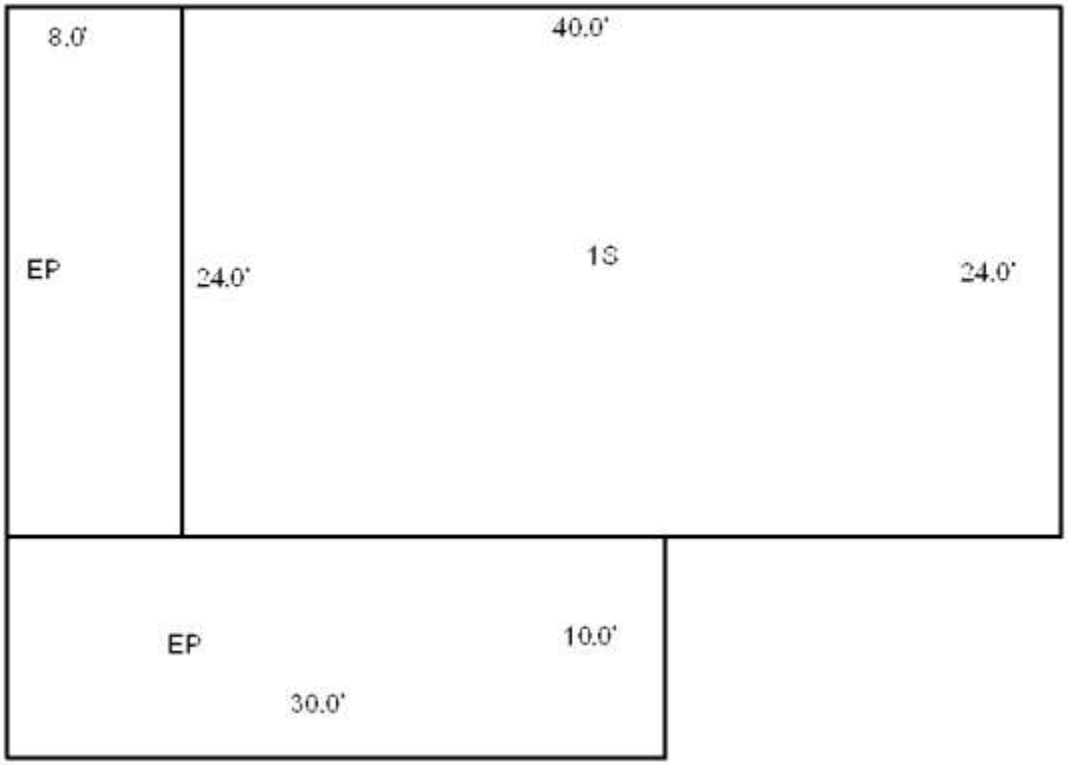
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	120,351

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	95%	105%	97,241

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1990	192	C 100	15.299	Avg.	81%	95%	105%	12.361
Encl Frame Porch	1990	300	C 100	23.904	Avg.	81%	95%	105%	19.314
Frame Garage	1990	440	C 100	16.449	Avg.	81%	95%	105%	13.291
Frame Shed	1990	120	D 110	1.652	Avg.	81%	95%	105%	1.335
Frame Shed	1990	96	D 110	1.322	Avg.	81%	95%	105%	1.068
960 SFLA							Outbuilding Total		47,369

Accpt Land	87,600	Accepted Bldg	144,600	Total	232,200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Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS
Reference 1	B4823P65
Reference 2	LOT SIZE: 15.7
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	09/22/2021
Sale Price	1,100,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	150%	View/Envir	137,745
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.70	Acres-Rear Land 11-20	950.00	1,777	100%		1,777
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.70					Land Total	174,007

Dwelling Description

Cape Cod	One & 3/4 Story	1,354 Sqft	Grade A 100	Base	519,894
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	2,166
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW RADIANT	Cooling	0% None	Heat	9,480
Rooms	9	HEARTHS		HEARTHS	1,280
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	16,896
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

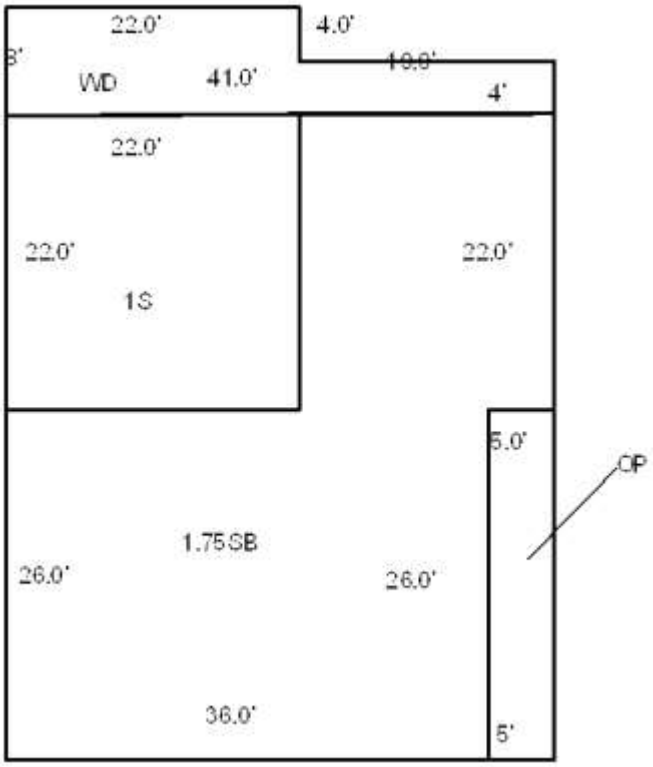
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2010	GOOD	GOOD	Excellent	Typical	549,716

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	470,007

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Wood Deck	1890	252	A 100	5.053	Exc.	90%	100%	95%	4.321
ONE STORY FRAME	1890	484	A 100	70.920	Exc.	90%	100%	95%	60.637
Open Frame Porch	1890	130	A 100	8.790	Exc.	90%	100%	95%	7.515
Swimming Pool	1980	800	C 100	12.100	Avg.	74%	100%	95%	8.506
PATIO	1984	250	A 100	2.504	Avg.	77%	100%	95%	1.832
Jacuzzi #	1990	1	C 100	3.300	Avg.	99%	100%	95%	3.104
LOFT BARN BSMT	1900	2280	C 100	93.983	Avg.	67%	100%	95%	59.821
1S GAR/BSMT	1900	1196	C 100	58.647	Avg.	67%	100%	95%	37.328
SHOP/BSMT	1990	2280	C 100	72.732	Avg.	80%	100%	95%	55.277
2,854 SFLA							Outbuilding Total		238,341

Accpt Land	174,000	Accepted Bldg	708,300	Total	882,300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26.0'
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36.0'
5'

Name: GERALD M. AND KATHLEEN P. FOSTER
CLIFFORD E. FOSTER & JOANNE M. FOSTER
Map/Lot: 004-002
Account: 478 Card: 1 of 2 Location: 103 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 07/14/1998
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B1669P349
Reference 2 LOT SIZE:1.4
Tran/Land/Bldg 109 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	76,500.00	81,201	100%		81,201
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.40					Land Total	92,201

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	646 Sqft	Grade C 110	Base	216,605
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	711
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,553
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,421
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

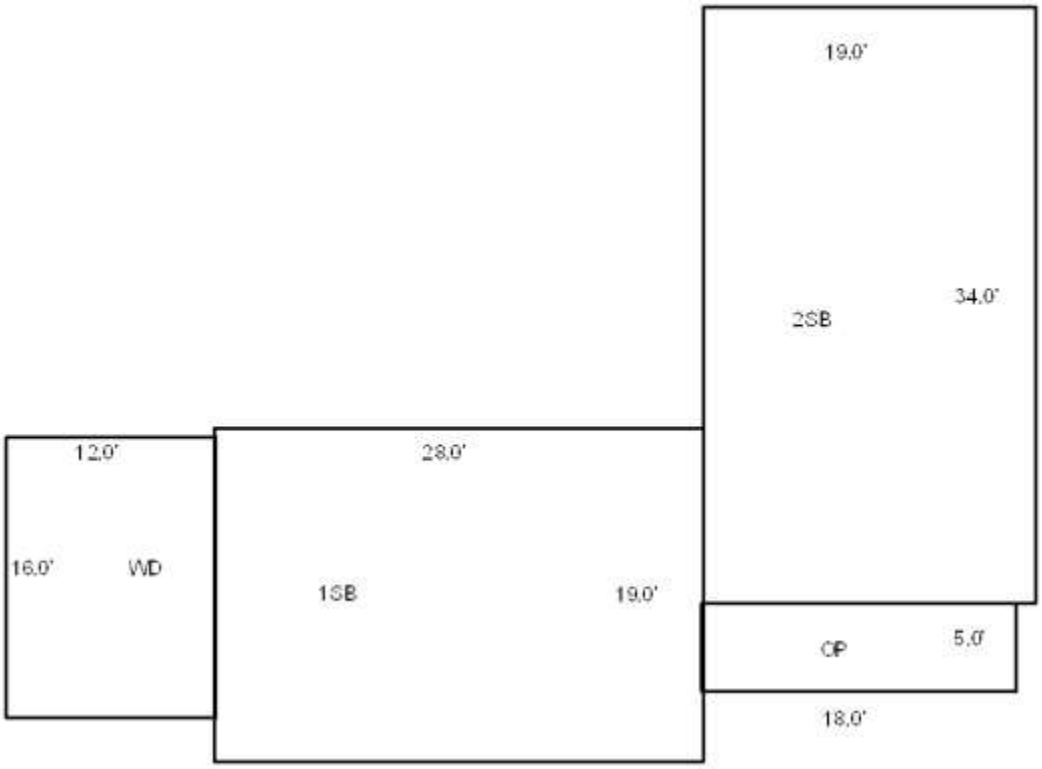
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	Field7	Average	Inadeq.	223,170

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	100%	142,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	192	C 110	2.647	Avg.	67%	95%	100%	1.684
1 Story/BSMT	1900	532	C 110	61.832	Avg.	67%	95%	100%	39.356
Open Frame Porch	1900	90	C 110	4.183	Avg.	67%	95%	100%	2.663
Swimming Pool	1900	1	C 100	12.100	Avg.	99%	10%	100%	1.198
1,824 SFLA							Outbuilding Total		44,901

Accpt Land 92,200 Accepted Bldg 186,900 Total 279,100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Neighborhood 25	OAK WOODS RD		
Zoning/Use	RESIDENTIAL 2		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B1669P0349		
Reference 2	LOT SIZE:1.4		
Tran/Land/Bldg	109 1 7		
X.....	0	Y.....	0
Exemption(s)	1 0 0	Land Schedule	3

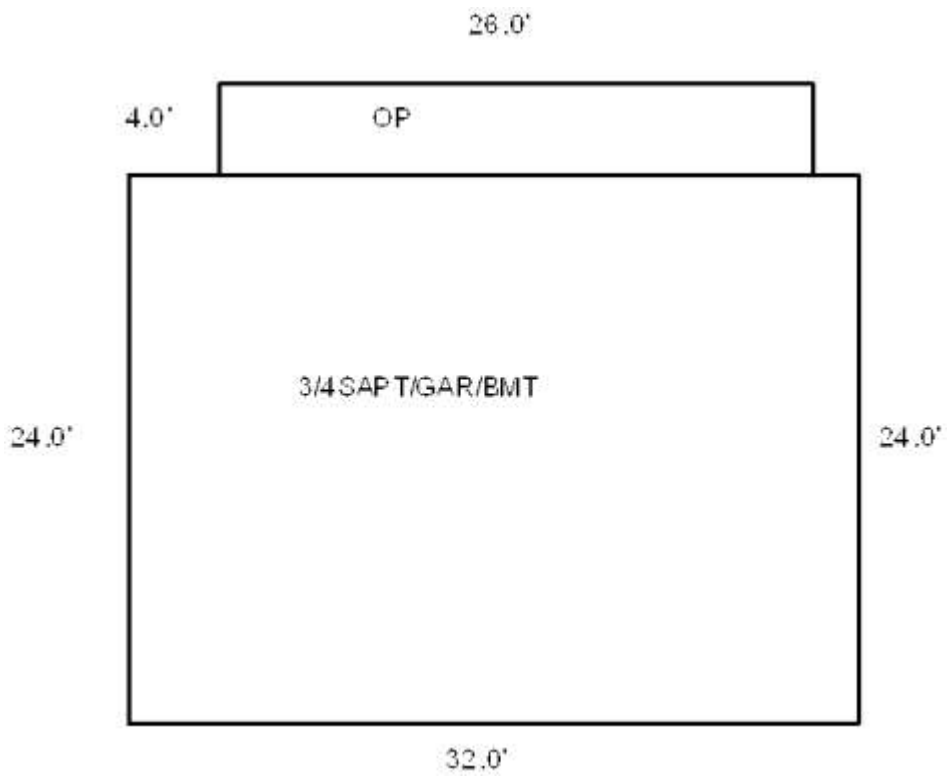
Sale Data

Sale Date	07/14/1998
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BASEMENT.....	2002	768	C 100	19.238	Avg.	87%	50%	100%	8.368
3/4 S APT/GAR	1900	768	C 100	78.144	Avg.	67%	100%	100%	52.356
Open Frame Porch	1900	104	C 100	4.395	Avg.	67%	100%	100%	2.945
2,400 SFLA							Outbuilding Total		63,669

Accpt Land	0	Accepted Bldg	63,700	Total	63,700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OP
3/4 SAP T/GAR/BMT
24.0'
24.0'
32.0'

Name: GERALD M. AND KATHLEEN P. FOSTER
CLIFFORD E. FOSTER & JOANNE M. FOSTER
Map/Lot: 004-002
Account: 478
Location: 103 OAK WOODS RD

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	92,200	186,900	279,100	92,200	186,900	279,100
2	0	63,700	63,700	0	63,700	63,700
TOTAL	92,200	250,600	342,800	92,200	250,600	342,800

Name: ROYAL, PATRICK
ROYAL, KIMBERLY
Map/Lot: 022-032
Account: 479 Card: 1 of 1 Location: 35 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/08/2022
Sale Price	508,378
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17394P606
Reference 2	LOT SIZE: .31
Tran/Land/Bldg	105 1 14
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	70,600.00	69,077	100%		69,077
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.31					Land Total	80,077

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	820 Sqft	Grade C 100	Base	247,655
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	820
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,100
Rooms	16				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	31,680
Attic	Floor & Stairs			Attic	1,640
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

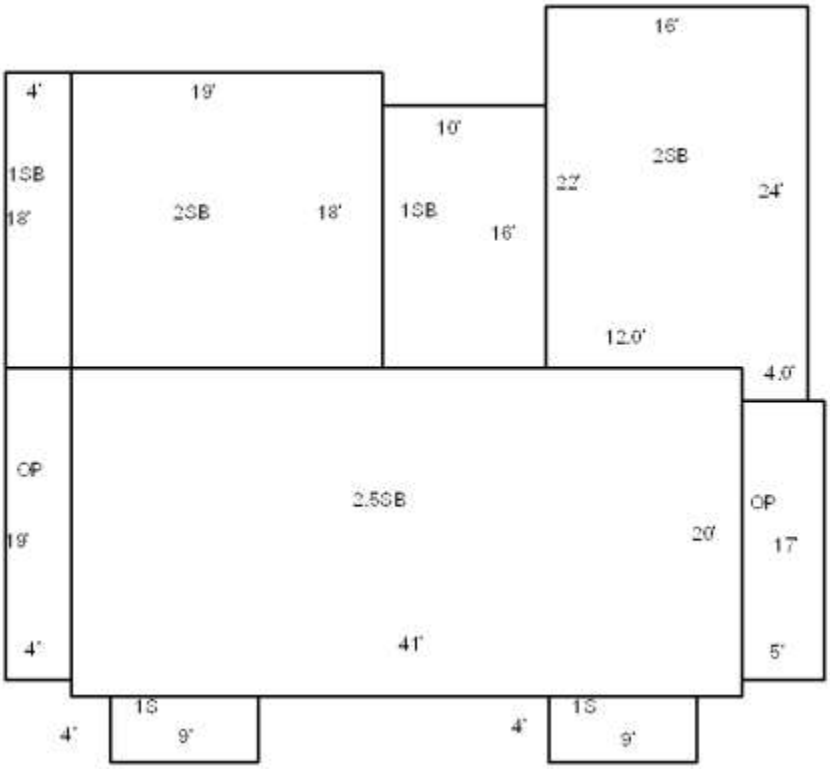
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	TYPICAL	TYPICAL	Good	Typical	285,895

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	85%	100%	189,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1900	72	C 100	7.608	Good	78%	85%	100%	5.044
Open Frame Porch	1900	76	C 100	3.212	Good	78%	100%	100%	2.505
2 Story/BSMT	1900	342	C 100	57.815	Good	78%	85%	100%	38.332
1 STORY/BSMT	1900	160	C 100	16.906	Good	78%	85%	100%	11.209
2 Story/BSMT	1900	360	C 100	60.858	Good	78%	85%	100%	40.349
OPEN PORCH	1900	85	C 100	3.713	Good	78%	100%	100%	2.896
1 STORY	1900	36	C 100	3.297	Good	78%	85%	100%	2.186
1 STORY	1900	36	C 100	3.297	Good	78%	85%	100%	2.186
Wood Deck	1900	96	C 100	1.203	Avg.	67%	100%	100%	806
Wood Deck	1900	80	C 100	1.002	Avg.	67%	100%	100%	671
3,348 SFLA								Outbuilding Total	106,184

Accpt Land	80,100	Accepted Bldg	295,700	Total	375,800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4'
9'
4'
9'

Name: RAY, FREDERICK
RAY, MITZI
Map/Lot: 018-106
Account: 480 Card: 1 of 1 Location: 45 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/22/2021
Sale Price	397,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15049P1000
Reference 2	LOT SIZE: .36
Tran/Land/Bldg	101 1 11
X.....	corr Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	117,600	77,616	100%		77,616
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.36					Land Total	89,166

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	616 Sqft	Grade B 90	Base	219,399
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	721
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	4,901
Rooms	8				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	12,355
Attic	Full Finished			Attic	19,909
FirePlaces	2			Fireplace	12,033
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

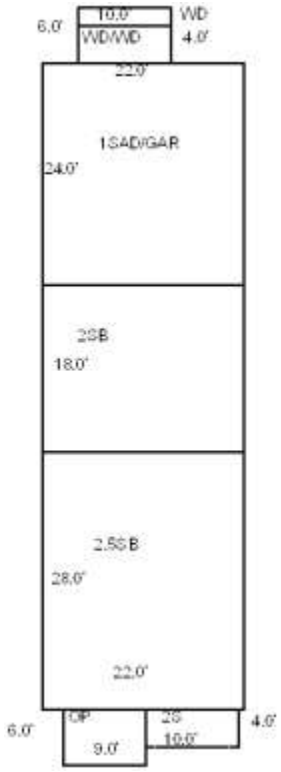
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1857	2004	GOOD	GOOD	Very Good	Typical	269,318

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	105%	240,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S AD/GAR.....	2004	528	B 90	65.272	V.G.	85%	100%	105%	58.255
2 Story/BSMT	2004	396	B 90	78.324	V.G.	85%	100%	105%	69.904
Open Frame Porch	1857	54	B 90	2.670	V.G.	85%	100%	105%	2.384
TWO STORY FRAME	1857	40	B 90	7.582	V.G.	85%	100%	105%	6.767
Wood Deck	1857	60	B 90	880	V.G.	85%	100%	105%	785
WOOD DECK	1857	40	C 100	501	Avg-	60%	100%	105%	316
Frame Shed	1857	216	B 90	3.955	V.G.	85%	100%	105%	3.530
2,632 SFLA							Outbuilding Total		141,941

Accpt Land	89,200	Accepted Bldg	382,300	Total	471,500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18.0'
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28.0'
22.0'
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9.0'
10.0'
4.0'

Name: FOURNIER, JEFFREY M
FOURNIER, AMBER J
Map/Lot: 005-032-1
Account: 481 Card: 1 of 1 Location: 30 SCHOOL HOUSE RD

Neighborhood 69 SCHOOL HOUSE

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 RTODD
Reference 2 LOT SIZE: 2.71
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.71	Acres-Homesite (Fract)	72,675.00	88,323	100%		88,323
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.71					Land Total	103,998

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 110	Base	276,610
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,148
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

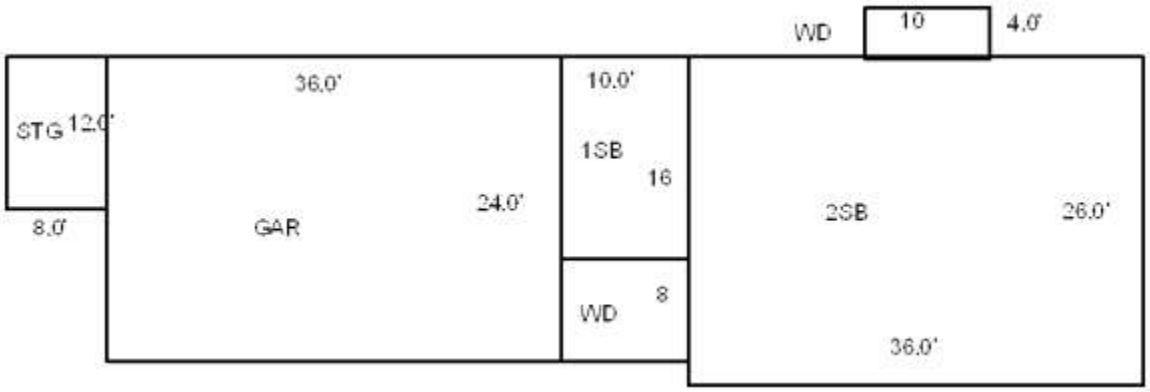
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	292,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	208,060

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
STORAGE	1978	96	C 100	1.203	Ava.	73%	100%	95%	834
Frame Garage	1978	864	C 100	31.718	Ava.	73%	100%	95%	21.996
1 Story/BSMT	1978	160	C 110	18.597	Ava.	75%	100%	95%	13.251
Wood Deck	1978	80	C 100	1.002	Ava.	73%	100%	95%	694
WOOD DECK	1978	40	C 100	501	Ava.	73%	100%	95%	348
Wood Deck	1978	230	C 100	2.882	Ava.	73%	100%	95%	1.999
Frame Shed	1978	160	C 100	2.504	Ava.	73%	100%	95%	1.737
2,032 SFLA							Outbuilding Total		40,859

Accpt Land 104,000 Accepted Bldg 248,900 Total 352,900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GAR
2SB
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WD
8
36.0'

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/30/2014
Sale Price	264,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16900P437
Reference 2	LOT SIZE: 2.30
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.30	Acres-Homesite (Fract)	74,130.00	88,626	100%		88,626
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.30					Land Total	100,176

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	670 Sqft	Grade C 100	Base	211,500
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	670
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	3,685
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	Floor & Stairs			Attic	1,340
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1894	1976	TYPICAL	TYPICAL	Average	Typical	228,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	160,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.00 ST BARN....	1894	1296	C 100	66.853	Avg.	67%	100%	105%	47.032
ONE STORY FRAME	1894	144	C 100	13.188	Avg.	67%	100%	105%	9.278
Open Frame Porch	1894	140	C 100	5.916	Avg.	67%	100%	105%	4.162
TWO STORY FRAME	1894	360	C 100	58.324	Avg.	67%	100%	105%	41.031
1 STORY	1894	25	C 100	2.290	Avg.	67%	100%	105%	1.611
OPEN PORCH	1894	50	C 100	2.234	Avg.	67%	100%	105%	1.572
1 STORY	1894	24	C 100	2.198	Avg.	67%	100%	105%	1.547
ONE STORY FRAME	1894	30	C 100	2.747	Avg.	67%	100%	105%	1.932
ONE STORY FRAME	1894	30	C 100	2.747	Avg.	67%	100%	105%	1.932
Frame Shed	1894	756	D 100	9.465	Fair	55%	100%	105%	5.466
2,313 SFLA							Outbuilding Total		115,563

Accpt Land	100,200	Accepted Bldg	276,400	Total	376,600

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1S
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Name: CARON, MICHAEL A
CARON, DENA JO M
Map/Lot: 006-071-1
Account: 483 Card: 1 of 1 Location: 434 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/12/2018
Sale Price	80,850
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17643P639
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	672 Sqft	Grade C 90	Base	158,587
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	454
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,117
Rooms	4	HEARTHS		HEARTHS	720
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Fair	Typical	161,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	60%	95%	61,821

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1980	440	C 90	36.266	Fair	67%	60%	95%	13.850
Open Frame Porch	1980	40	C 90	1.521	Fair	67%	60%	95%	580
1 ST ATT.SHED...	1980	312	C 90	4.198	Fair	67%	60%	95%	1.604
WOOD DECK	1980	120	C 90	1.354	Fair	67%	60%	95%	517
Frame Shed	1980	120	C 90	1.690	Fair	67%	60%	95%	645
Frame Shed	1980	48	C 90	676	Fair	67%	60%	95%	258
1,616 SFLA							Outbuilding Total		17,454

Accpt Land 107,500 Accepted Bldg 79,300 Total 186,800

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OP

Name: TOWNSEND, DELANI ERICA BELYEA
TOWNSEND, MITCHELL ARTHUR
Map/Lot: 006-058
Account: 484 Card: 1 of 1 Location: 280 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	08/02/2019
Sale Price	315,001
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1 B18018P33
Reference 2 LOT SIZE: 7.35 portion
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.35	Acres-Rear Land 1-10	1,710.00	6,301	100%		6,301
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.35					Land Total	113,806

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,305 Sqft	Grade C 100	Base	343,062
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	1,729
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	4,610
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

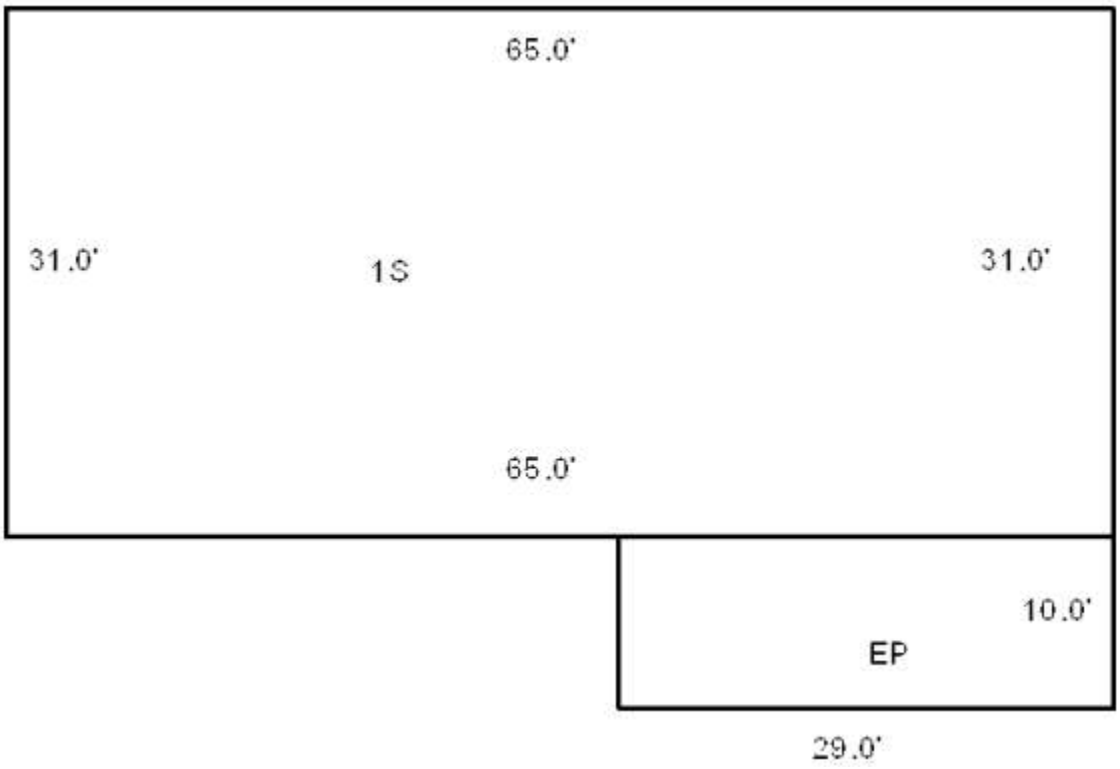
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	2019	TYPICAL	TYPICAL	Good	Typical	362,601

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	285,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1972	576	C 100	24,644	Good	83%	100%	95%	19,432
Frame Shed	1972	192	C 100	3,005	Good	83%	100%	95%	2,369
2,305 SFLA							Outbuilding Total		21,801

Accpt Land 113,800 Accepted Bldg 307,700 Total 421,500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Name: STRAFFIN, LARRY W
STRAFFIN, BARBARA J

Map/Lot: 021-032
Account: 485 Card: 1 of 1 Location: 28 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B14321P133
Reference 2	LOT SIZE: .22
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Sale Data

Sale Date	12/15/2004
Sale Price	175,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	74,130.00	70,086	100%		70,086
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.22					Land Total	81,636

Dwelling Description

				Replacement Cost New	
Ranch	One Story	828 Sqft	Grade C 100	Base	155,799
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,035
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,484
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

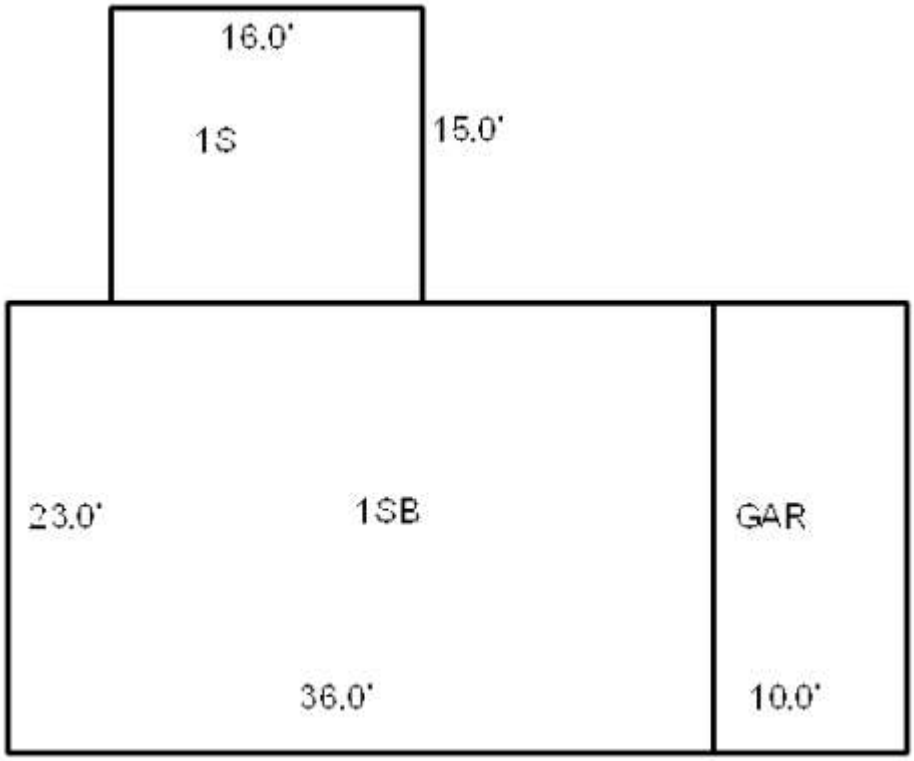
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	159,318

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	105%	118,772

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1970	230	C 100	8.887	Avg.	71%	100%	105%	6.626
ONE STORY FRAME	1970	240	C 100	21.979	Avg.	71%	100%	105%	16.385
Frame Shed	2021	140	C 110	2.410	Avg.	71%	100%	105%	1.797
Generator	2021	1	C 100	5.000	Avg.	71%	100%	105%	3.728
Frame Shed	2022	96	C 100	1.502	Avg.	71%	100%	105%	1.119
1,068 SFLA								Outbuilding Total	29,655

Accpt Land 81,600 Accepted Bldg 148,400 Total 230,000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Name: ATHANS, GREGORY G
ATHANS, LAURA L
Map/Lot: 008-053
Account: 486 Card: 1 of 1 Location: 541 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/29/2006
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15053P683
Reference 2	LOT SIZE:11.50
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.50	Acres-Rear Land 1-10	1,710.00	14,108	100%		14,108
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 11.50					Land Total	121,613

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	281,327
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-3,881
Rooms	7	HEARTHS		HEARTHS	1,760
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

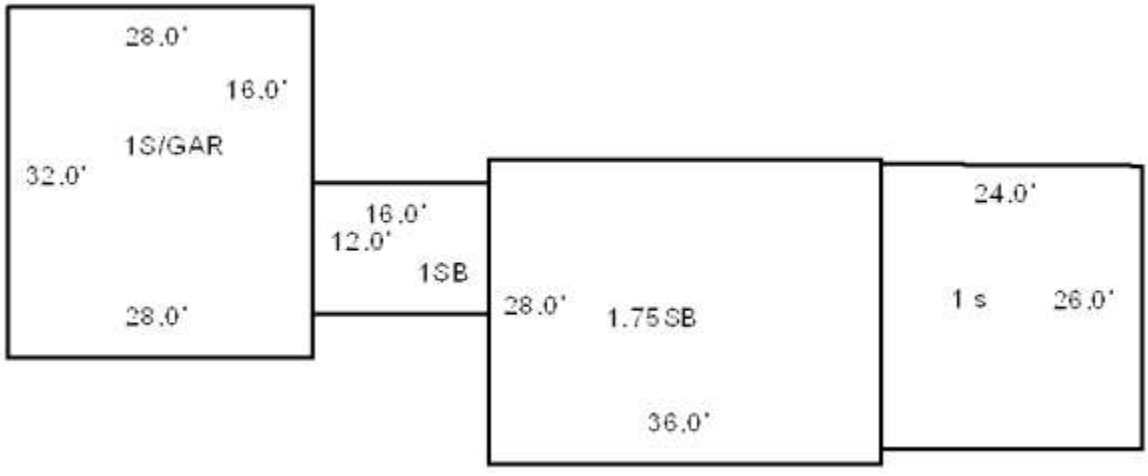
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	TYPICAL	Average	Typical	289,581

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	217,331

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1985	192	C 110	22.316	Avg.	79%	100%	95%	16.748
1S AD/GAR.....	1985	896	C 110	104.138	Avg.	79%	100%	95%	78.156
1.25 ST BARN....	1985	600	C 110	26.400	Avg.	79%	100%	95%	19.813
SHOP	1985	600	A	0	Good	85%	0%	95%	0
STABLE	1985	1025	C 110	36.633	Avg.	79%	100%	95%	27.493
Wood Deck	2011	192	C 100	2.406	Avg.	100%	100%	95%	2.286
ONE STORY FRAME	1985	624	C 110	62.861	Avg.	79%	100%	95%	47.177
3,476 SFLA							Outbuilding Total		191,673

Accpt Land 121,600 Accepted Bldg 409,000 Total 530,600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Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2875P0266
Reference 2	LOT SIZE:20 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
Total Acres 20.00					Land Total	15,400

Accpt Land	15,400	Accepted Bldg	0	Total	15,400

Map/Lot: 018-120
Account: 488 Card: 1 of 1 Location: PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use COMMERCIAL COMMERCIAL 2
Topography Level
Utilities All Public
Street No Street

Reference 1 B7390P0086
Reference 2 LOT SIZE: 1.65
Tran/Land/Bldg 330 3 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.65	Acres-Homesite (Fract)	117,600	150,330	100%		150,330
Total Acres 1.65				Land Total		150,330

Accpt Land 150,300 Accepted Bldg 0 Total 150,300

Name: COTE, BLAIN A
COTE, KATHLEEN E

Map/Lot: 010-073
Account: 489 Card: 1 of 1 Location: 1061 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B15947P960
Reference 2	LOT SIZE:13
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	09/27/2010
Sale Price	305,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%	Topography	82,647
9.00	Acres-Rear Land 1-10	1,710.00	16,929	90%	Topography	15,236
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 13.00					Land Total	113,558

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	609 Sqft	Grade C 110	Base	208,949
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	670
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,350
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	20,328
Attic	Floor & Stairs			Attic	1,340
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

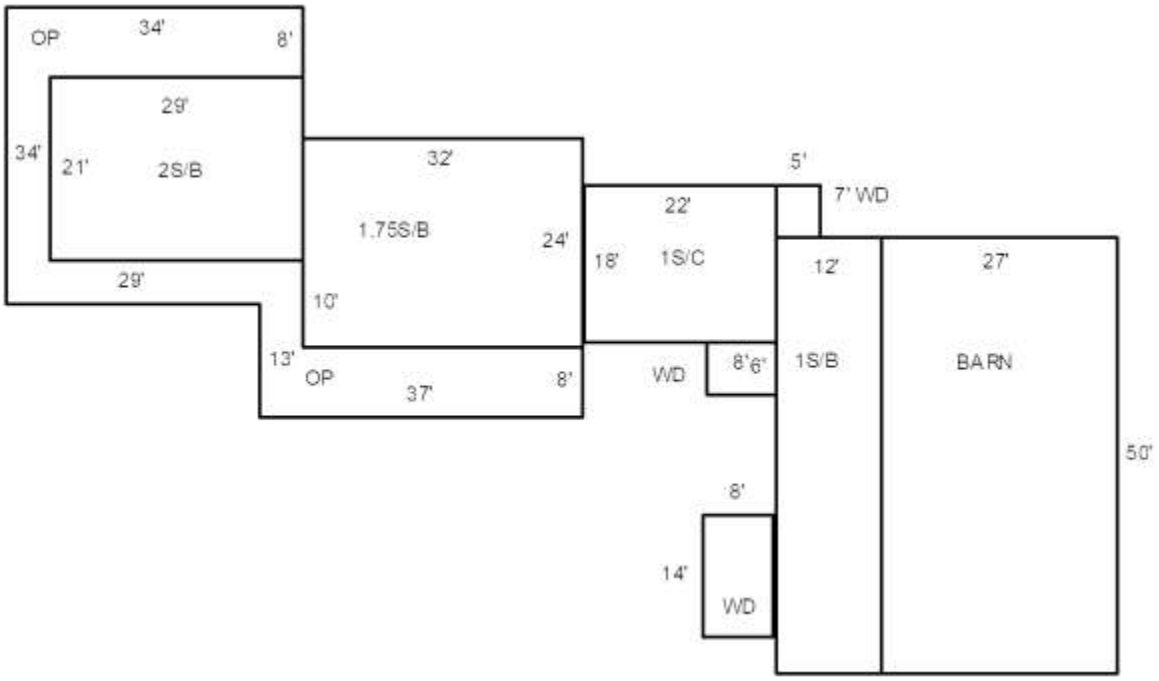
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2000	GOOD	GOOD	Good	Typical	235,517

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	174,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1991	768	C 110	133.892	Good	78%	100%	95%	99.214
ONE STORY FRAME	2021	396	C 110	39.893	Good	78%	100%	95%	29.561
1 STORY/BSMT	2021	600	C 110	69.736	Good	78%	100%	95%	51.674
Barn	1880	1400	C 100	45.044	Avg.	67%	100%	95%	28.670
OPEN PORCH	2021	30	C 110	1.528	Good	78%	100%	95%	1.132
Open Frame Porch	2021	868	C 110	40.350	Good	78%	100%	95%	29.899
Wood Deck	2021	48	C 110	661	Good	78%	100%	95%	490
WOOD DECK	2021	74	C 110	1.020	Good	78%	100%	95%	756
2.00 ST BARN....	1945	5616	C 100	283.241	Avg-	60%	100%	95%	161.448
3,558 SFLA							Outbuilding Total		402,844

Accpt Land 113,600 Accepted Bldg 577,400 Total 691,000


OP
34'
8'
29'
34'
21'
2S/B
32'
1.75S/B
24'
22'
5'
7' WD
18'
1S/C
12'
27'
29'
10'
13'
OP
37'
8'
WD
8'6"
1S/B
BARN
50'
8'
14'
WD

Account: 490 Card: 1 of 1 Map/Lot: 004-041 Location: STAPLES DR

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B7685P0347
Reference 2	LOT SIZE:17.5
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
7.50	Acres-Rear Land 11-20	1,260.00	10,395	100%		10,395
Total Acres 17.50					Land Total	43,890

Accpt Land 43,900 Accepted Bldg 0 Total 43,900

Name: MINIUTTI, JACK B
MINIUTTI, DANIELLE

Map/Lot: 008-022
Account: 491 Card: 1 of 1 Location: 990 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/10/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B16408P789
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 100	Base	207,020
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	893 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,681
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

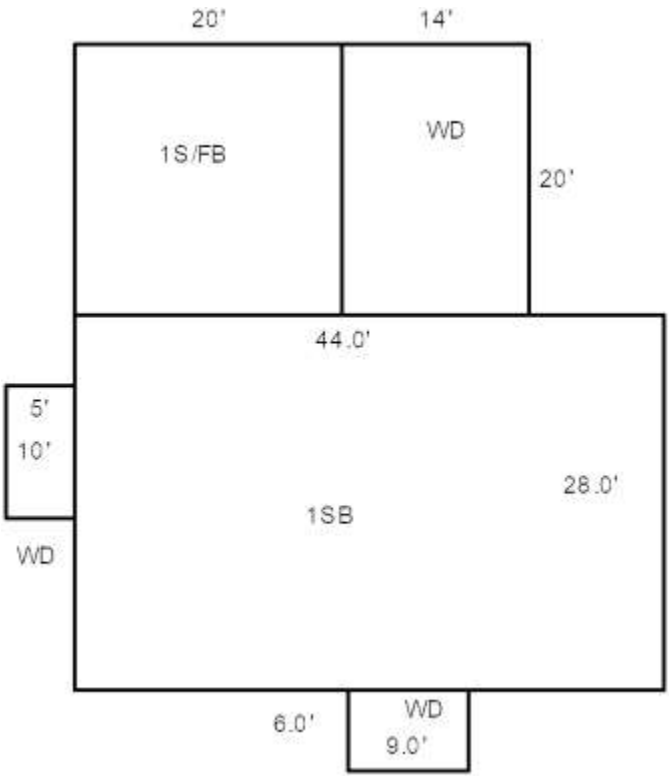
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	238,965

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	95%	177,073

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2021	280	C 100	3.508	Avg.	78%	100%	95%	2.599
WOOD DECK	1983	54	C 100	677	Avg.	78%	100%	95%	502
WOOD DECK	1983	50	C 100	626	Avg.	78%	100%	95%	464
1 STORY/BSMT	2021	400	C 100	42.264	Avg.	78%	100%	95%	31.318
Frame Shed	2021	72	C 100	1.127	Avg.	78%	100%	95%	835
1,632 SFLA								Outbuilding Total	35,718

Accpt Land	107,500	Accepted Bldg	212,800	Total	320,300


20'
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Account: 492 Card: 1 of 1 Map/Lot: 002-012 Location: 99 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities WellPublic Sewer
Street Paved

Sale Data

Sale Date	05/24/2012
Sale Price	258,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16332P988
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Log Home	One Story	800 Sqft	Grade C 100	Base	138,408
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,200
Fin. Basement Area	720 Sqft, Grade B	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,600
Rooms	7	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

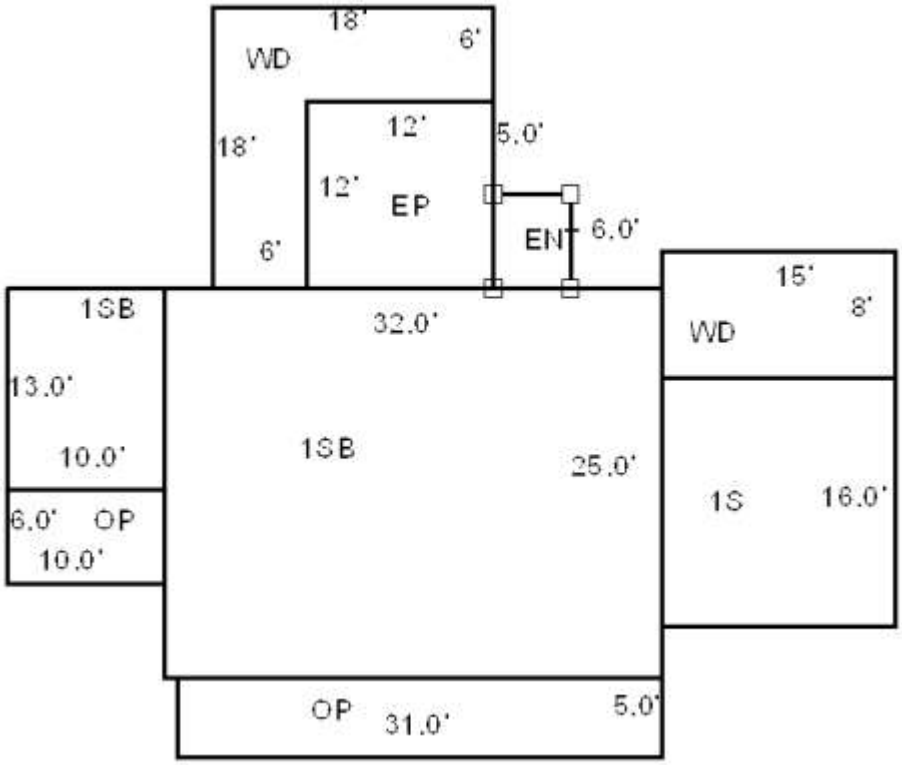
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	147,528

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	105%	122,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1986	180	C 100	2.255	Ava.	79%	100%	105%	1.870
BSMT ENTRY.....	1986	30	C 100	470	Ava.	79%	100%	105%	390
1 Story/BSMT	1986	130	C 100	13.736	Ava.	79%	100%	105%	11.394
Open Frame Porch	1986	60	C 100	2.536	Ava.	79%	100%	105%	2.103
OPEN PORCH	1986	155	C 100	6.671	Ava.	79%	100%	105%	5.534
ONE STORY FRAME	1986	240	C 100	21.979	Ava.	79%	100%	105%	18.231
Frame Shed	1986	204	C 100	3.193	Ava.	79%	100%	105%	2.648
1 ST BARN.....	1986	1517	C 100	48.707	Ava.	79%	100%	105%	40.403
WOOD DECK	2005	120	C 100	1.504	Ava.	79%	100%	105%	1.247
ENCL. PORCH	1986	144	C 100	11.584	Ava.	79%	100%	105%	9.609
1,170 SFLA							Outbuilding Total		93,429

Accpt Land 98,900 Accepted Bldg 215,800 Total 314,700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31.0'
5.0'

Name: FLETCHER, JOYCE K. 1996 TRUST
FLETCHER, WILLIAM C. 1996 TRUST
Map/Lot: 002-044
Account: 493 Card: 1 of 1 Location: WILMER CHASE RD

Neighborhood 66	WELLS ST
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17363P761
Reference 2	LOT SIZE: 15.75 IN NO. BERWICK (27.97
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	11/07/2016
Sale Price	26,900
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
5.75	Acres-Rear Land 11-20	1,425.00	9,013	100%		9,013
Total Acres 15.75					Land Total	34,093

Accpt Land 34,100 Accepted Bldg 0 Total 34,100

Account: 494 Card: 1 of 1 Map/Lot: 002-043 Location: WELLS ST

Neighborhood 99	LANDLOCKED
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	MUNIC. QUIT CLAIM DEED (RELEASE DEED)
Reference 2	LOT SIZE:2 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/05/2022
Sale Price	0
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
Total Acres 2.00				Land Total		3,762

Accpt Land	3,800	Accepted Bldg	0	Total	3,800

Name: RICE, STANLEY J.
RICE, DAWN E
Map/Lot: 018-080
Account: 495 Card: 1 of 1 Location: 50 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL COMMERCIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17494P676
Reference 2 LOT SIZE: .19
Tran/Land/Bldg 300 2 17
X..... DST Y..... 0
Exemption(s) Land Schedule 6

Sale Data

Sale Date	06/12/2017
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

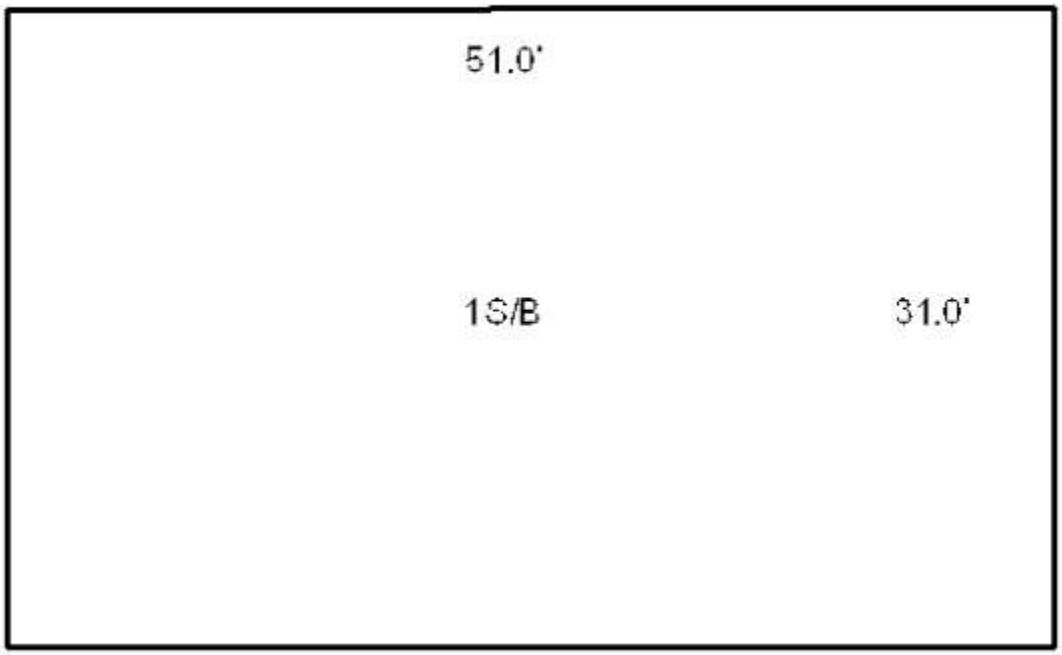
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	117,600	56,387	100%		56,387
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.19					Land Total	67,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE MASONRY..	1900	1581	C 110	158.982	Avg.	67%	100%	105%	111.844
OFFICE MASONRY..	1900	465	C 110	60.774	Avg.	67%	80%	105%	34.204
BSMT UNFINISHED..	1900	1581	C 100	39.604	Avg.	67%	50%	105%	13.931
								Outbuilding Total	159,979

Accpt Land 67,900 Accepted Bldg 160,000 Total 227,900

REAR 15 FEET IS 2 STORY



Neighborhood 64 BOYLE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15503P440
Reference 2 LOT SIZE:22.04
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	10/02/2008
Sale Price	300,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
8.04	Acres-Rear Land 11-20	950.00	8,402	100%		8,402
Total Acres 22.04					Land Total	119,042

Accpt Land 119,000 Accepted Bldg 0 Total 119,000

Name: GRIFFIN, JUSTIN
CAMIRE, STEPHANIE

Map/Lot: 005-013-1
Account: 497 Card: 1 of 1 Location: 589 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B16144P119
Reference 2	LOT SIZE: 5.41 (0.41 FROM 005-013)
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Sale Data

Sale Date	08/05/2011
Sale Price	70,250
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.41	Acres-Rear Land 1-10	1,710.00	2,652	100%		2,652
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.41					Land Total	110,157

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,080 Sqft	Grade D 110	Base	220,793
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/2 Bmt	Basement	475
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,851
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,426
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

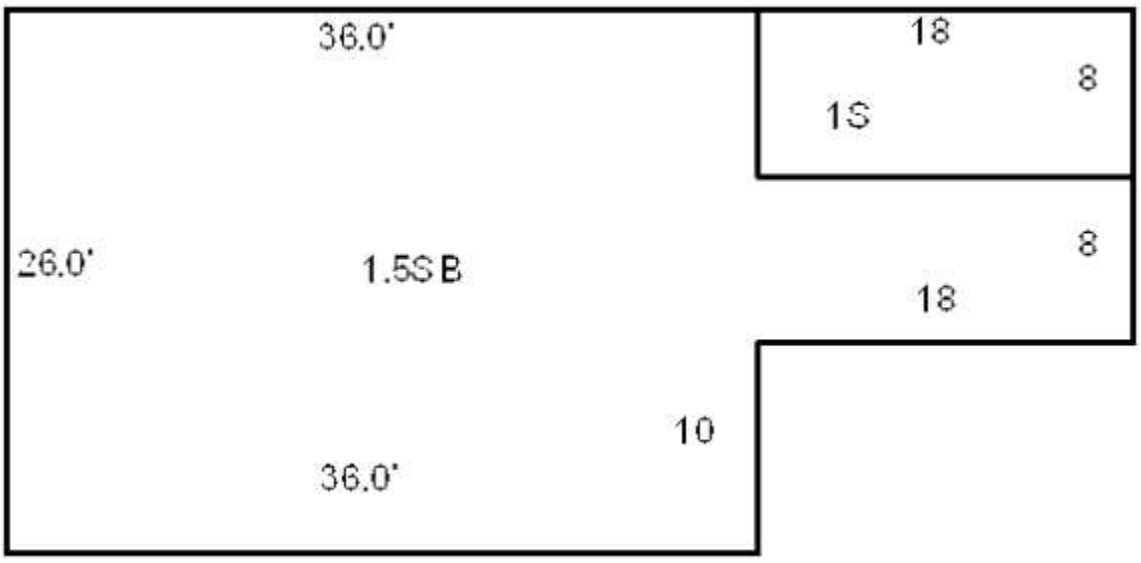
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	Obsolete	Old Type	Average	Typical	216,991

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	67%	85%	95%	117,398

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1900	144	D 110	11,605	Avg.	67%	85%	95%	6,278
1.50 ST GARAGE..	2022	1120	C 100	53,312	Avg.	98%	95%	95%	47,152
1,764 SFLA							Outbuilding Total		53,430

Accpt Land	110,200	Accepted Bldg	170,800	Total	281,000


36.0'
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26.0'
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18
10
36.0'

Account: 498 Card: 1 of 1 Map/Lot: 002-015 Location: LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B6430P0013
Reference 2 LOT SIZE:6
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
2.00	Acres-Rear Land 1-10	3,045.00	6,699	100%		6,699
Total Acres 6.00					Land Total	100,367

Accpt Land 100,400 Accepted Bldg 0 Total 100,400

Name: MANSFIELD, STEPHEN P
MANSFIELD, SUSAN
Map/Lot: 010-069
Account: 499 Card: 1 of 1 Location: 975 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14455PG082
Reference 2	LOT SIZE:3.25
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.25	Acres-Rear Land 1-10	1,710.00	6,113	100%		6,113
Total Acres 3.25				Land Total		6,113

Accpt Land 6,100 Accepted Bldg 0 Total 6,100

Account: 500 Card: 1 of 1 Map/Lot: 010-009 Location: STUB MARSH RD

Neighborhood 29 STUB MARSH RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15610P307
Reference 2 LOT SIZE:2.7
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	04/09/2009
Sale Price	4,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Acres-Rear Land 1-10	1,710.00	5,079	100%		5,079
Total Acres 2.70				Land Total		5,079

Accpt Land 5,100 Accepted Bldg 0 Total 5,100

Account: 501 Card: 1 of 1 Map/Lot: 010-060 Location: BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15183P517
Reference 2 LOT SIZE: 38.81
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	06/08/2007
Sale Price	200,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
14.81	Acres-Rear 21+	665.00	10,834	100%		10,834
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 38.81					Land Total	147,599

Accpt Land 147,600 Accepted Bldg 0 Total 147,600

Name: WILLEY, DAVID L
WILLEY, TAMMY L

Map/Lot: 003-085

Account: 502 Card: 1 of 1 Location: ADAMS BRIDGE RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Value Change	SPLIT/SUBDIV
Reference 1	B18004P871
Reference 2	LOT SIZE: 15.21
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	07/26/2019
Sale Price	59,999
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
8.64	Acres-Rear Land 1-10	3,045.00	28,940	100%		28,940
Total Acres 9.64					Land Total	110,483

Accpt Land	110,500	Accepted Bldg	0	Total	110,500

Map/Lot: 008-019
Account: 503 Card: 1 of 1 Location: 863 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/20/2016
Sale Price	356,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17238P786
Reference 2	LOT SIZE:85
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	40%	Restrictio	7,524
10.00	Acres-Rear Land 11-20	950.00	10,450	40%	Restrictio	4,180
61.00	Acres-Rear 21+	665.00	44,622	40%	Restrictio	17,849
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 85.00					Land Total	137,058

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,036 Sqft	Grade C 110	Base	273,146
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,140
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,274
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	None			Insulation	-1,709
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

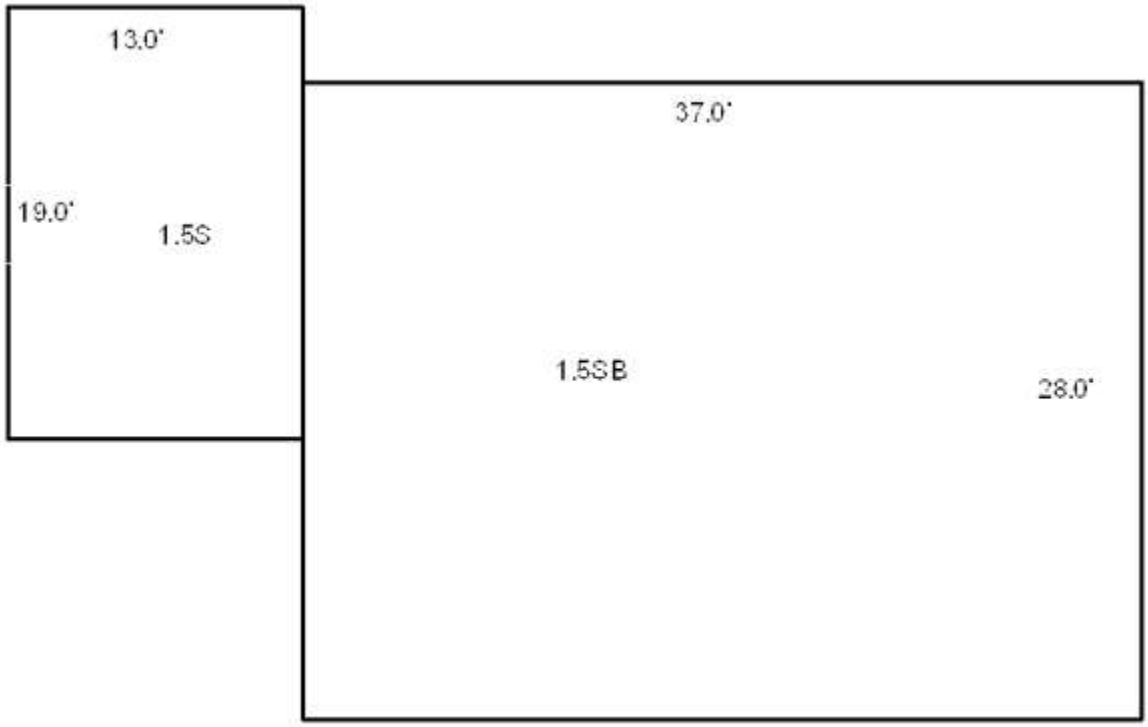
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1940	TYPICAL	TYPICAL	Average	Typical	292,218

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	185,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1800	247	C 110	36.362	Avg.	67%	100%	95%	23.145
1.25 ST BARN....	1800	1850	D 100	56.780	Avg-	60%	100%	95%	32.365
1.25 ST BARN....	1800	720	D 100	22.808	Avg.	67%	100%	95%	14.517
1,924 SFLA							Outbuilding Total		70,027

Accpt Land 137,100 Accepted Bldg 256,000 Total 393,100


13.0'
37.0'
19.0'
1.5S
1.5SB
28.0'

Account: 504 Card: 1 of 1 Map/Lot: 008-043A
Location: FORD QUINT RD

Neighborhood 23	FORD QUINT RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography		Sale Date	09/30/2009
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Price	101,200
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B15733P795		
Reference 2	LOT SIZE:31		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
7.00	Acres-Rear 21+	665.00	5,121	100%		5,121
Total Acres 31.00				Land Total		126,211

Accpt Land	126,200	Accepted Bldg	0	Total	126,200

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/09/1999
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B9361P50
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,064 Sqft	Grade C 110	Base	298,360
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,121
Rooms	10	HEARTHS		HEARTHS	880
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,314
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1980	TYPICAL	TYPICAL	Above Average	Typical	316,845

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	242,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 1/2 STORY FR	1800	240	C 110	35.331	Avg+	73%	100%	105%	27.082
CABIN LOWER COST	1976	480	D 100	12.991	Avg.	72%	100%	105%	9.822
Swimming Pool	1980	1	C 100	12.100	Avg.	99%	100%	105%	12.578
2,222 SFLA							Outbuilding Total		49,482

Accpt Land	93,100	Accepted Bldg	292,300	Total	385,400

38.0'
15.0'
16.0'
1.5 s
1.75 sb
28.0'

Name: SPRAGUE, ROBERT L
SPRAGUE, NANCY L
Map/Lot: 001-018A
Account: 506 Card: 1 of 1 Location: 45 COMPANY WOODS RD

Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	09/20/1996
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B8001P315
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
6.00	Acres-Rear Land 1-10	2,280.00	15,048	100%		15,048
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 10.00					Land Total	124,290

Dwelling Description

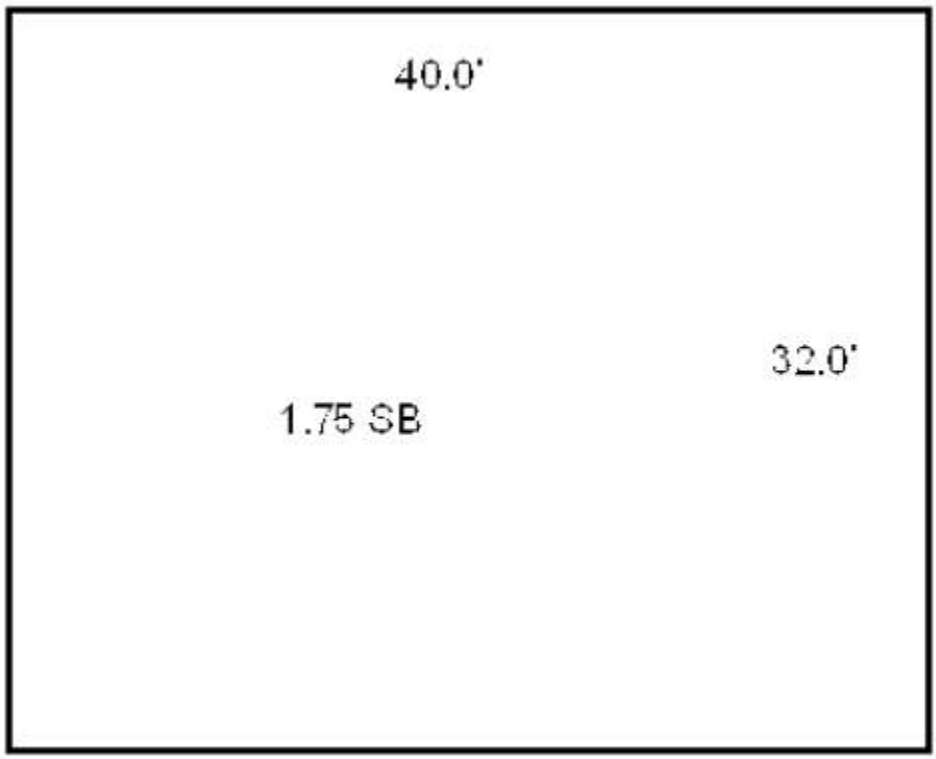
				Replacement Cost New	
Conventional	Two Story	1,280 Sqft	Grade B 100	Base	411,024
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,496
Fin. Basement Area	512 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,138
Heating	100% HW BB	Cooling	0% None	Heat	9,984
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	2,560	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	440,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	318,045

Accpt Land	124,300	Accepted Bldg	318,000	Total	442,300


40.0'
32.0'
1.75 SB

Name: WYATT, EMMA L
WYATT, KRISTINE
Map/Lot: 014-004-7
Account: 507 Card: 1 of 1 Location: 48 PLEASANT ST

Neighborhood 12 PLEASANT ST

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved
PERMIT STATUS UC FOR APRIL 1

Reference 1
Reference 2 LOT SIZE:0.72
Tran/Land/Bldg 101 1 11
X..... CND Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	08/09/2021
Sale Price	330,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	74,130.00	78,908	100%		78,908
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.72					Land Total	90,458

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	572 Sqft	Grade C 105	Base	192,144
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	601
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,604
Rooms	8	HEARTHS		HEARTHS	840
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,088
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

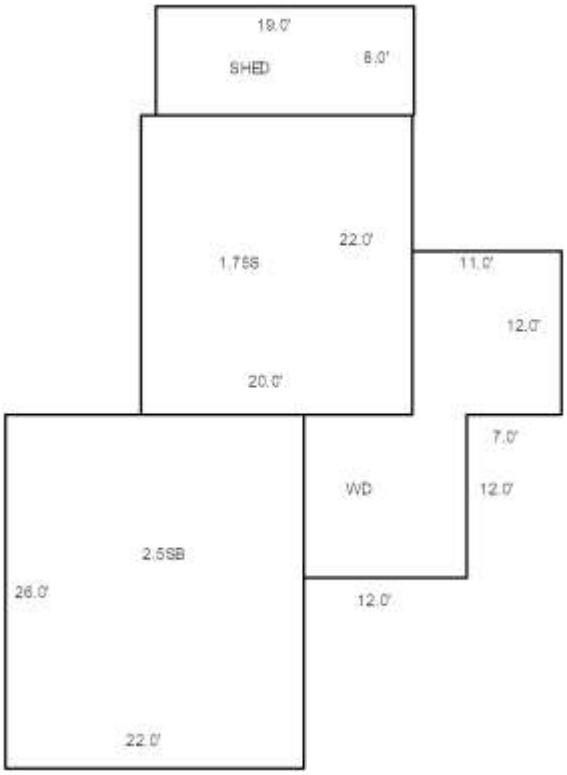
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1901	0	TYPICAL	TYPICAL	Good	Typical	208,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
OTHER.....	None	78%	90%	105%	153,521

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1901	96	C 105	4.265	Good	78%	90%	105%	3.144
1 & 3/4 STORY FR	1901	440	C 105	66.713	Good	78%	90%	105%	49.174
Wood Deck	1901	276	C 105	3.631	Good	78%	90%	105%	2.676
AB.GR. POOL.....	1901	1	C 105	0	Good	78%	90%	105%	0
1,914 SFLA								Outbuilding Total	54,994

Accpt Land	90,500	Accepted Bldg	208,500	Total	299,000


19.0'
SHED
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11.0'
12.0'
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12.0'
2.5SB
26.0'
12.0'
22.0'

Name: GASPAR, CHARLES E
GASPAR, CAROLYN
Map/Lot: 019-027
Account: 508 Card: 1 of 1 Location: 18 LYNN ST

Neighborhood 65 LYNN ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B2146P0081
Reference 2 LOT SIZE: 1.00
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	832 Sqft	Grade C 100	Base	223,802
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,368
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

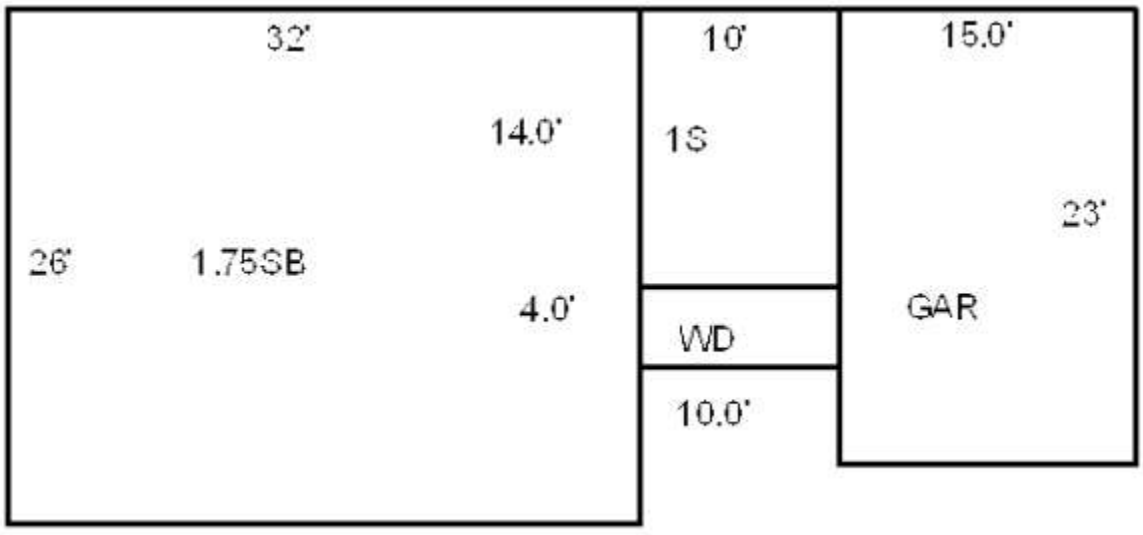
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	234,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	105%	169,888

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1965	140	C 100	12.821	Avg.	69%	100%	105%	9.288
Wood Deck	1965	40	C 100	501	Avg.	69%	100%	105%	363
Frame Garage	1965	345	C 100	13.028	Avg.	69%	100%	105%	9.438
1,596 SFLA							Outbuilding Total		19,089

Accpt Land 93,100 Accepted Bldg 189,000 Total 282,100


32'
14.0'
26'
1.75SB
4.0'
10'
1S
WD
10.0'
15.0'
23'
GAR

Account: 509 Card: 1 of 1 Map/Lot: 003-122 Location: 440 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/09/2012
Sale Price	217,600
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16305P227
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	72,675.00	81,413	100%		81,413
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.20					Land Total	97,088

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,488 Sqft	Grade C 100	Base	239,478
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,232
Fin. Basement Area	293 Sqft, Grade B	Basement Gar	None	Fin Bsmt	7,542
Heating	100% Forced Warm	Cooling	0% None	Heat	3,720
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

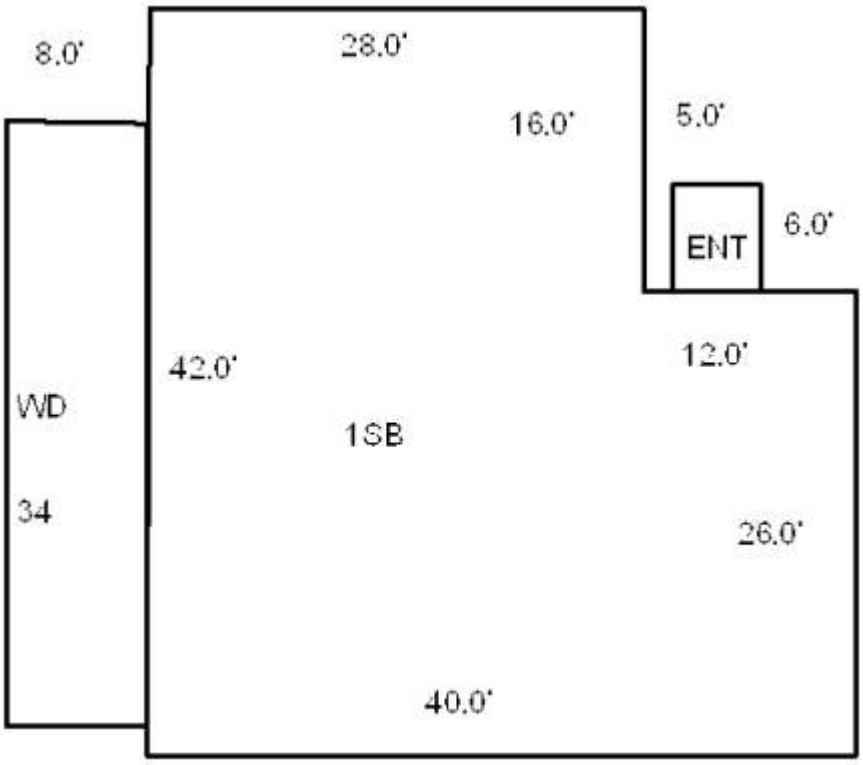
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	GOOD	GOOD	Average	Typical	266,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	185,124

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1973	272	C 100	3.408	Avg.	73%	100%	95%	2.364
BSMT ENTRY.....	1973	30	C 100	470	Avg.	73%	100%	95%	326
Frame Garage	1995	832	C 100	30.565	Avg.	73%	100%	95%	21.196
Patio	2003	140	C 100	876	Avg.	73%	100%	95%	607
Frame Shed	2003	120	B 100	2.441	Avg.	87%	100%	95%	2.018
Frame Garage	2017	832	C 100	30.565	Avg.	73%	100%	95%	21.196
1,488 SFLA							Outbuilding Total		47,707

Accpt Land	97,100	Accepted Bldg	232,800	Total	329,900


8.0'
28.0'
16.0'
5.0'
ENT
6.0'
12.0'
42.0'
WD
1SB
34
26.0'
40.0'

Map/Lot: 005-001
Account: 510 Card: 1 of 1 Location: 266 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7100P0168
Reference 2 LOT SIZE:1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	780 Sqft	Grade C 100	Base	228,653
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,680
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

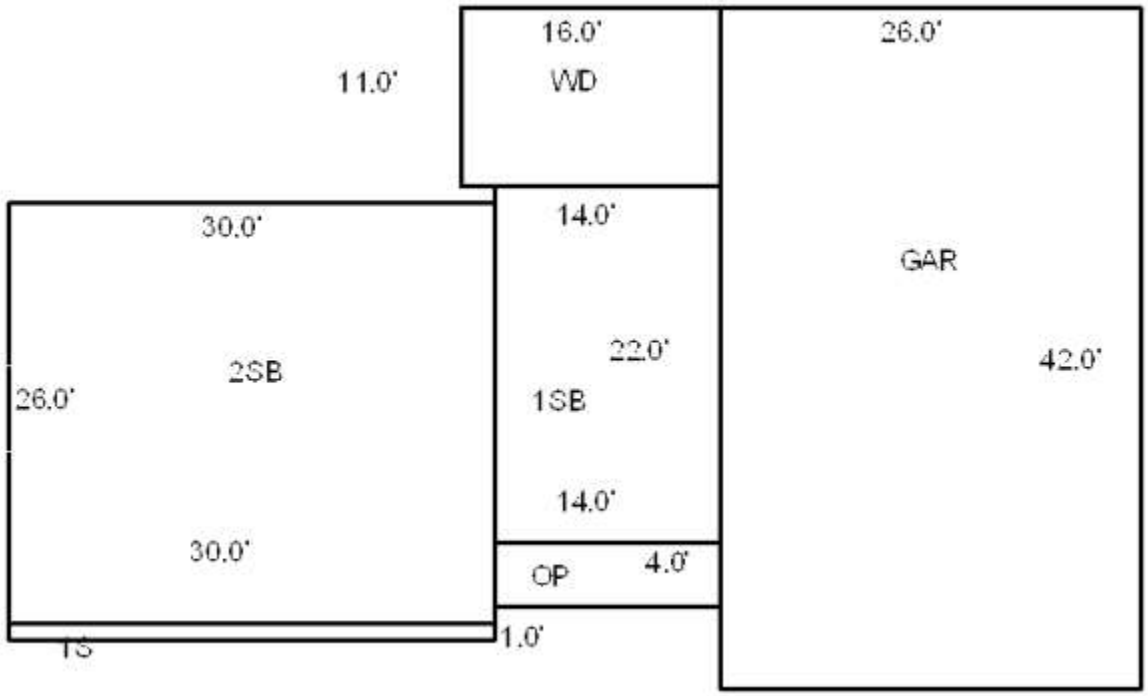
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	239,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	97%	95%	165,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1SFr Overhang	1978	30	C 100	2.747	Avg.	75%	97%	95%	1.898
1 Story/BSMT	1978	308	C 100	32.543	Avg.	75%	97%	95%	22.491
Open Frame Porch	1978	56	C 100	2.367	Avg.	75%	97%	95%	1.636
Wood Deck	1978	176	C 100	2.205	Avg.	75%	97%	95%	1.524
Frame Garage	1978	1092	C 100	39.928	Avg.	75%	97%	95%	27.596
1,898 SFLA								Outbuilding Total	55,145

Accpt Land 95,600 Accepted Bldg 220,900 Total 316,500


16.0'
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11.0'
WD
30.0'
14.0'
GAR
22.0'
42.0'
2SB
26.0'
1SB
14.0'
30.0'
OP
4.0'
1.0'
TS

Map/Lot: 021-042
Account: 511 Card: 1 of 1 Location: 18 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	02/12/2015
Sale Price	600,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16968P968
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	300 2 20
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

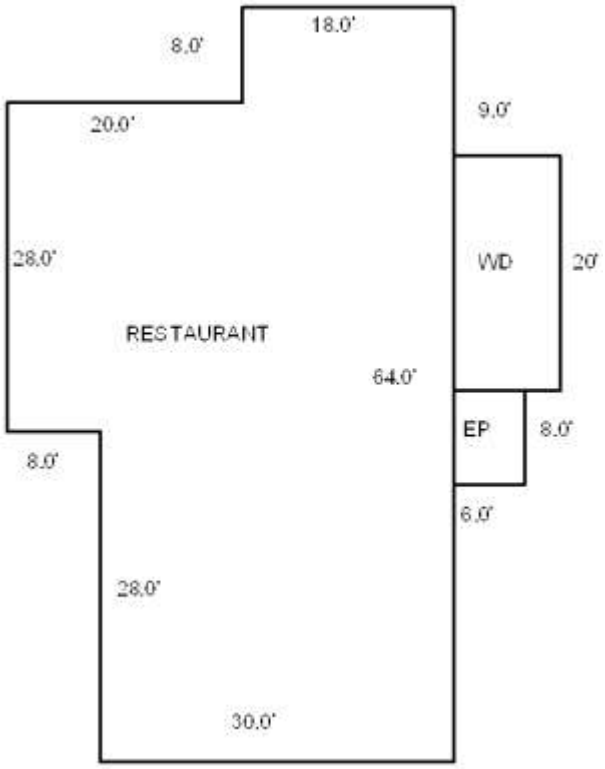
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	147,000	158,132	110%		173,945
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	185,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1983	2048	C 100	436.955	Avg+	80%	100%	105%	367.042
Wood Deck	0	180	C 100	2.255	C Gr	80%	100%	105%	1.894
Encl Frame Porch	0	48	C 100	3.825	C Gr	80%	100%	105%	3.213
COOLER.....	0	99	C 100	3.699	C Gr	80%	100%	105%	3.107
FREEZER.....	0	56	C 100	2.947	C Gr	80%	100%	105%	2.476
Frame Shed	2015	64	C 100	1.002	Avg	94%	100%	105%	989
								Outbuilding Total	378,721

Accpt Land	185,500	Accepted Bldg	378,700	Total	564,200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WD
20'
RESTAURANT
64.0'
EP
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6.0'
28.0'
30.0'

Neighborhood 8	MADISON ST		
Zoning/Use	VILLAGE A, B, C		
Topography	LevelRolling		
Utilities	All Public		
Street	Paved		

Sale Data

Sale Date	03/06/2020
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Lender
Validity	Distressed Sale

Reference 1	B18190P570
Reference 2	LOT SIZE: .17
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	74,130.00	68,302	100%		68,302
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.17					Land Total	79,852

Dwelling Description

				Replacement Cost New	
Ranch	One & 1/2 Story	720 Sqft	Grade C 110	Base	223,220
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,970
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

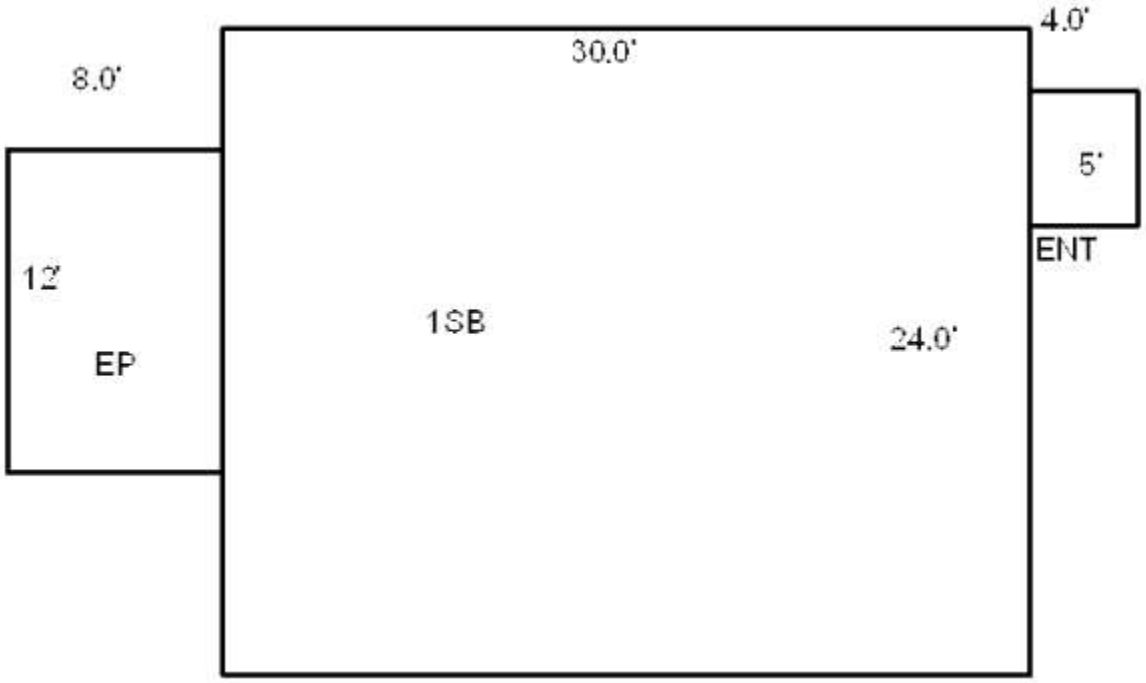
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	227,378

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	159,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1960	20	C 110	344	Avg.	67%	100%	105%	242
Encl Frame Porch	1960	96	C 110	8.414	Avg.	67%	100%	105%	5.919
1,080 SFLA							Outbuilding Total		6,161

Accpt Land	79,900	Accepted Bldg	166,100	Total	246,000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8.0'
5'
ENT
12'
1SB
24.0'
EP

Name: CLARK, STEPHEN M
CLARK, NAOMI Y
Map/Lot: 011-028
Account: 513 Card: 1 of 1 Location: 10 WEST FIFTY FIRST ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	11/17/2020
Sale Price	301,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	101 1 11
X.....	GRD Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	72,675.00	80,708	100%		80,708
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.10					Land Total	96,383

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade C 100	Base	215,551
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,072
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

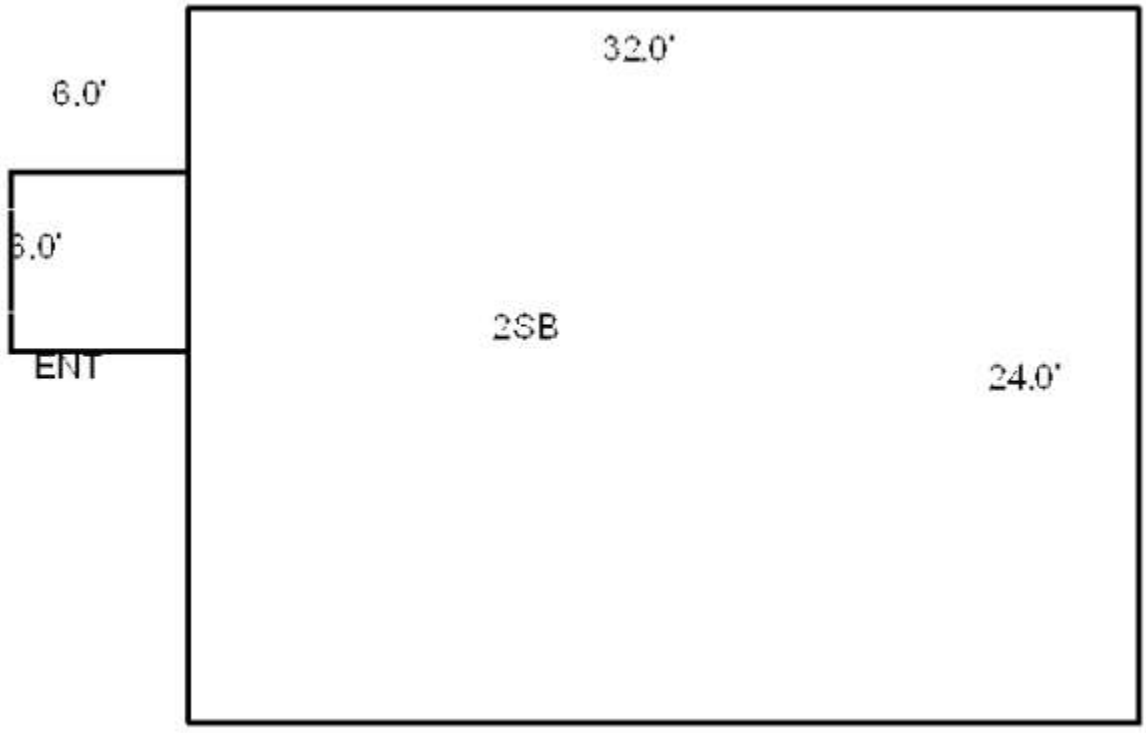
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	227,695

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	162,233

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1977	36	C 100	451	Avg.	75%	100%	95%	321
1,536 SFLA							Outbuilding Total		321

Accpt Land	96,400	Accepted Bldg	162,600	Total	259,000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6.0'
2SB
ENT
24.0'

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7886P341
Reference 2 LOT SIZE:3.58
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.58	Acres-Homesite (Fract)	72,675.00	90,817	100%		90,817
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.58					Land Total	106,492

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	946 Sqft	Grade C 100	Base	228,197
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,419
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,257
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	18,480
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

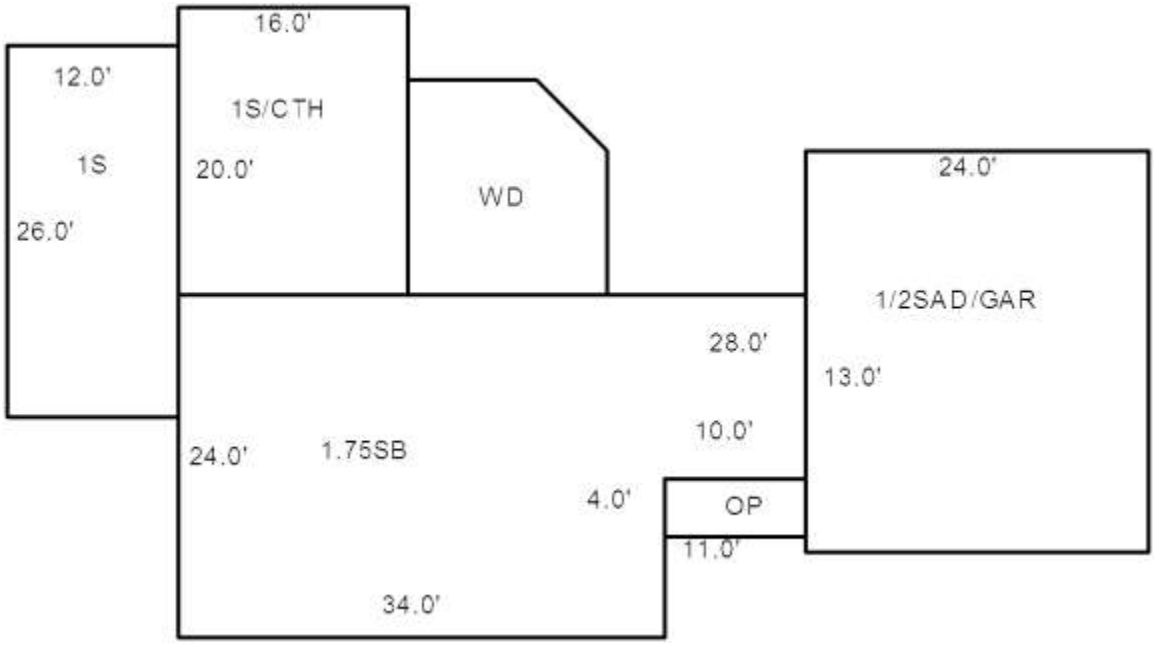
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	252,353

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	191,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1987	360	C 100	4.511	Avg.	80%	100%	95%	3.429
1/2S AD/GAR.....	1987	672	C 100	46.395	Avg.	80%	100%	95%	35.260
Open Frame Porch	1987	40	C 100	1.690	Avg.	80%	100%	95%	1.284
1 ST CATH CEILING	1987	320	C 100	33.859	Avg.	80%	100%	95%	25.733
ONE STORY FRAME	1987	312	C 100	28.573	Avg.	80%	100%	95%	21.715
2,387 SFLA							Outbuilding Total		87,421

Accpt Land 106,500 Accepted Bldg 279,200 Total 385,700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OP
11.0'
34.0'

Account: 515 Card: 1 of 1 Map/Lot: 001-021 Location: 515 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16056P46
Reference 2	LOT SIZE: 16.75
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	02/28/2011
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	50%	Size/Shape	49,396
12.75	Acres-Rear Land 1-10	2,280.00	31,977	100%		31,977
Total Acres 16.75					Land Total	81,373

Accpt Land 81,400 Accepted Bldg 0 Total 81,400

Map/Lot: 015-001
Account: 516 Card: 1 of 1 Location: 230 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
Reference 1	B9410P0277
Reference 2	LOT SIZE:2.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Homesite (Fract)	78,185.00	93,268	100%		93,268
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.25					Land Total	103,718

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

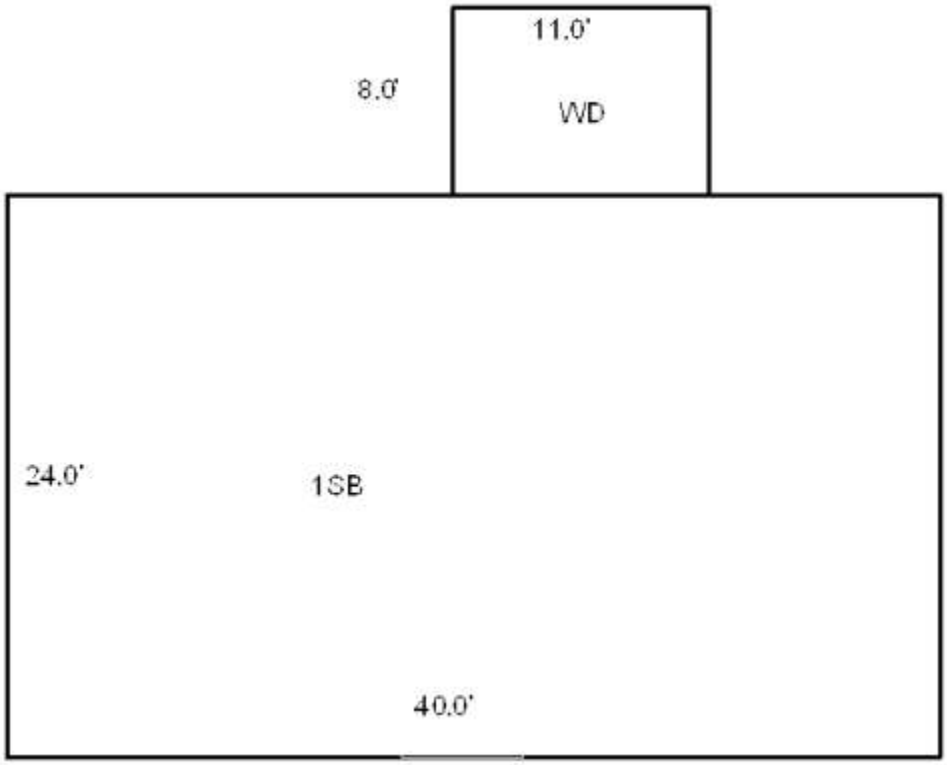
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	Field5	Field7	Average	Field8	178,835

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	113,828

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1960	88	D 100	882	Avg-	60%	100%	95%	503
Frame Shed	1960	128	C 100	2.003	Avg-	60%	100%	95%	1.142
1.50 ST BARN....	1960	864	B 100	51.420	Avg+	73%	100%	95%	35.660
960 SFLA							Outbuilding Total		37,305

Accpt Land	103,700	Accepted Bldg	151,100	Total	254,800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Map/Lot: 014-006
Account: 517 Card: 1 of 1 Location: 68 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date	05/10/2019
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17949P353
Reference 2 LOT SIZE: .25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	74,130.00	70,987	100%		70,987
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.25					Land Total	82,537

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	975 Sqft	Grade C 100	Base	253,726
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	975
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,850
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,950
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

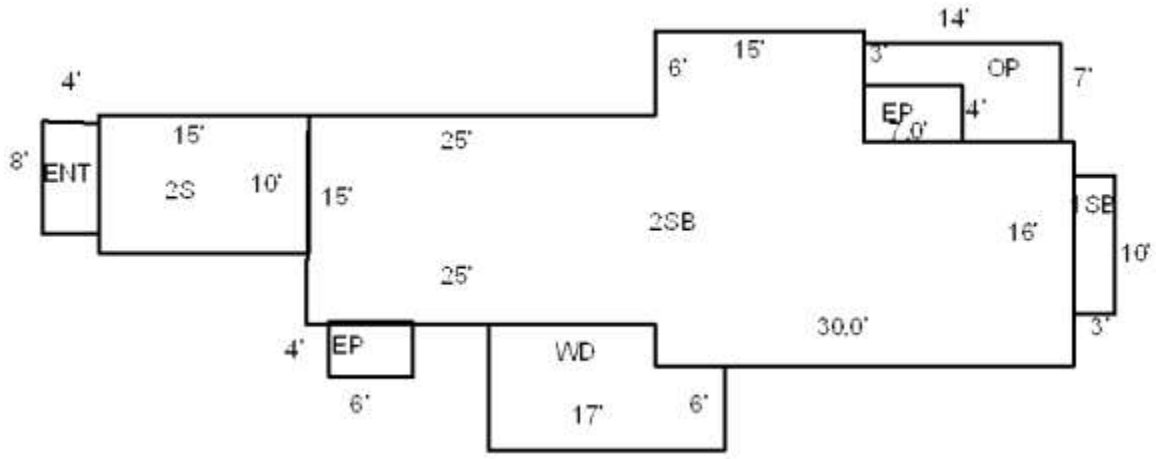
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	263,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	180,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1900	32	C 100	501	Avg.	67%	97%	105%	342
TWO STORY FRAME	1900	150	C 100	24.302	Avg.	67%	97%	105%	16.583
Encl Frame Porch	1900	28	C 100	2.231	Avg.	67%	97%	105%	1.522
Open Frame Porch	1900	70	C 100	2.958	Avg.	67%	97%	105%	2.019
Wood Deck	1900	138	C 100	1.729	Avg.	67%	97%	105%	1.179
Encl Frame Porch	1900	24	C 100	1.912	Avg.	67%	97%	105%	1.305
1 STORY	1900	30	C 100	2.747	Avg.	67%	97%	105%	1.874
2,280 SFLA								Outbuilding Total	24,824

Accpt Land 82,500 Accepted Bldg 204,900 Total 287,400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30.0'
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EP
WD
6'
17'
6'

Account: 518 Card: 1 of 1 Map/Lot: 005-001A Location: 258 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/28/2003
Sale Price	162,150
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B13411P236
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	828 Sqft	Grade C 100	Base	151,691
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,242
Fin. Basement Area	290 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,742
Heating	100% HW BB	Cooling	0% None	Heat	2,484
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

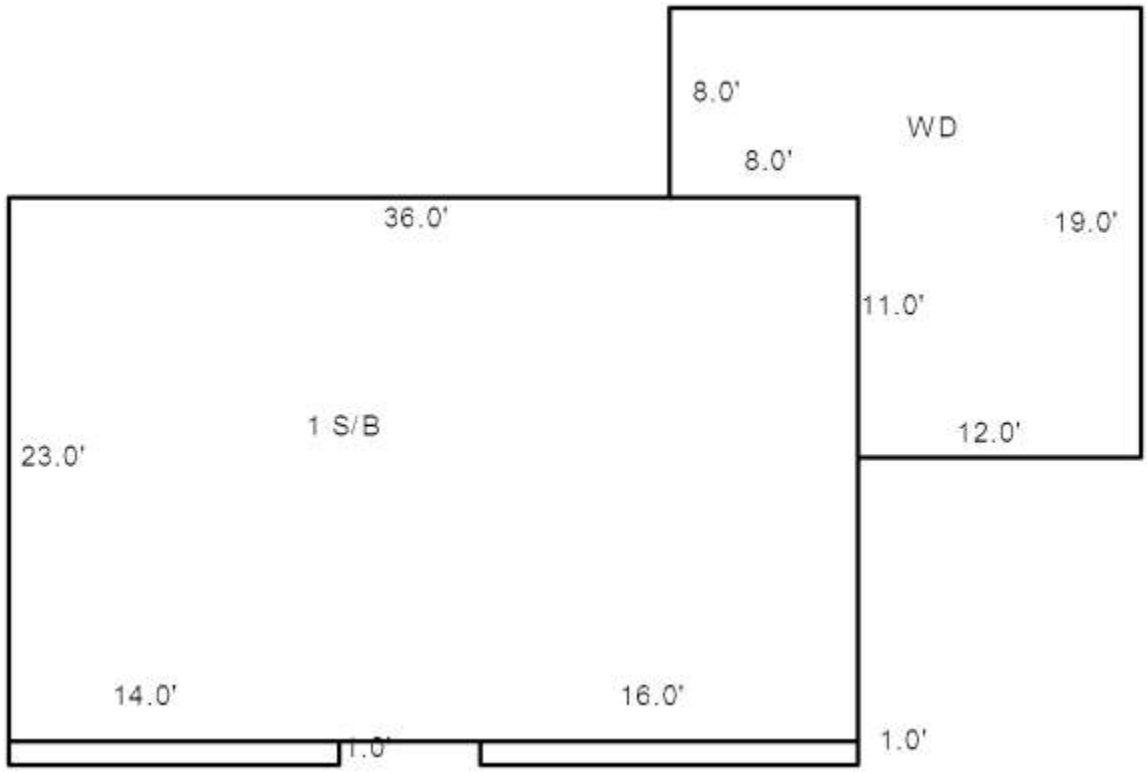
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	161,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	112,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1974	292	C 100	3.659	Avg.	73%	100%	95%	2.537
1 STORY	1974	14	C 100	1.282	Avg.	73%	100%	95%	889
1 STORY	1974	16	C 100	1.465	Avg.	73%	100%	95%	1.016
858 SFLA							Outbuilding Total		4,442

Accpt Land	95,600	Accepted Bldg	116,800	Total	212,400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Name: AMIDON, ROBERT M
AMIDON, MICHELLE A
Map/Lot: 009-016
Account: 519 Card: 1 of 1 Location: STEVIE LN

Neighborhood 28 LITTLE RIVER RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9746P322
Reference 2 LOT SIZE:77
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	50%	Access	39,971
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
57.00	Acres-Rear 21+	665.00	41,696	100%		41,696
Total Acres 78.00					Land Total	110,927

Accpt Land 110,900 Accepted Bldg 0 Total 110,900

Account: 520 Card: 1 of 1 Map/Lot: 018-035 Location: 28 MARKET ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/14/2018
Sale Price	242,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17846P149
Reference 2	LOT SIZE: .16
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	70,600.00	64,656	100%		64,656
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.16					Land Total	75,656

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	616 Sqft	Grade C 110	Base	203,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	508
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,965
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

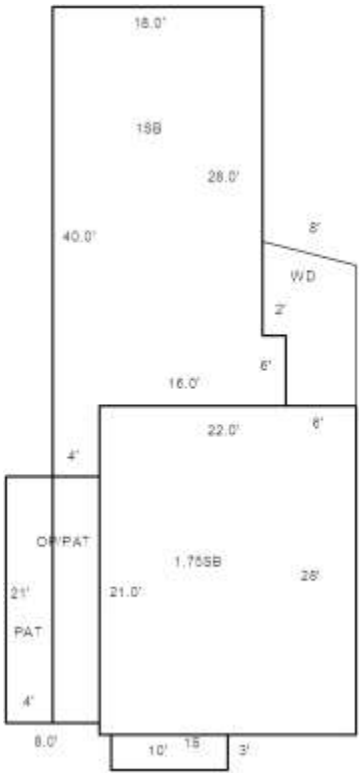
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	2017	TYPICAL	TYPICAL	Good	Typical	221,042

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	100%	172,413

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1800	648	C 110	75.315	Good	78%	100%	100%	58.746
ONE STORY FRAME	1800	30	C 110	3.022	Good	78%	100%	100%	2.357
Patio	1800	84	C 110	579	Good	78%	100%	100%	452
Open Frame Porch	1800	84	C 110	3.905	Good	78%	100%	100%	3.046
Frame Garage	1800	352	C 100	13.281	Avg-	60%	100%	100%	7.969
Wood Deck	1800	72	C 110	992	Good	78%	100%	100%	774
1,756 SFLA							Outbuilding Total		73,344

Accpt Land	75,700	Accepted Bldg	245,800	Total	321,500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1SB
28.0'
40.0'
8'
WD
2'
6'
16.0'
22.0'
6'
4'
OP/PAT
1.75SB
28'
21'
21.0'
PAT
4'
8.0'
10'
15'
3'

Map/Lot: 003-074-01
Account: 521 Card: 1 of 1 Location: 150 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/02/2020
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18262P412
Reference 2	LOT SIZE: 2.86
Tran/Land/Bldg	101 1 11
X.....	S Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.86	Acres-Homesite (Fract)	74,130.00	90,578	100%		90,578
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.86					Land Total	102,128

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,288 Sqft	Grade C 100	Base	214,120
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,932
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,220
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

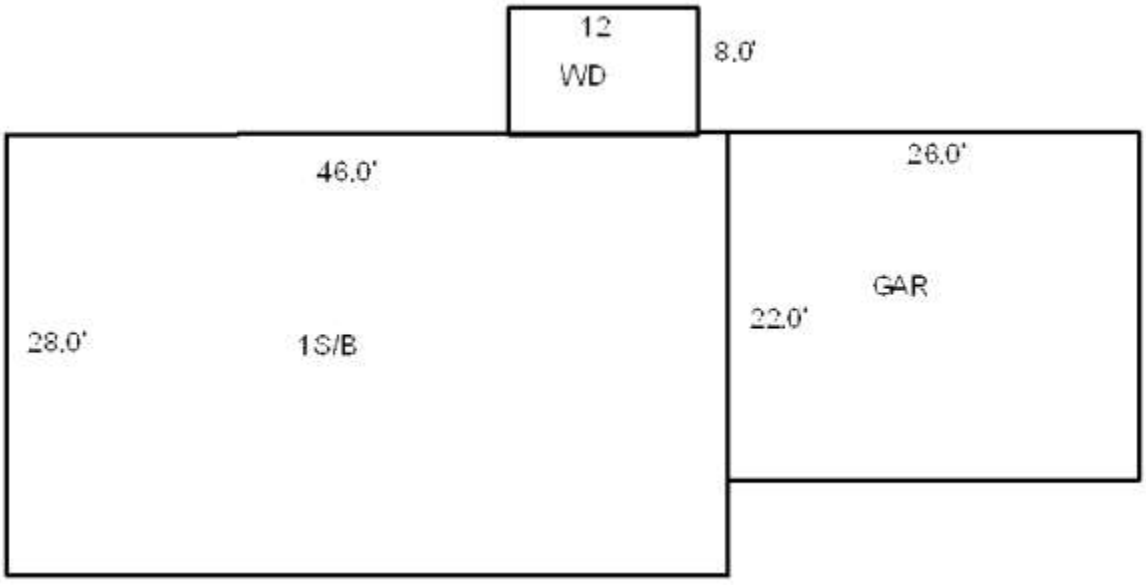
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	225,322

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	105%	175,075

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	96	C 100	1.203	Avg.	74%	100%	105%	934
1 STORY GARAGE..	1975	572	C 100	21.203	Avg.	74%	100%	105%	16.474
1,288 SFLA						Outbuilding Total			17,408

Accpt Land	102,100	Accepted Bldg	192,500	Total	294,600


12
WD
8.0'
46.0'
26.0'
GAR
22.0'
28.0'
1S/B

Name: GOODWIN, DANIEL R
GOODWIN, SANDRA W
Map/Lot: 001-074
Account: 522 Card: 1 of 1 Location: 134 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B1501P0044
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	74,130.00	79,124	100%		79,124
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.74					Land Total	90,674

Dwelling Description

				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	166,449
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,140
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,736
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

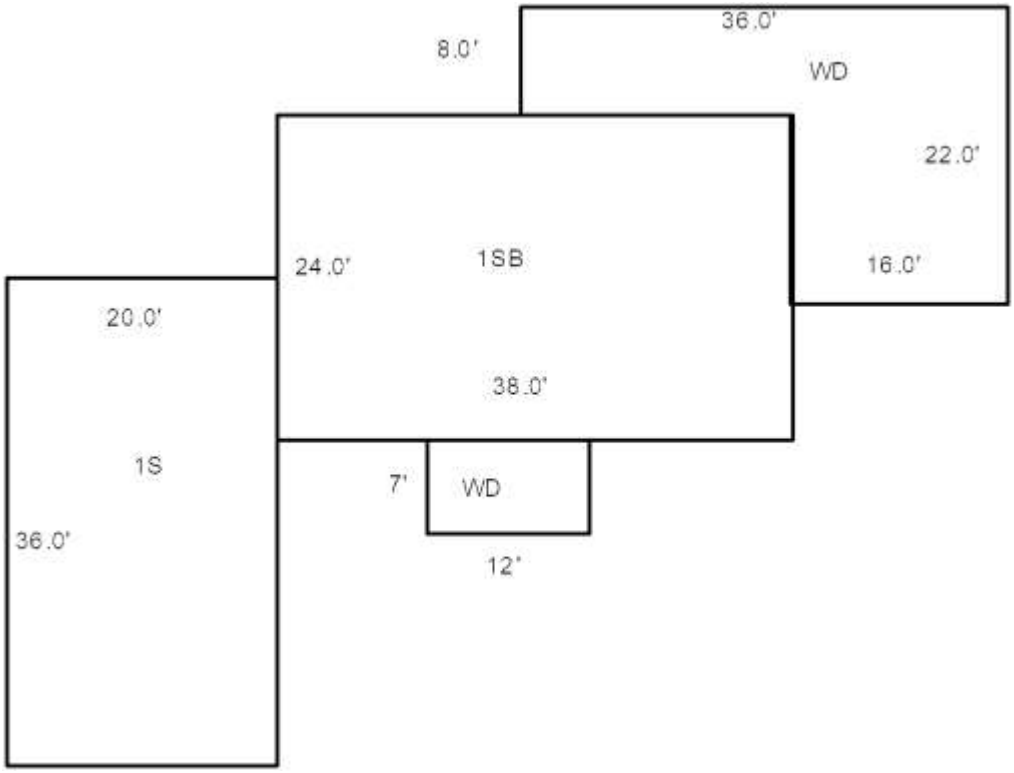
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Above Average	Typical	176,375

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	97%	105%	134,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1963	512	C 100	6.415	Avg+	75%	97%	105%	4.900
ONE STORY FRAME	1963	720	C 100	65.938	Avg+	75%	97%	105%	50.369
Frame Shed	2020	120	C 100	1.878	Avg.	97%	100%	105%	1.913
WOOD DECK	2021	84	C 100	1.053	Avg+	75%	97%	105%	804
Frame Shed	2020	120	C 100	1.878	Avg.	97%	100%	105%	1.913
1,632 SFLA							Outbuilding Total		59,899

Accpt Land	90,700	Accepted Bldg	194,600	Total	285,300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8.0'
WD
22.0'
24.0'
1SB
16.0'
20.0'
38.0'
1S
7'
WD
36.0'
12'

Account: 523 Card: 1 of 1 Map/Lot: 019-028 Location: 16 LYNN ST

Neighborhood 65 LYNN ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/06/2012
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16298P695
Reference 2	LOT SIZE: .26
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	74,130.00	71,266	100%		71,266
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.26					Land Total	82,816

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	182,677
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,300
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

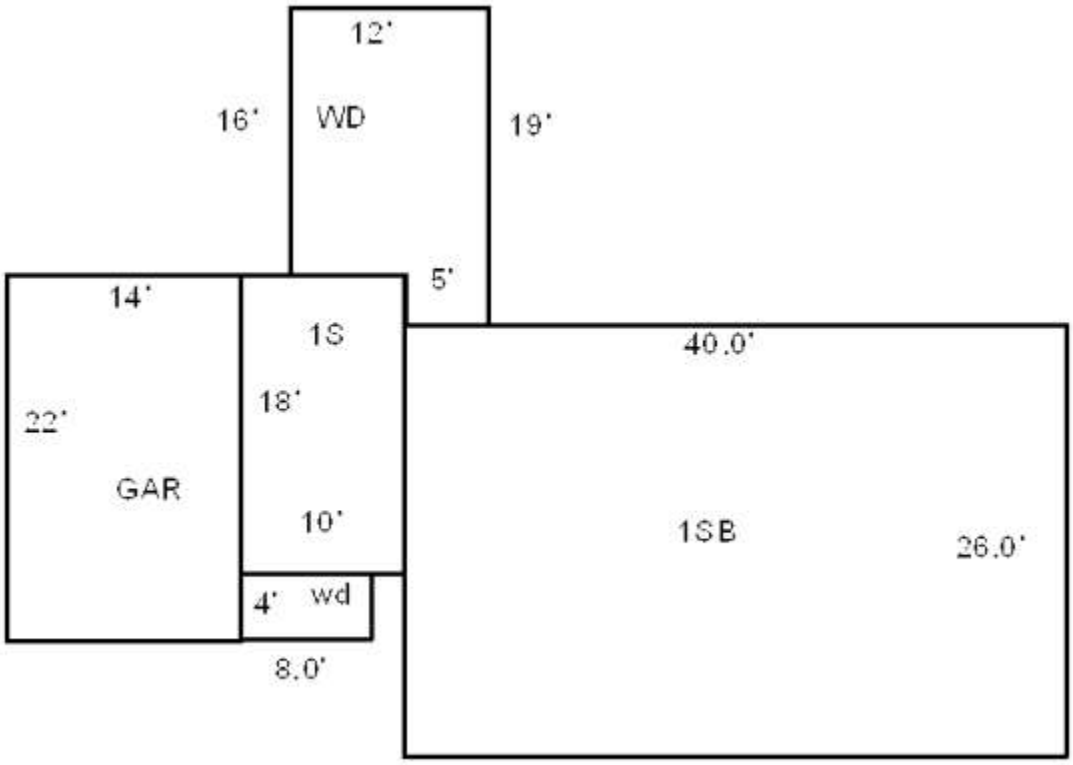
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	193,147

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	100%	105%	141,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2002	180	C 100	16.484	Avg.	70%	100%	105%	12.116
Frame Garage	1968	308	C 100	11.696	Avg.	70%	100%	105%	8.596
Wood Deck	2002	207	C 100	2.594	Avg.	70%	100%	105%	1.907
WOOD DECK	1968	32	C 100	401	Avg.	70%	100%	105%	295
1,220 SFLA							Outbuilding Total		22,914

Accpt Land	82,800	Accepted Bldg	164,900	Total	247,700


12'
16'
WD
19'
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40.0'
18'
22'
GAR
10'
1SB
26.0'
4'
wd
8.0'

Name: STILLBERGER, MICHAEL
STILLBERGER, THOMAS
Map/Lot: 001-035
Account: 524 Card: 1 of 1 Location: 413 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	08/13/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B1232P0262 B16068P356 CONSERV
Reference 2	LOT SIZE:20
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	78,185.00	95,991	100%		95,991
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
10.00	Acres-Rear Land 1-10	2,280.00	25,080	5%	Restrictio	1,254
7.00	Acres-Rear Land 11-20	1,425.00	10,973	5%	Restrictio	549
Total Acres 20.00					Land Total	108,244

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	262,572
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,158
Rooms	9	HEARTHS		HEARTHS	880
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

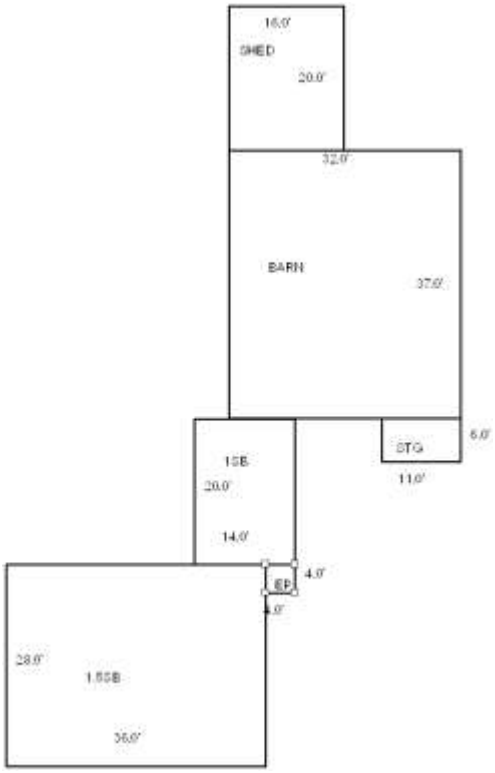
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1876	1960	OLD TYPE	Old Type	Above Average	Inadeq.	268,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	95%	95%	177,039

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1876	320	C 110	5.509	Avg+	73%	95%	95%	3.630
1 ST BARN.....	1876	1184	C 110	42.109	Avg+	73%	95%	95%	27.743
STORAGE	1876	66	C 110	910	Avg+	73%	95%	95%	599
1 Story/BSMT	1876	280	C 110	32.544	Avg+	73%	95%	95%	21.441
Encl Frame Porch	1876	16	C 110	1.402	Avg+	73%	95%	95%	923
1,792 SFLA							Outbuilding Total		54,336

Accpt Land	108,200	Accepted Bldg	231,400	Total	339,600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SHED
20.0'
32.0'
BARN
37.0'
6.0'
STG
11.0'
1SB
20.0'
14.0'
4.0'
EP
4.0'
28.0'
1.5SB
36.0'

Account: 525 Card: 1 of 2 Map/Lot: 003-072 Location: 12 WHITE PINE WAY

Neighborhood 56	MAPLE ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	Well & SepticSeptic
Street	No Street
PERMIT STATUS	OPEN PERMITS
Reference 1	B17486P613
Reference 2	LOT SIZE: 9.39
Tran/Land/Bldg	101 1 11
X.....	GRD Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/11/2021
Sale Price	900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
5.46	Acres-Rear Land 1-10	3,045.00	18,288	100%		18,288
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 9.46					Land Total	123,506

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	952 Sqft	Grade B 110	Base	386,641
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,042
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,831
Heating	100% Forced Warm	Cooling	100% Central	Heat	11,572
Rooms	12				
Bedrooms	5	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	41,527
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,652
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

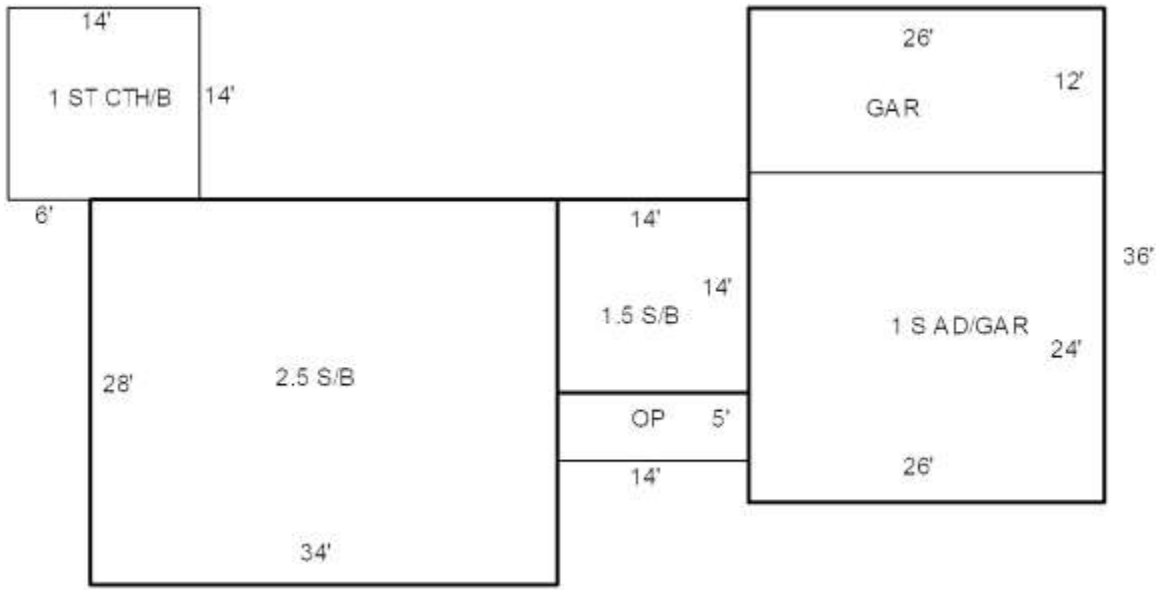
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	GOOD	GOOD	Average	Typical	453,265

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	105%	452,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2017	196	B 110	41.461	Avg.	95%	100%	105%	41.357
1S AD/GAR.....	2017	624	B 110	94.283	Avg.	95%	100%	105%	94.047
1 ST CATH/BSMT	2017	196	B 110	33.602	Avg.	95%	100%	105%	33.518
Open Frame Porch	2017	112	B 110	6.768	Avg.	95%	100%	105%	6.752
Frame Garage	2017	312	B 110	16.931	Avg.	95%	100%	105%	16.888
PATIO	2017	920	B 110	8.236	Avg.	95%	100%	105%	8.215
Jacuzzi #	2017	1	B 110	4.719	Avg.	95%	100%	105%	4.707
KITCHEN-ADDL/ADU	2017	1	B 110	7.865	Avg.	95%	100%	105%	7.846
SW POOL- GUNITE	2017	648	B 110	32.593	Avg.	95%	100%	105%	32.511
BATH/POOL HOUSE	2017	300	B 110	13.432	Avg.	95%	100%	105%	13.398
3,494 SFLA							Outbuilding Total		259,239

Accpt Land	123,500	Accepted Bldg	711,400	Total	834,900


14'
1 ST CTH/B
14'
6'
26'
12'
GAR
14'
14'
1.5 S/B
36'
1 S AD/GAR
24'
28'
2.5 S/B
OP
5'
14'
26'
34'

Map/Lot: 003-072
Account: 525 Card: 2 of 2 Location: 12 WHITE PINE WAY

Neighborhood 56	MAPLE ST		
Zoning/Use	VILLAGE A, B, C		
Topography			
Utilities	Well & SepticSeptic		
Street	No Street		
PERMIT STATUS	CLOSED PERMITS		
Value Change	Reno/Addn/Impr		
Reference 1	B17486P613		
Reference 2	LOT SIZE: 9.39		
Tran/Land/Bldg	101 0 0		
X.....	GRD	Y.....	0
Exemption(s)		Land Schedule	4

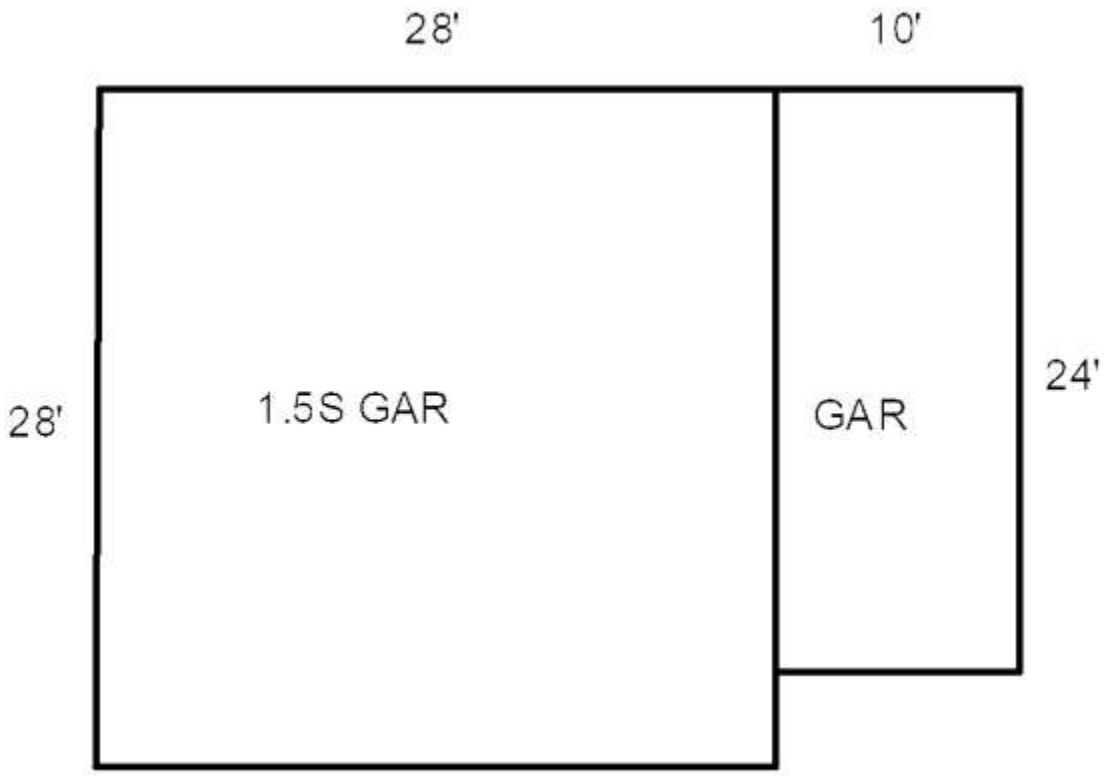
Sale Data

Sale Date	06/11/2021
Sale Price	900,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2022	784	B 100	53.755	B Gr	95%	100%	105%	53.620
Frame Garage	2022	240	B 100	13.223	B Gr	95%	100%	105%	13.190
3,494 SFLA							Outbuilding Total		66,810

Accpt Land	0	Accepted Bldg	66,800	Total	66,800


28'
10'
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GAR
24'

Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	123,500	711,400	834,900	123,500	711,400	834,900
2	0	66,800	66,800	0	66,800	66,800
TOTAL	123,500	778,200	901,700	123,500	778,200	901,700

Name: GOODWIN, DANIEL R
GOODWIN, SANDRA W

Map/Lot: 003-073
Account: 526 Card: 1 of 1 Location: MAPLE ST

Neighborhood 56	MAPLE ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2022P0785
Reference 2	LOT SIZE: TBD
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	05/12/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
3.09	Acres-Rear Land 11-20	1,260.00	4,283	100%		4,283
Total Acres 14.09				Land Total		119,321

Accpt Land 119,300 Accepted Bldg 0 Total 119,300

Account: 527 Card: 1 of 1 Map/Lot: 001-077 Location: 132 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/31/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	RTODD B19147P938
Reference 2	LOT SIZE:3.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
24.37	Acres-Rear 21+	735.00	19,703	100%		19,703
Total Acres 45.37					Land Total	160,151

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	780 Sqft	Grade C 100	Base	222,120
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,680
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,560
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

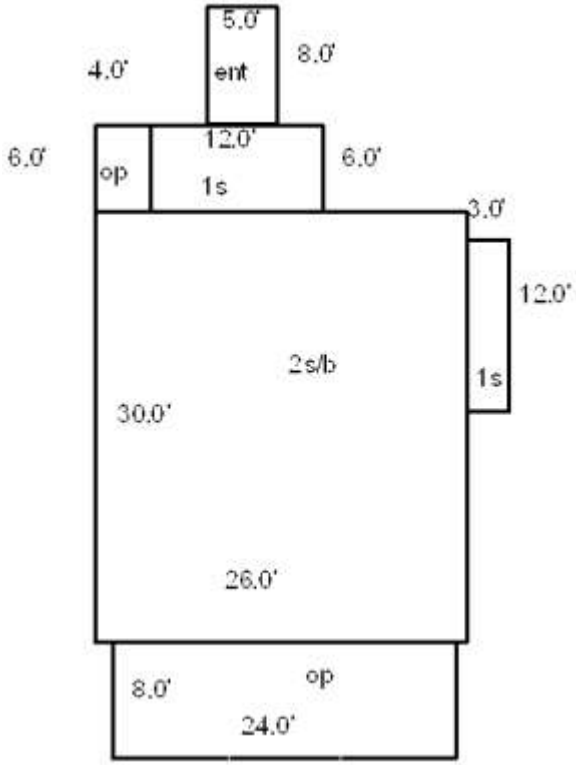
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1911	0	TYPICAL	TYPICAL	Average	Typical	229,940

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	105%	156,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1911	24	C 100	1.014	Avg.	67%	97%	105%	692
ONE STORY FRAME	1911	72	C 100	6.594	Avg.	67%	97%	105%	4.500
BSMT ENTRY.....	1911	40	C 100	626	Avg.	67%	97%	105%	426
1 STORY	1911	36	C 100	3.297	Avg.	67%	97%	105%	2.249
OPEN PORCH	1911	192	C 100	8.235	Avg.	67%	97%	105%	5.619
Frame Garage	1911	648	C 100	23.939	Avg.	67%	100%	105%	16.841
LOFT BARN BSMT	1911	2000	D 100	66.072	Avg-	60%	100%	105%	41.625
Frame Shed	1911	160	C 100	2.504	Avg-	60%	100%	105%	1.577
GREENHOUSE.....	1911	1440	C 100	17.222	Avg.	67%	50%	105%	6.058
GREENHOUSE.....	1911	840	C 100	10.046	Avg.	67%	50%	105%	3.534
1,668 SFLA								Outbuilding Total	83,121

Accpt Land	160,200	Accepted Bldg	240,000	Total	400,200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Account: 528 Card: 1 of 1 Map/Lot: 003-058-5 Location: 303 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	12/27/2022
Sale Price	348,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	LOT SIZE:3.18		
Tran/Land/Bldg	101 1 11		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.18	Acres-Homesite (Fract)	72,675.00	89,747	100%		89,747
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.18					Land Total	105,422

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,392 Sqft	Grade C 100	Base	227,306
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,088
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,176
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

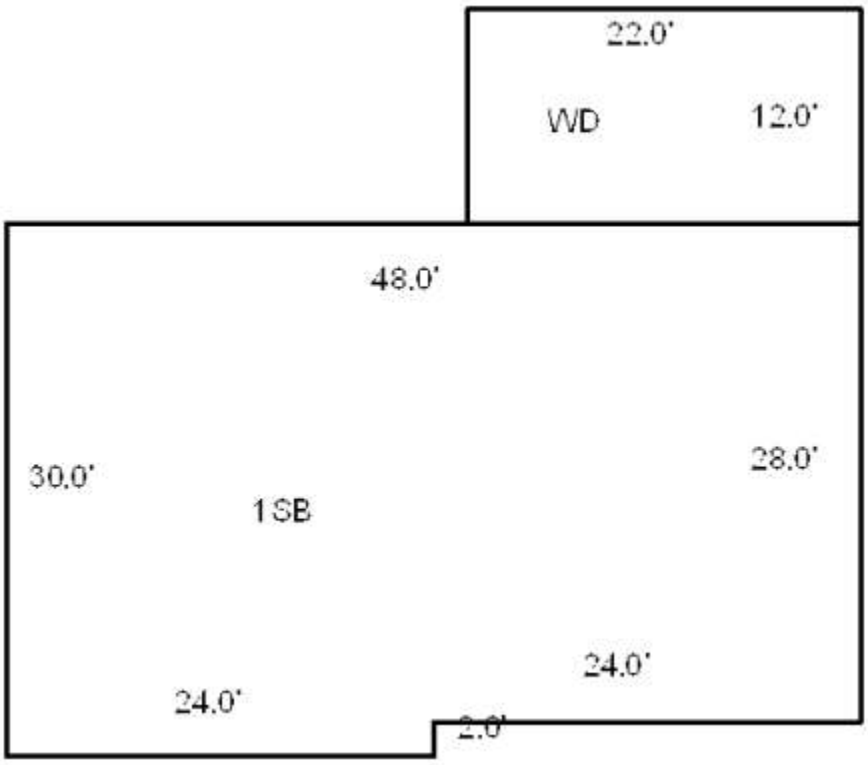
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	233,570

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	164,200

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
WOOD DECK	1976	264	C 100	3.308	Avg.	74%	100%	95%	2.326
Swimming Pool	1	1	E 100	6.050	Fair	99%	100%	95%	5.690
1,392 SFLA							Outbuilding Total		8,016

Accpt Land	105,400	Accepted Bldg	172,200	Total	277,600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Name: LARRABEE, ALAN D
LARRABEE, ELLEN
Map/Lot: 004-100-15
Account: 529 Card: 1 of 1 Location: 406 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B11770P143
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	Base	182,193
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

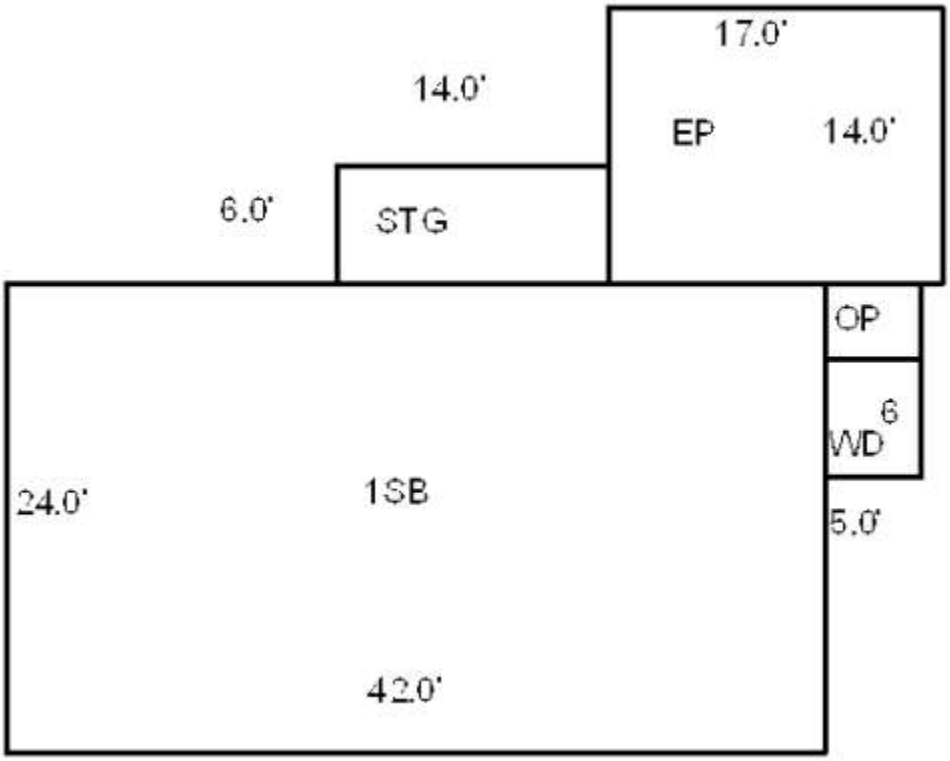
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Above Average	Typical	186,729

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	100%	151,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1977	238	C 100	18.964	Avg-	67%	100%	100%	12.706
STORAGE	1977	84	C 100	1.053	Avg-	67%	100%	100%	706
Open Frame Porch	1977	20	C 100	845	Avg+	81%	100%	100%	684
Wood Deck	1977	30	C 100	376	Avg+	81%	100%	100%	305
1,008 SFLA							Outbuilding Total		14,401

Accpt Land	89,500	Accepted Bldg	165,700	Total	255,200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Name: GOULET, MICHAEL R
GOULET, SUSAN N
Map/Lot: 005-029-4
Account: 530 Card: 1 of 1 Location: 32 SID HALL DR

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2643P0096
Reference 2 LOT SIZE:4.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.80	Acres-Rear Land 1-10	1,710.00	1,505	100%		1,505
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.80					Land Total	109,010

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	832 Sqft	Grade C 110	Base	262,594
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,373
Fin. Basement Area	83 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	1,643
Heating	100% HW BB	Cooling	0% None	Heat	5,491
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

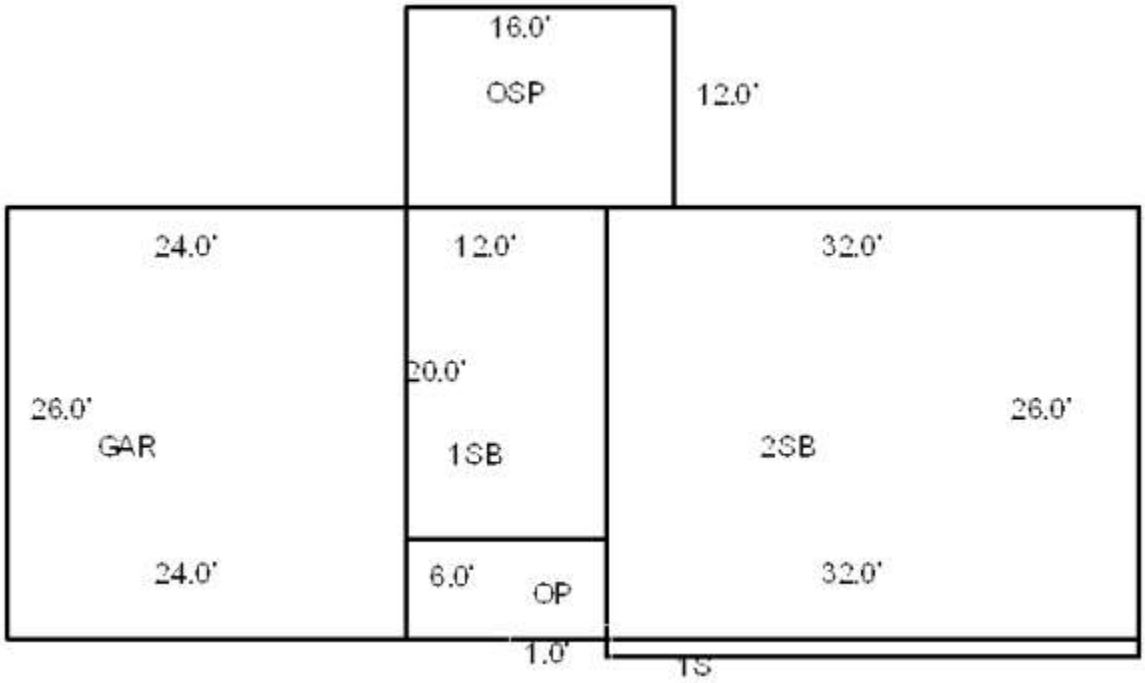
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	277,789

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	200,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1980	240	C 110	27.894	Avg.	76%	100%	95%	20,139
Frame Garage	1980	624	C 110	25.383	Avg.	76%	100%	95%	18,326
Open Frame Porch	1980	72	C 110	3.347	Avg.	76%	100%	95%	2,417
1 STORY	1980	192	C 110	19.341	Avg.	76%	100%	95%	13,964
1SFr Overhang	1980	32	C 110	3.224	Avg.	76%	100%	95%	2,328
Frame Garage	1980	900	C 90	29.713	Avg.	76%	100%	95%	21,453
2,128 SFLA							Outbuilding Total		78,627

Accpt Land 109,000 Accepted Bldg 279,200 Total 388,200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Map/Lot: 002-006-1
Account: 531 Card: 1 of 1 Location: 141 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Well & Septic
Street Paved

Reference 1 B2032P895 & B7647P219
Reference 2 LOT SIZE: 5 (corrected 2021)
Tran/Land/Bldg 101 1 11
X..... corr Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.00	Acres-Rear Land 1-10	3,045.00	3,350	100%		3,349
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.00					Land Total	108,567

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	884 Sqft	Grade C 100	Base	217,692
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,978
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

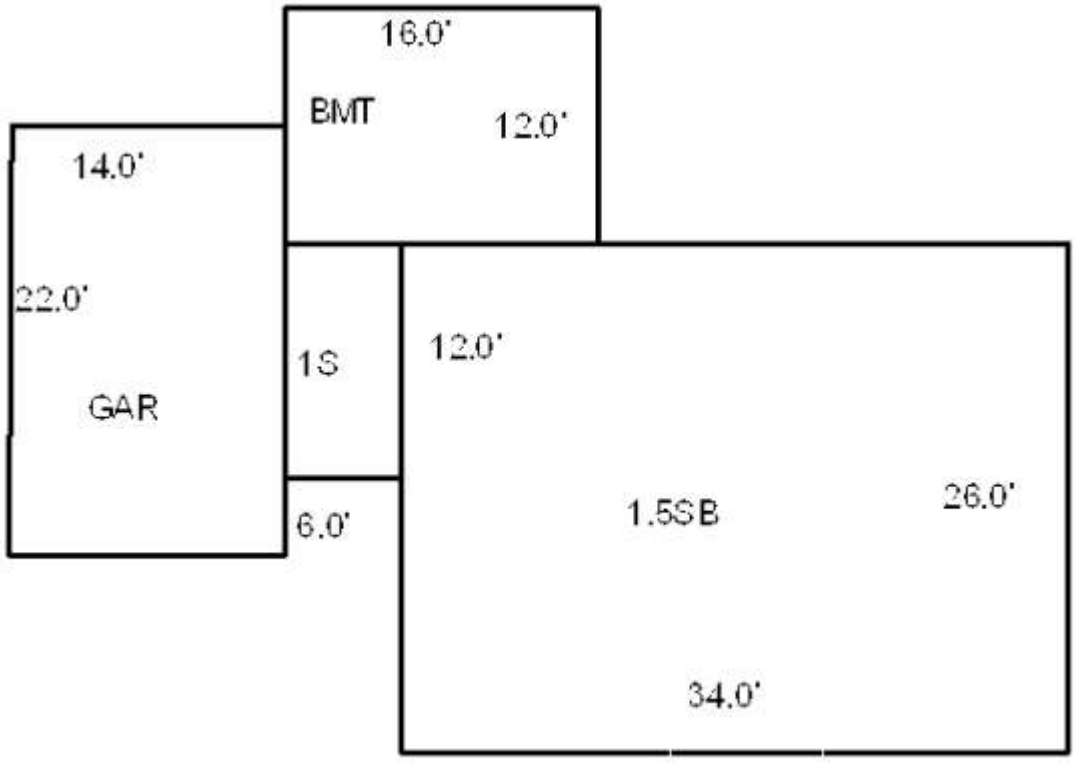
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	223,575

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	97%	105%	182,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1975	308	C 100	11.696	Avg+	80%	97%	105%	9,530
ONE STORY FRAME	1975	72	C 100	6.594	Avg+	80%	97%	105%	5,373
Unfin Basement	1975	192	D 100	2.166	Fair	61%	100%	105%	1,387
Swimming Pool	1	1	C 100	12.100	Avg.	99%	100%	105%	12,578
1,398 SFLA							Outbuilding Total		28,868

Accpt Land 108,600 Accepted Bldg 211,000 Total 319,600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Account: 532 Card: 1 of 1 Map/Lot: 018-134 Location: 17 DYER ST

Neighborhood 44 DYER ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/25/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Partial Interest

Reference 1	B15078P669
Reference 2	LOT SIZE: .23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	712 Sqft	Grade C 100	Base	205,224
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	712
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	3,916
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	1,424
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

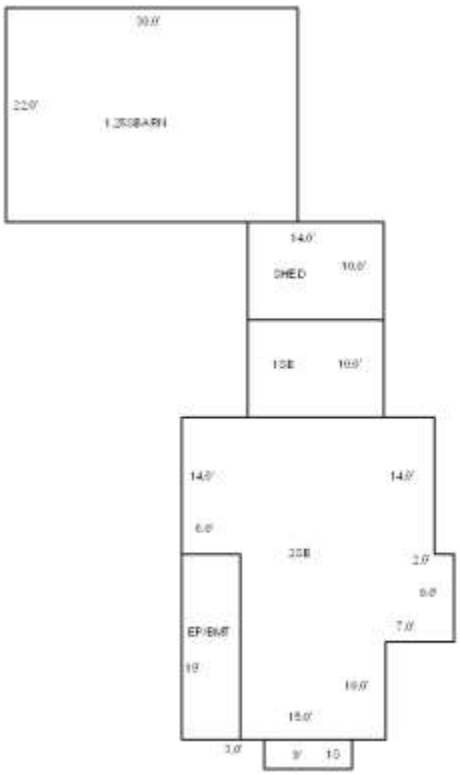
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1968	TYPICAL	GOOD	Average	Typical	219,196

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	154,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1900	660	C 100	26.255	Avg.	67%	100%	105%	18.471
Frame Shed	1900	140	C 100	2.191	Avg.	67%	100%	105%	1.541
1 Story/BSMT	1900	140	C 100	14.792	Avg.	67%	100%	105%	10.407
ENC.PORCH/BSMT	1900	114	C 100	10.660	Avg.	67%	100%	105%	7.499
ONE STORY FRAME	1900	27	C 100	2.473	Avg.	67%	100%	105%	1.740
1,591 SFLA								Outbuilding Total	39,658

Accpt Land 81,900 Accepted Bldg 193,900 Total 275,800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Name: GRANT, ROBERT H
GRANT, SHIRLEY M

Map/Lot: 008-015
Account: 534 Card: 1 of 1 Location: 841 OAK WOODS RD

Neighborhood 25	OAK WOODS RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	LevelRolling	Sale Date	09/08/2015
Utilities	Well & Septic	Sale Price	0
Street	Paved	Sale Type	Land & Buildings
		Financing	Unknown
Value Change	Data Correction	Verified	Family Member
Reference 1	RTODD b19087p709 8/9/22	Validity	Related Parties
Reference 2	LOT SIZE: 97.04		
Tran/Land/Bldg	106 1 98		
X.....	P Y..... 0		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%		68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
73.04	Acres-Rear 21+	665.00	53,429	100%		53,429
Total Acres 97.04				Land Total		151,561

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	2019	784	C 100	33,260	Avg.	96%	100%	95%	30,334
							Outbuilding Total		30,334

Accpt Land	151,600	Accepted Bldg	30,300	Total 181,900

Name: MICHAUD, ADAM NORMAN
MICHAUD, BONNIE ANN
Map/Lot: 018-079
Account: 535 Card: 1 of 1 Location: 29 MARKET ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	VILLAGE CENTER OVERLAY COMMERCIAL 2
Topography	LevelRolling
Utilities	All Public
Street	Paved
Value Change	Data Correction
Reference 1	B17788P360
Reference 2	LOT SIZE: .10 cond corr
Tran/Land/Bldg	101 1 11
X.....	GR Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/15/2022
Sale Price	355,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	74,130.00	64,772	100%		64,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.10					Land Total	76,322

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	504 Sqft	Grade C 110	Base	180,684
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Softwood OPEN 4			Secondary	0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	693
Fin. Basement Area	125 Sqft, Grade B	Basement Gar	None	Fin Bsmt	3,217
Heating	100% HW BB	Cooling	0% None	Heat	2,911
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

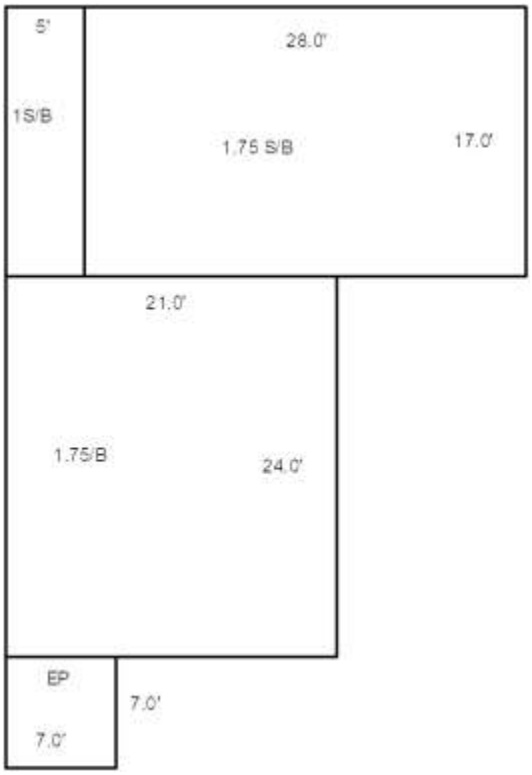
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2000	TYPICAL	TYPICAL	Good	Typical	196,217

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	160,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2003	85	C 110	9.879	Good	78%	100%	105%	8.091
1.75 Story/BSMT	2003	476	C 110	82.985	Good	78%	100%	105%	67.964
Encl Frame Porch	1880	49	C 110	4.294	Good	78%	100%	105%	3.516
Frame Shed	2008	96	C 100	1.502	Avg.	90%	100%	105%	1.420
1,800 SFLA							Outbuilding Total		80,991

Accpt Land	76,300	Accepted Bldg	241,700	Total	318,000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Account: 536 Card: 1 of 1 Map/Lot: 001-073 Location: MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B4834P0120
Reference 2 LOT SIZE:60
Tran/Land/Bldg 900 12 99
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
36.00	Acres-Rear 21+	735.00	29,106	100%		29,106
Total Acres 60.00				Land Total		170,129

Accpt Land 170,100 Accepted Bldg 0 Total 170,100

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	OPEN PERMITS

Reference 1
Reference 2 LOT SIZE: 2.25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Sale Data

Sale Date	09/03/2020
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Homesite (Fract)	74,130.00	88,431	100%		88,431
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.25					Land Total	99,981

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	832 Sqft	Grade B 90	Base	266,004
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Softwood OPEN 4			Secondary	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	973
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,841
Rooms	10	HEARTHS		HEARTHS	936
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	Floor & Stairs			Attic	1,947
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

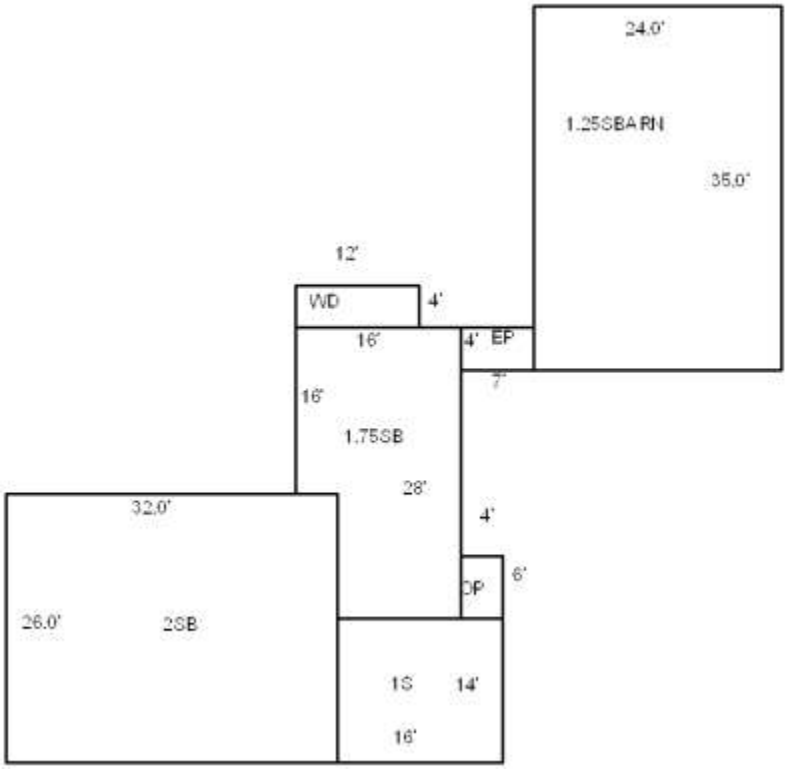
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1904	1930	TYPICAL	TYPICAL	Average	Typical	284,967

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
COND/DES/UTIL...	None	67%	90%	105%	180,427

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1904	840	B 90	38.632	Ava.	67%	90%	105%	24.460
Encl Frame Porch	1904	28	B 90	2.610	Ava.	67%	90%	105%	1.653
1.75 Story/BSMT	1904	400	B 90	74.174	Ava.	67%	90%	105%	46.964
Wood Deck	1904	48	B 90	703	Ava.	67%	90%	105%	445
ONE STORY FRAME	1904	224	B 90	24.001	Ava.	67%	90%	105%	15.197
Open Frame Porch	1904	24	B 90	1.186	Ava.	67%	90%	105%	752
2,588 SFLA								Outbuilding Total	89,471

Accpt Land	100,000	Accepted Bldg	269,900	Total	369,900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12'
WD
4'
16'
4' EP
7'
16'
1.75SB
28'
32.0'
4'
OP
6'
26.0'
2SB
1S
14'
16'

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	
Reference 2	LOT SIZE: 2.25
Tran/Land/Bldg	101 0 0
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	09/03/2020
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Dwelling Description

				Replacement Cost New	
Other	One Story	784 Sqft	Grade C 110	Base	127,687
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	647
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	2,932
Rooms	3	HEARTHS			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

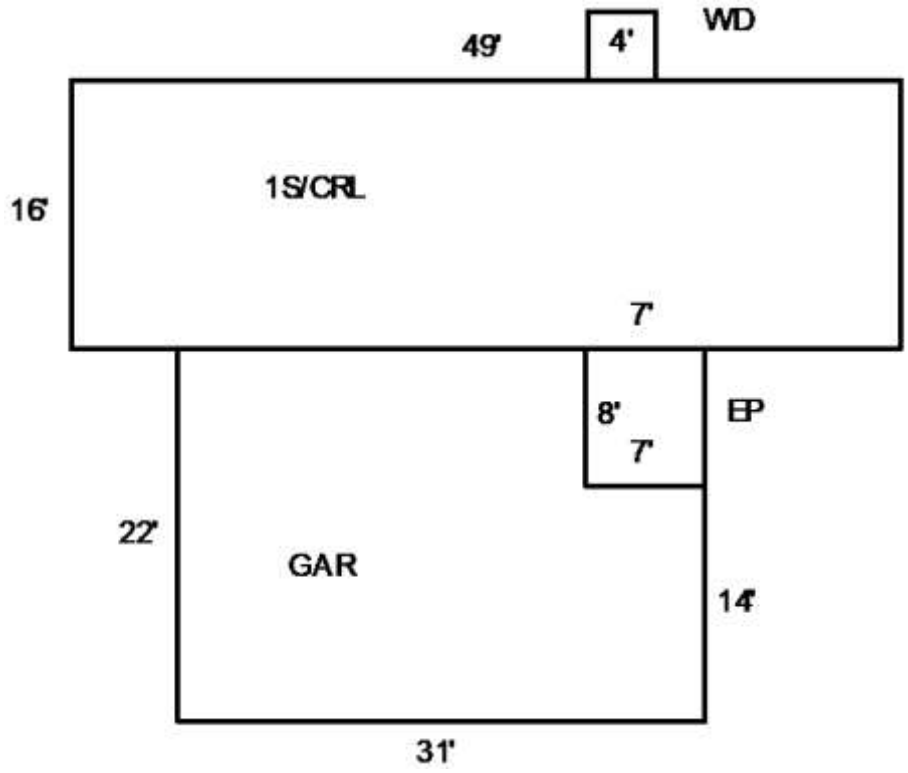
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	131,266

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	105%	135,073

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2022	56	C 110	4,908	Avg.	98%	100%	105%	5,050
Frame Garage	2022	626	C 110	25,462	Avg.	98%	100%	105%	26,201
Wood Deck	2022	16	C 110	220	Avg.	98%	100%	105%	227
784 SFLA							Outbuilding Total		31,478

Accpt Land	0	Accepted Bldg	166,600	Total	166,600


WD
4'
49'
1S/CRL
16'
7'
8'
7'
EP
22'
GAR
14'
31'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	100,000	269,900	369,900	100,000	269,900	369,900
2	0	166,600	166,600	0	166,600	166,600
TOTAL	100,000	436,500	536,500	100,000	436,500	536,500

Name: GRANT, JEANNE L
GRANT, ROBERT B
Map/Lot: 003-053-1
Account: 538 Card: 1 of 1 Location: 341 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B2402P0005
Reference 2	LOT SIZE:3.79
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.79	Acres-Homesite (Fract)	72,675.00	91,336	100%		91,336
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.79					Land Total	107,011

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 110	Base	231,416
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

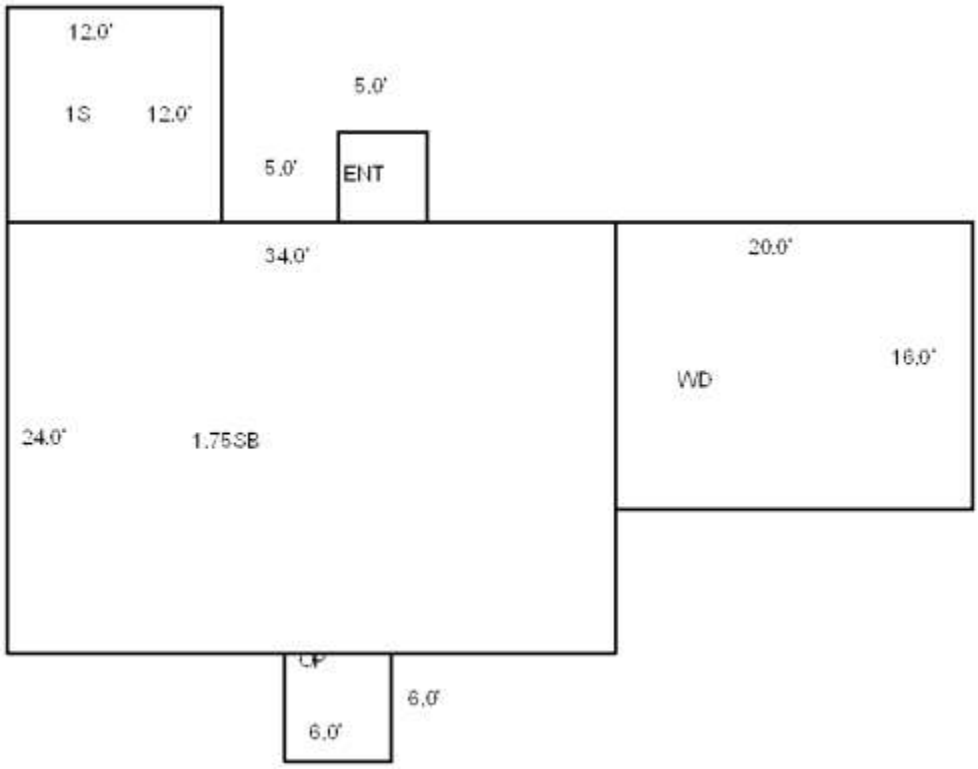
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	GOOD	GOOD	Above Average	Typical	251,994

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	193,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1978	320	C 110	4.411	Avg+	81%	100%	95%	3.394
ONE STORY FRAME	1978	144	C 110	14.507	Avg+	81%	100%	95%	11.163
BSMT ENTRY.....	1978	25	C 110	430	Avg+	81%	100%	95%	331
Open Frame Porch	1978	36	C 110	1.673	Avg+	81%	100%	95%	1.287
Frame Shed	1978	128	C 100	2.003	Avg-	67%	100%	95%	1.275
Wood Deck	1978	100	C 110	1.378	Avg+	81%	100%	95%	1.060
Frame Shed	1978	384	C 110	6.611	Avg+	81%	75%	95%	3.815
1,572 SFLA							Outbuilding Total		22,325

Accpt Land	107,000	Accepted Bldg	216,200	Total	323,200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5.0'
5.0'
ENT
34.0'
20.0'
16.0'
WD
24.0'
1.75SB
OP
6.0'
6.0'

Neighborhood 56 MAPLE ST

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Pub Wtr & Septic
Street Paved

Reference 1 B1341P406
Reference 2 LOT SIZE: 0.85 (portion added from 021-010-
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	74,130.00	80,228	100%		80,228
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.85					Land Total	91,778

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade C 100	Base	210,834
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	3,960
Rooms	7	HEARTHS		HEARTHS	1,600
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	1,440
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

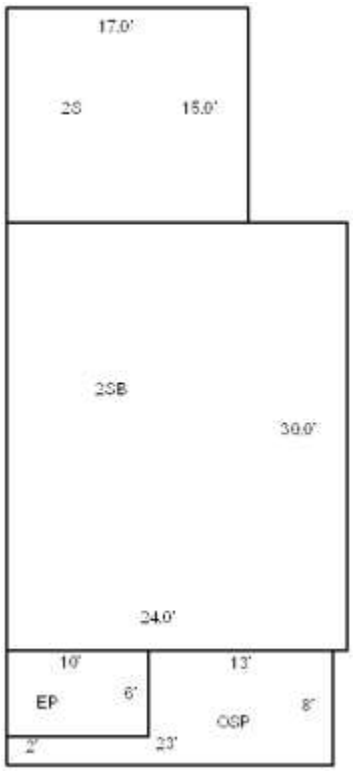
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1970	TYPICAL	Old Type	Average	Typical	226,474

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	159,324

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	1860	255	C 100	41.313	Avg.	67%	100%	105%	29.064
Encl Frame Porch	1860	60	C 100	4.781	Avg.	67%	100%	105%	3.363
OPEN SCR PORCH	1860	124	C 100	5.845	Avg.	67%	100%	105%	4.112
1.25 ST BARN....	1900	720	C 100	28.510	Avg.	67%	100%	105%	20.057
Frame Shed	1960	96	C 100	1.502	Avg.	67%	100%	105%	1.056
1,950 SFLA								Outbuilding Total	57,652

Accpt Land 91,800 Accepted Bldg 217,000 Total 308,800


17.0'
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15.0'
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8'
OSP
2'
23'

Name: TATE, KEVIN G
TATE, OLIVIA A
Map/Lot: 021-008
Account: 540 Card: 1 of 1 Location: 15 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/19/2011
Sale Price	114,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16187P859
Reference 2	LOT SIZE: .21 note
Tran/Land/Bldg	101 1 11
X.....	op Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	74,130.00	69,760	100%		69,760
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.21					Land Total	81,310

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	696 Sqft	Grade C 110	Base	212,766
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	766
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	3,684
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

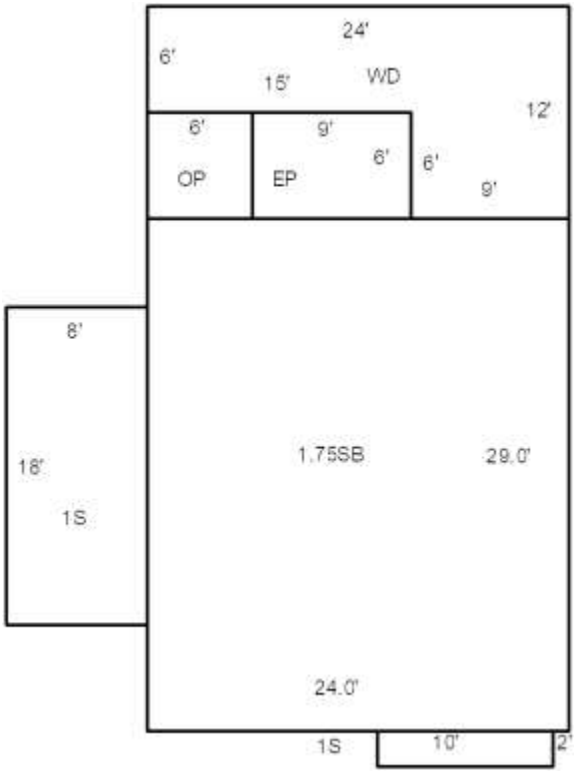
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1966	TYPICAL	TYPICAL	Fair	Typical	225,928

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	55%	85%	105%	110,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1900	36	C 100	1.521	Avg.	67%	75%	105%	802
Encl Frame Porch	1900	54	C 100	4.303	Avg.	67%	75%	105%	2.270
ONE STORY FRAME	1966	144	C 110	14.507	Fair	55%	85%	105%	7.121
1 STORY	1900	20	C 110	2.015	Fair	55%	85%	105%	989
Frame Garage	1900	672	C 100	24.804	Avg.	67%	75%	105%	13.087
Wood Deck	1900	198	C 110	2.729	Fair	55%	85%	105%	1.340
1,382 SFLA								Outbuilding Total	25,609

Accpt Land 81,300 Accepted Bldg 136,500 Total 217,800


24'
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1S
1.75SB
29.0'
24.0'
1S
10'
2'

Name: LEEMAN TIMOTHY E. & CINDY H. M. REV.
LEEMAN CINDY H. M. AND TIMOTHY E.,
Map/Lot: 004-089-2
Account: 541 Card: 1 of 1 Location: HIGH ST

Neighborhood 62	HIGH ST		
Zoning/Use	FARM & FOREST		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	BK14419PG501		
Reference 2	LOT SIZE:0.9		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	05/19/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	72,675.00	79,105	100%		79,105
Total Acres 0.90				Land Total		79,105

Accpt Land	79,100	Accepted Bldg	0	Total	79,100

Name: LEEMAN TIMOTHY E. & CINDY H. M. REV.
LEEMAN, CINDY H. M AND TIMOTHY E.,
Account: 542 Card: 1 of 1
Map/Lot: 004-089A
Location: 576 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/19/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	B14419P501
Reference 2	LOT SIZE:0.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Homesite (Fract)	72,675.00	84,782	100%		84,782
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.80					Land Total	100,457

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 100	Base	246,533
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,616
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

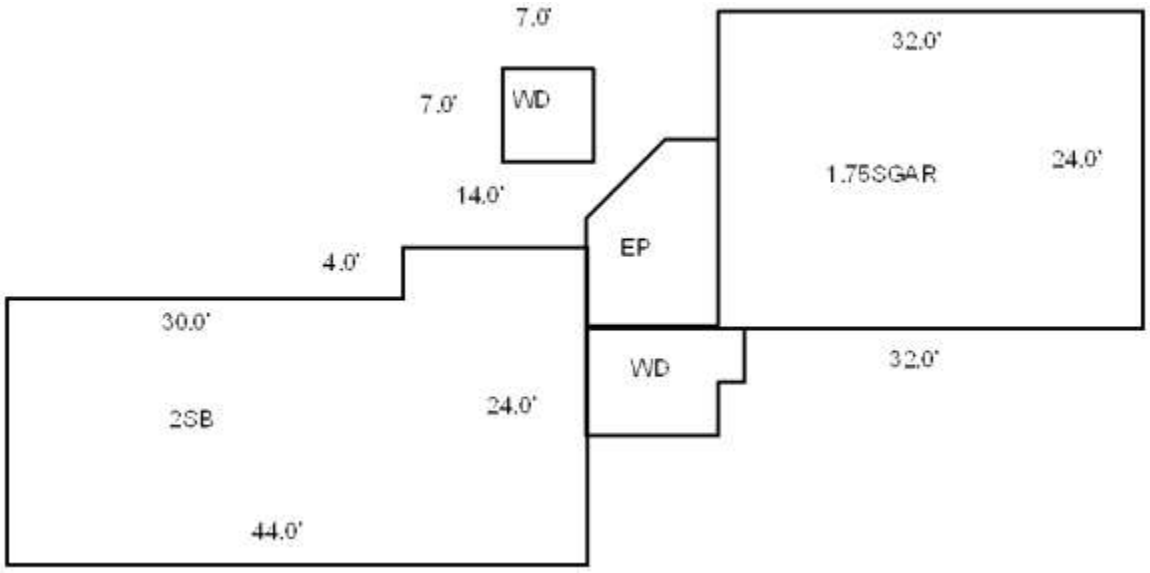
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	258,599

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	95%	186,708

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1980	122	C 100	9.721	Avg.	76%	100%	95%	7.019
Wood Deck	1980	88	C 100	1.103	Avg.	76%	100%	95%	796
1.75 ST GARAGE..	1980	768	C 100	41.118	Avg.	76%	100%	95%	29.688
WOOD DECK	1980	49	C 100	614	Avg.	76%	100%	95%	444
Frame Shed	1980	308	D 100	3.856	Avg-	69%	50%	95%	1.264
1,872 SFLA							Outbuilding Total		39,211

Accpt Land	100,500	Accepted Bldg	225,900	Total	326,400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7.0'
WD
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32.0'
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24.0'
EP
4.0'
30.0'
WD
32.0'
2SB
24.0'
44.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Private

Reference 1 B9776P0175
Reference 2 LOT SIZE:0
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	210,000	210,775	100%		210,774
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.20					Land Total	224,524

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	229,611
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,780
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

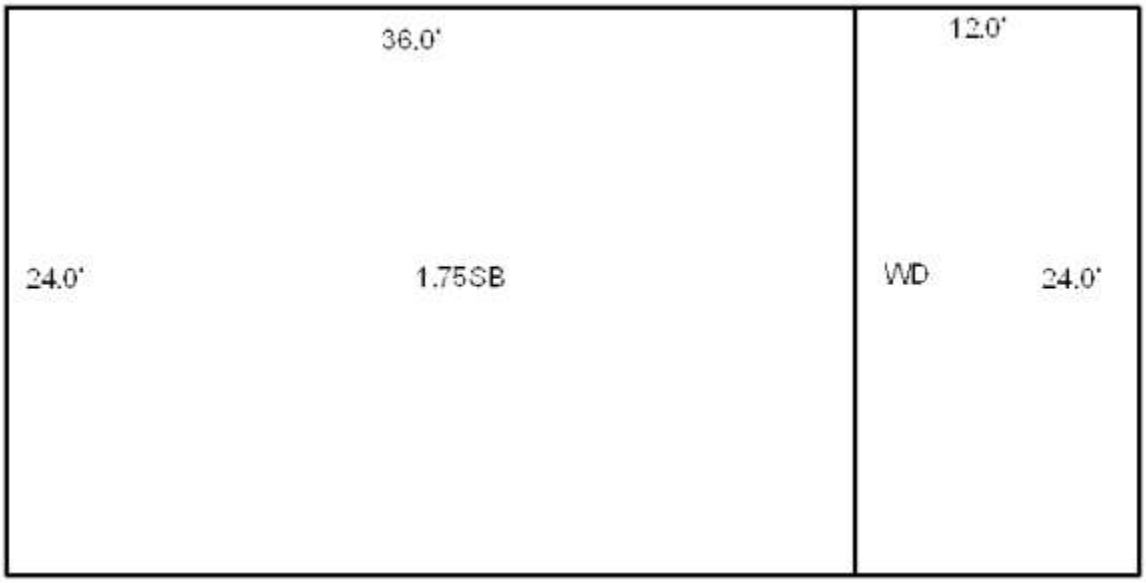
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	1991	TYPICAL	TYPICAL	Average	Typical	245,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	205,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1954	288	C 100	3.609	Avg.	67%	100%	125%	3.022
1,512 SFLA							Outbuilding Total		3,022

Accpt Land 224,500 Accepted Bldg 208,900 Total 433,400


36.0'
12.0'
24.0'
1.75SB
WD
24.0'

Name: VACHON, MICHAEL G
VACHON, TARA M
Map/Lot: 022-018
Account: 544 Card: 1 of 1 Location: 42 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B15735P336
Reference 2	LOT SIZE: 0.52
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	04/14/2022
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Renovations

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	74,130.00	76,381	100%		76,381
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.52					Land Total	87,931

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	884 Sqft	Grade C 110	Base	260,638
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Softwood OPEN 4			Secondary	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Warm & Cool	Heat	7,585
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	20,328
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

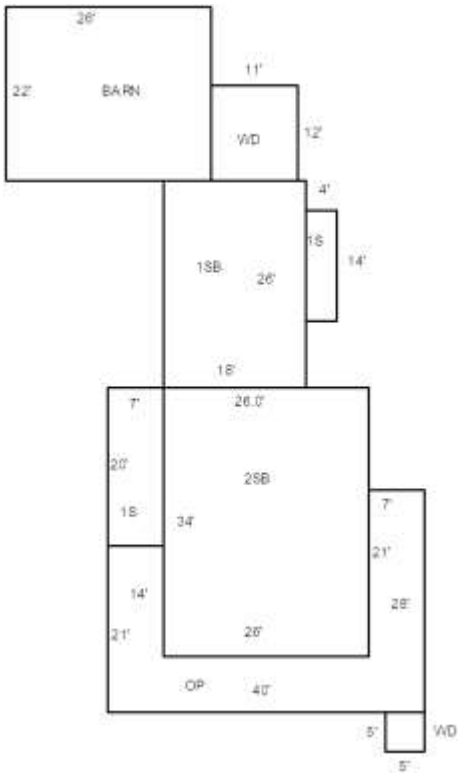
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1849	2022	GOOD	TYPICAL	Good	Typical	297,058

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	78%	82%	105%	199,498

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST BARN.....	1849	572	C 100	19.119	Poor	45%	100%	105%	9.034
Wood Deck	1849	132	C 110	1.819	Good	78%	82%	105%	1.222
1 Story/BSMT	1849	468	C 110	54.394	Good	78%	82%	105%	36.529
1 STORY	1849	56	C 110	5.641	Good	78%	82%	105%	3.788
1 STORY	1849	140	C 110	14.103	Good	78%	82%	105%	9.471
Open Frame Porch	1849	525	C 110	24.405	Good	78%	82%	105%	16.390
Frame Garage	1849	576	C 110	23.482	Good	78%	82%	105%	15.770
Wood Deck	1849	25	C 110	344	Good	78%	82%	105%	231
2,432 SFLA							Outbuilding Total		92,435

Accpt Land 87,900 Accepted Bldg 291,900 Total 379,800


26'
22'
BARN
11'
WD
12'
4'
1S
14'
1SB
26'
18'
7'
26.0'
20'
2SB
1S
34'
7'
21'
14'
28'
21'
26'
OP
40'
5'
WD
5'

Account: 545 Card: 1 of 1 Map/Lot: 018-081 Location: 44 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/10/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE: .08
Tran/Land/Bldg	104 1 13
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	117,600	36,589	100%		36,589
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.08					Land Total	48,139

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,189 Sqft	Grade C 100	Base	349,520
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,189
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	5,944
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

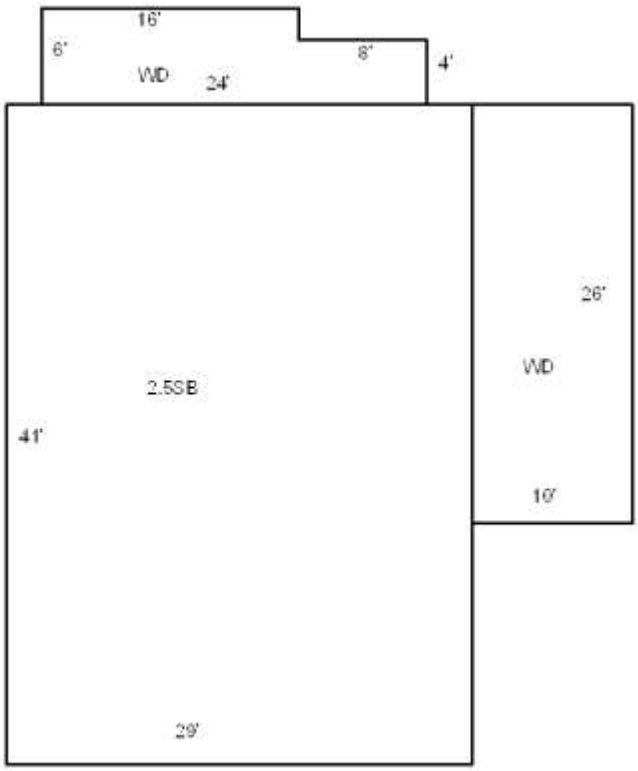
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1985	TYPICAL	TYPICAL	Average	Typical	377,773

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	85%	105%	225,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	260	C 100	3.258	Avg.	67%	100%	105%	2.292
WOOD DECK	1900	128	C 100	1.604	Avg.	67%	100%	105%	1.129
2,972 SFLA							Outbuilding Total		3,421

Accpt Land	48,100	Accepted Bldg	229,300	Total	277,400


16'
6'
WD
24'
8'
4'
26'
WD
2.5SB
41'
19'
29'

Account: 546 Card: 1 of 1 Map/Lot: 022-074 Location: 15 MAIN ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	
Reference 2	LOT SIZE: .26
Tran/Land/Bldg	300 2 16
X.....	GRD Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	03/10/2021
Sale Price	234,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

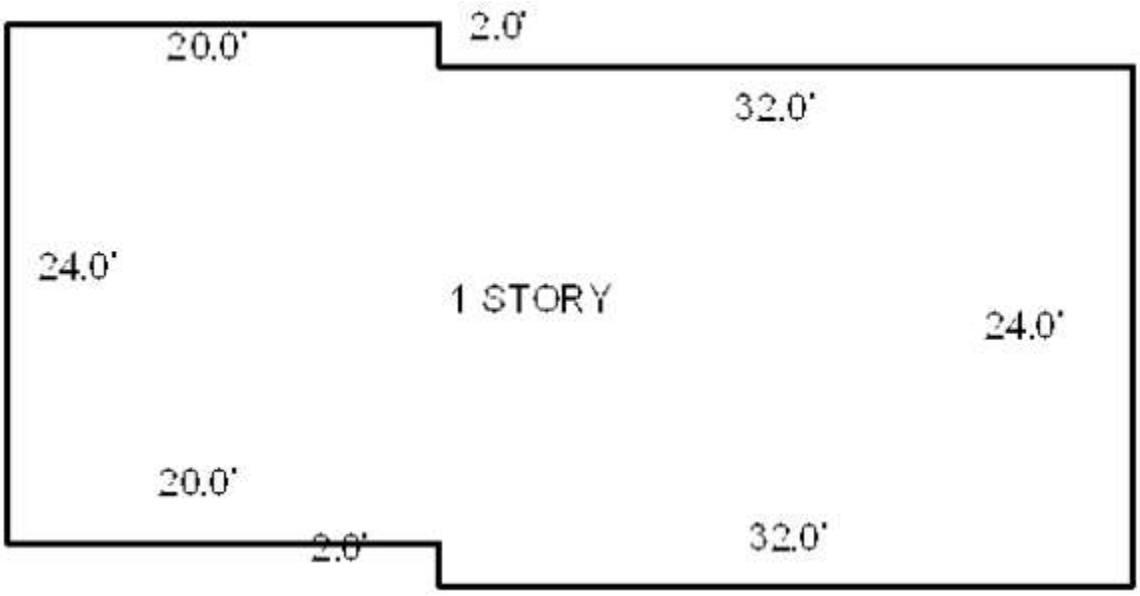
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	70,600.00	67,873	100%		67,873
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.26					Land Total	78,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1985	1248	B 100	145,665	Avg.	77%	100%	100%	112,162
								Outbuilding Total	112,162

Accpt Land	78,900	Accepted Bldg	112,200	Total	191,100


20.0'
2.0'
32.0'
24.0'
1 STORY
24.0'
20.0'
2.0'
32.0'

Map/Lot: 022-027
Account: 548 Card: 1 of 1 Location: 14 CANAL ST EXT

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Gravel

Sale Data

Sale Date	03/23/2023
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B15258P683
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	300 2 27
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	432 Sqft	Grade C 100	Base	153,588
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,160
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	864
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

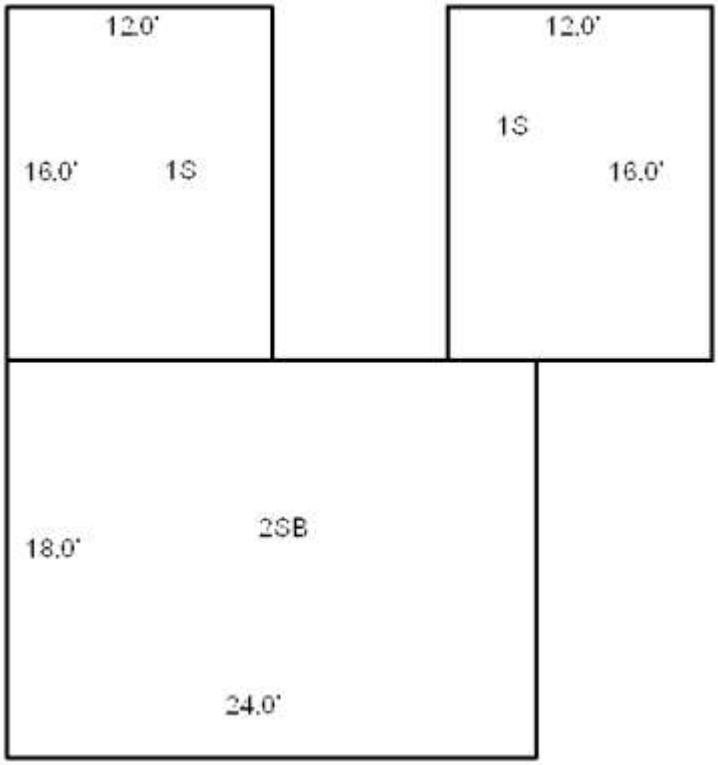
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1940	TYPICAL	TYPICAL	Below Average	Inadeq.	157,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	83%	105%	82,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1800	192	C 100	17.583	Avg-	60%	83%	105%	9.195
ONE STORY FRAME	1800	192	C 100	17.583	Avg-	60%	83%	105%	9.195
Frame Garage	1800	768	D 100	22.609	Poor	45%	100%	105%	10.683
Frame Garage	1800	884	C 100	32.438	Avg-	60%	83%	105%	16.962
1,248 SFLA							Outbuilding Total		46,035

Accpt Land	87,600	Accepted Bldg	128,200	Total	215,800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12.0'
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16.0'
2SB
18.0'
24.0'

Name: CORDIER, RICHARD J JR
CORDIER, KAREN A
Map/Lot: 003-038
Account: 549 Card: 1 of 1 Location: 165 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	10/01/2008
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15500P289
Reference 2	LOT SIZE:1.7
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Homesite (Fract)	72,675.00	84,299	100%		84,299
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	50%	Fract. Sha	7,838
Total Acres 1.70					Land Total	92,137

Dwelling Description

				Replacement Cost New	
Other	One Story	1,456 Sqft	Grade D 100	Base	145,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,912
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

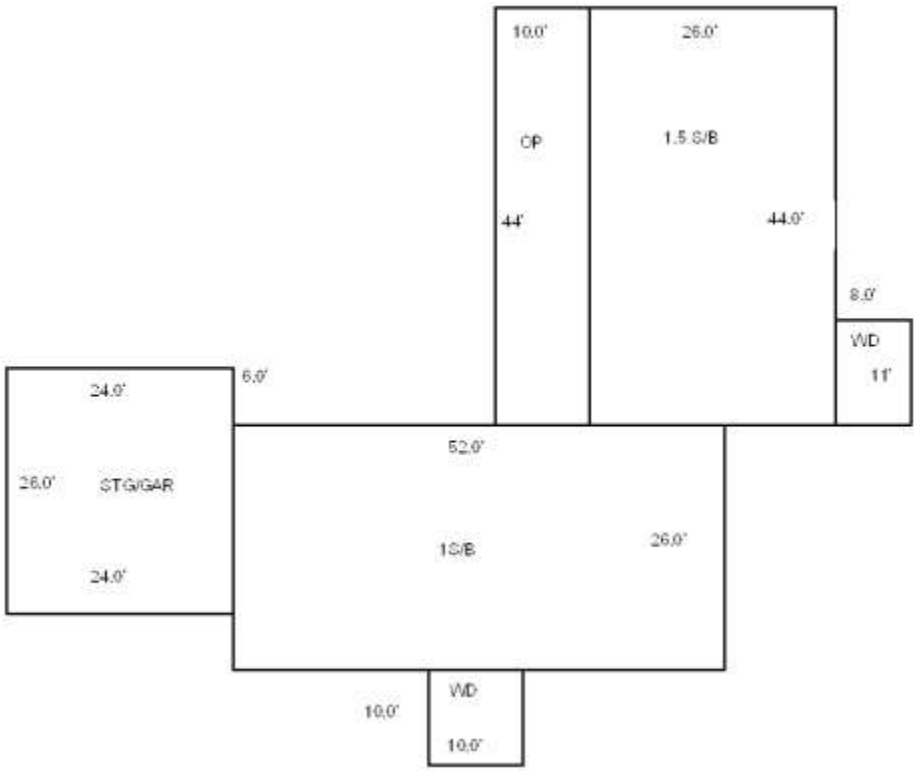
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	156,528

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	123,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1993	100	C 100	1.253	Avg.	83%	100%	95%	988
1.25 ST GARAGE..	1993	624	C 100	26.633	Avg.	83%	100%	95%	21.000
1.25 ST BARN....	1900	616	D 100	19.681	Avg-	60%	100%	95%	11.219
ONE STORY FRAME	2009	1144	C 100	104.768	Avg.	83%	100%	95%	82.609
Open Frame Porch	2009	440	C 100	18.594	Avg.	83%	100%	95%	14.661
Wood Deck	2009	88	C 100	1.103	Avg.	83%	100%	95%	869
2,600 SFLA							Outbuilding Total		131,346

Accpt Land	92,100	Accepted Bldg	254,800	Total	346,900


10.0'
26.0'
OP
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44'
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8.0'
WD
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6.0'
24.0'
52.0'
26.0'
STG/GAR
1S/B
26.0'
24.0'
WD
10.0'
10.0'

Name: CONDON, AARON W
CONDON, BERNICE E

Map/Lot: 003-039
Account: 550 Card: 1 of 1 Location: 174 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17754P607
Reference 2	LOT SIZE: 4.2
Tran/Land/Bldg	101 1 11
X.....	ADDN Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	03/23/2023
Sale Price	475,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.20	Acres-Homesite (Fract)	72,675.00	92,279	100%		92,279
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.20					Land Total	107,954

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	283,446
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	100% Central	Heat	3,973
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

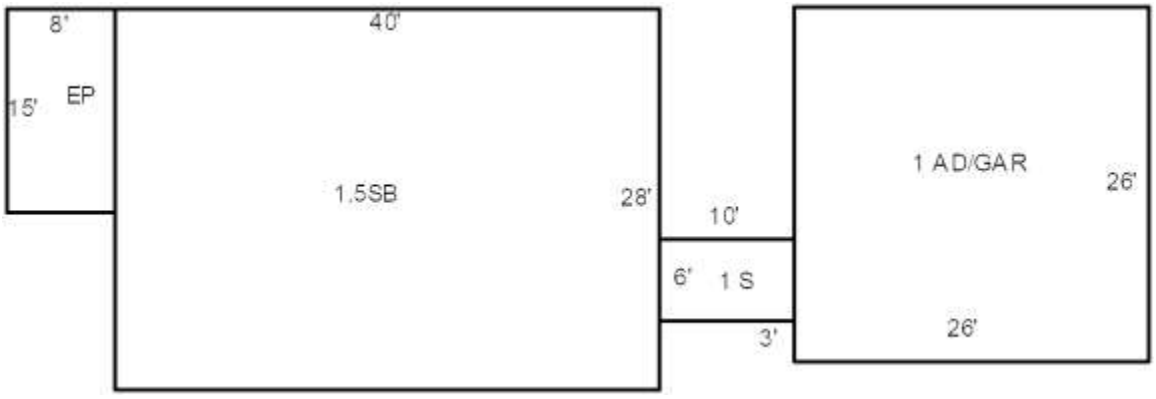
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Good	Typical	297,979

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	95%	237,787

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1975	120	C 110	10.518	Good	84%	100%	95%	8.393
2.00 ST BARN....	1900	1116	C 100	57.836	Avg.	67%	100%	95%	36.812
Frame Shed	2010	192	D 100	2.404	Avg.	91%	100%	95%	2.079
Wood Deck	1975	600	C 110	8.270	Good	84%	100%	95%	6.600
ONE STORY FRAME	1975	60	C 110	6.045	Good	84%	100%	95%	4.824
1S AD/GAR.....	2020	676	C 110	78.569	Avg.	97%	85%	95%	61.541
WOOD DECK	2021	200	C 110	2.757	Good	84%	85%	95%	1.871
2,416 SFLA								Outbuilding Total	122,120

Accpt Land 108,000 Accepted Bldg 359,900 Total 467,900


8'
40'
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EP
1.5SB
28'
10'
6'
1 S
3'
1 AD/GAR
26'
26'

Name: MCEVOY, JOHN P
MCEVOY, MALINDA H
Map/Lot: 009-016-02
Account: 551 Card: 1 of 1 Location: 35 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/08/2019
Sale Price	197,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Lender
Validity	Distressed Sale

Reference 1	B17888P297
Reference 2	LOT SIZE:0.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.91	Acres-Homesite (Fract)	72,675.00	79,192	100%		79,192
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.91					Land Total	94,867

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	274,199
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,350
Fin. Basement Area	101 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,000
Heating	100% HW BB	Cooling	0% None	Heat	5,670
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

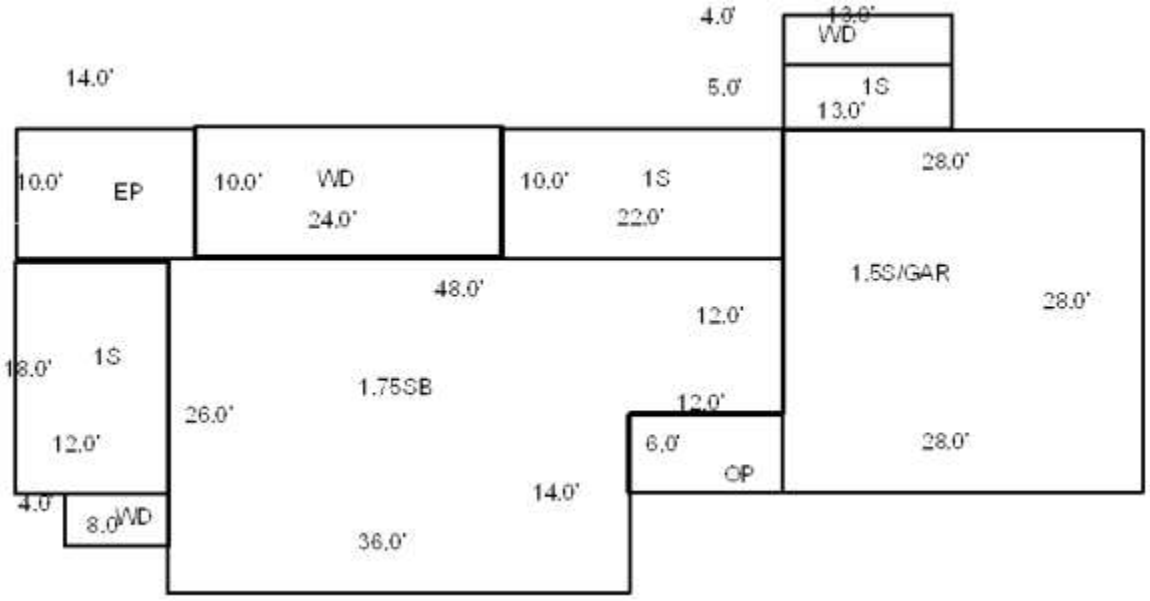
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	GOOD	TYPICAL	Above Average	Typical	293,779

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	226,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	1978	784	C 100	37.591	Avg+	81%	100%	95%	28.927
ONE STORY FRAME	1978	65	C 100	5.953	Avg+	81%	100%	95%	4.581
Wood Deck	1978	52	C 100	652	Avg+	81%	100%	95%	502
WOOD DECK	1978	240	C 100	3.007	Avg+	81%	100%	95%	2.314
Encl Frame Porch	1978	140	C 100	11.155	Avg+	81%	100%	95%	8.584
1 STORY	1978	216	C 100	19.781	Avg+	81%	100%	95%	15.222
Wood Deck	1978	32	C 100	401	Avg+	81%	100%	95%	309
1 STORY	1978	220	C 100	20.148	Avg+	81%	100%	95%	15.504
Open Frame Porch	1978	72	C 100	3.043	Avg+	81%	100%	95%	2.342
Swimming Pool	1996	1	C 100	12.100	Avg+	99%	100%	95%	11.380
2,391 SFLA							Outbuilding Total		89,665

Accpt Land	94,900	Accepted Bldg	315,700	Total	410,600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10.0'
1S
22.0'
28.0'
48.0'
1.5S/GAR
12.0'
28.0'
18.0'
1S
1.75SB
26.0'
12.0'
12.0'
6.0'
28.0'
OP
14.0'
4.0'
8.0'
WD
36.0'

Map/Lot: 013-037
Account: 552 Card: 1 of 1 Location: 18 WEST ELEVENTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Below Street
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	07/25/2018
Sale Price	264,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17764P664
Reference 2	LOT SIZE: .13
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	210,000	201,888	100%		201,887
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.13					Land Total	215,637

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	672 Sqft	Grade C 90	Base	178,786
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	907
Fin. Basement Area	672 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,306
Heating	0% Not Heated	Cooling	0% None	Heat	-2,117
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,752
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

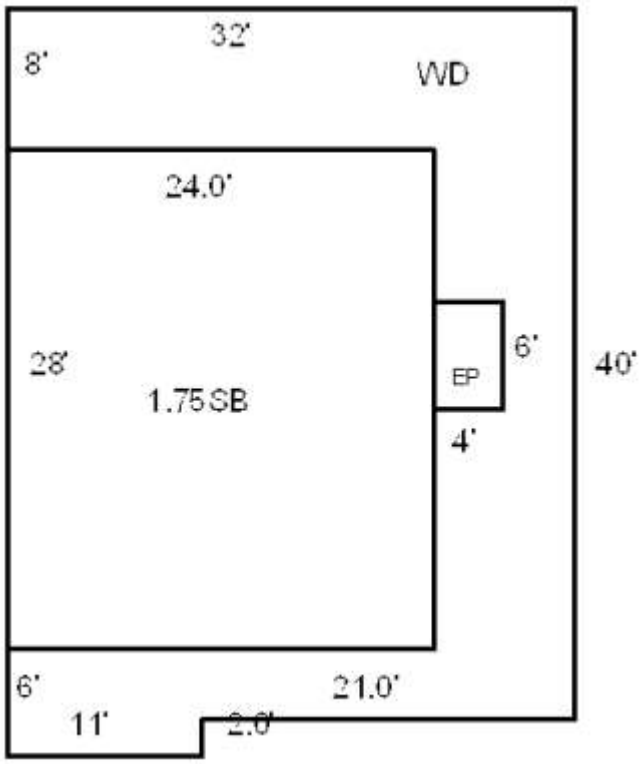
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Average	Typical	195,634

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	163,843

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1954	630	C 90	7.105	Avg.	67%	100%	125%	5.950
Encl Frame Porch	1954	24	C 90	1.721	Avg.	67%	100%	125%	1.441
1,176 SFLA							Outbuilding Total		7,391

Accpt Land	215,600	Accepted Bldg	171,200	Total	386,800


32'
8'
WD
24.0'
28'
1.75 SB
EP
6'
40'
4'
6'
21.0'
11'
2.0'

Map/Lot: 020-007
Account: 553 Card: 1 of 1 Location: 83 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1 VILLAGE A, B, C
Topography RollingAbove Street
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	08/30/2017
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17550P759
Reference 2 LOT SIZE:2.8
Tran/Land/Bldg 101 1 11
X..... 34 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.80	Acres-Homesite (Fract)	74,130.00	90,386	100%		90,386
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.80					Land Total	101,936

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 100	Base	257,678
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,200
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

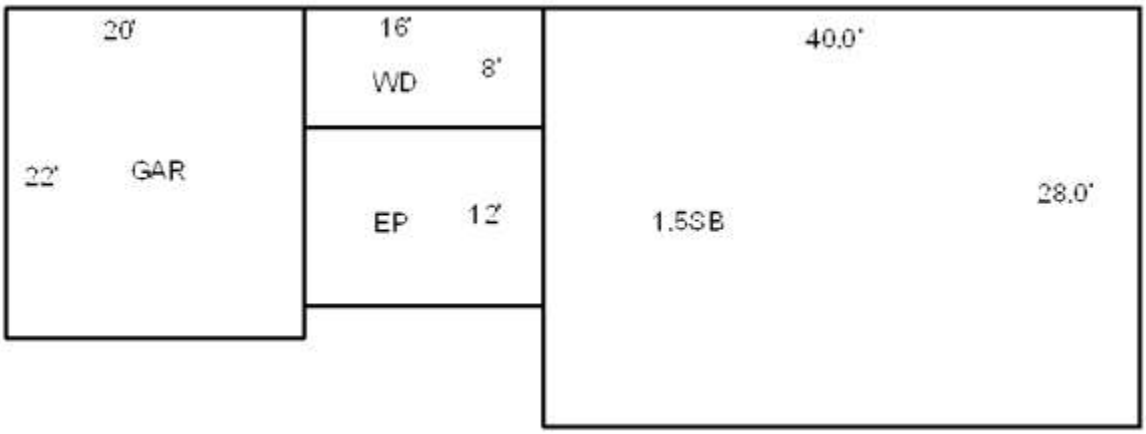
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	GOOD	TYPICAL	Average	Typical	264,078

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	185,779

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1960	440	C 100	16.449	Avg.	67%	100%	105%	11.572
Wood Deck	1960	128	C 100	1.604	Avg.	67%	100%	105%	1.129
Encl Frame Porch	1960	192	B 100	19.889	Avg.	67%	100%	105%	13.992
1,680 SFLA								Outbuilding Total	26,693

Accpt Land 101,900 Accepted Bldg 212,500 Total 314,400


20'
16'
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40.0'
22'
GAR
EP
12'
1.5SB
28.0'

Account: 554 Card: 1 of 1 Map/Lot: 019-033 Location: 191 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/25/2021
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B9922P0013
Reference 2	LOT SIZE: .91
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.57	Acres-Homesite (Fract)	78,185.00	89,972	100%		89,972
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.57					Land Total	100,422

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	602 Sqft	Grade C 100	Base	176,847
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	602
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,635
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

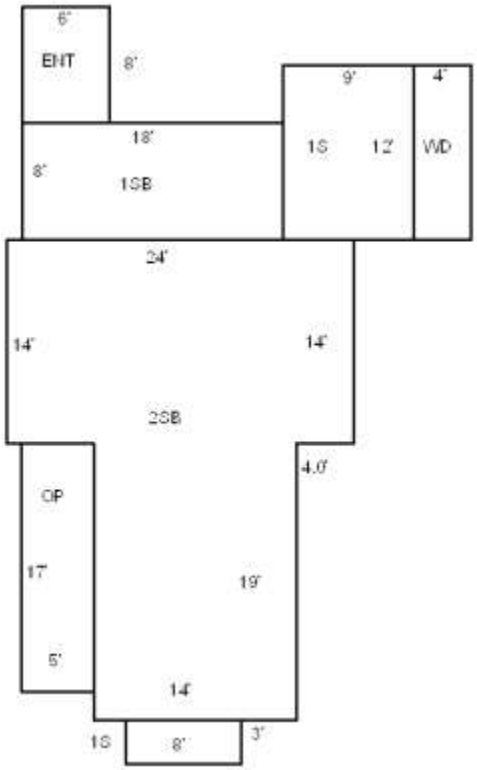
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1940	TYPICAL	TYPICAL	Average	Typical	180,084

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	114,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1890	144	C 100	15.215	Avg.	67%	100%	95%	9.684
BSMT ENTRY.....	1890	48	C 100	751	Avg.	67%	100%	95%	478
ONE STORY FRAME	1890	108	C 100	9.891	Avg.	67%	100%	95%	6.296
Wood Deck	1890	48	C 100	601	Avg.	67%	100%	95%	383
1 STORY	1890	24	C 100	2.198	Avg.	67%	100%	95%	1.399
Open Frame Porch	1890	85	C 100	3.592	Avg.	67%	100%	95%	2.287
Frame Garage	1940	720	B 100	34.492	Good	78%	100%	95%	25.559
1,330 SFLA							Outbuilding Total		46,086

Accpt Land	100,400	Accepted Bldg	160,700	Total	261,100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1S
8'
3'

Account: 555 Card: 1 of 1 Map/Lot: 003-104 Location: 62 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Gravel

Sale Data

Sale Date	06/06/2011
Sale Price	44,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16108P152
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

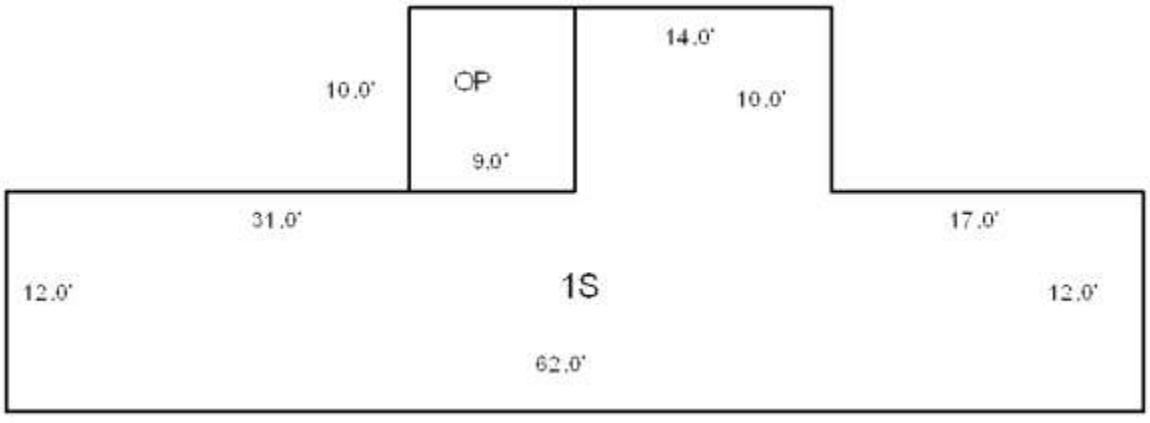
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	61,200.00	58,605	100%		58,605
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.25					Land Total	71,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1970	90	D 100	3.042	Avg-	62%	55%	95%	985
Frame Shed	1970	144	D 100	1.803	Avg.	69%	55%	95%	650
MH ADDITION ..	1970	140	D 100	5.312	Avg.	69%	55%	95%	1,915
12 Mobile Home.	1970	12X62	D 100	14.704	Avg+	55%	55%	95%	4,226
744 SFLA								Outbuilding Total	7,776

Accpt Land	71,800	Accepted Bldg	7,800	Total	79,600


14.0'
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9.0'
31.0'
17.0'
12.0'
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12.0'
62.0'

Account: 556 Card: 1 of 1 Map/Lot: 006-036 Location: FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000 QC: 16508/464 17389/404
Reference 2 LOT SIZE:21
Tran/Land/Bldg 900 1 99
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 1

Sale Data

Sale Date	02/25/2019
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
7.00	Acres-Wasteland	47.50	366	100%		366
Total Acres 21.00					Land Total	111,006

Accpt Land 111,000 Accepted Bldg 0 Total 111,000

Map/Lot: 008-084
Account: 557 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Tree Growth	2019
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	02/20/2009
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15566P792 TG
Reference 2	LOT SIZE: 21.2
Tran/Land/Bldg	700 6 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.50	Acres-Softwood	421.00	4,000	100%		4,000
0.00	Acres-Mixed Wood	1,710.00	18,810	100%		0
10.40	Acres-Hardwood	344.00	3,578	100%		3,578
1.30	Acres-Wasteland	50.00	72	100%		72
Total Acres 21.20				Land Total		7,650

Accpt Land 7,700 Accepted Bldg 0 Total 7,700

Account: 558 Card: 1 of 1 Map/Lot: 008-087A
Location: MORRELLS MILL RD

Neighborhood 77	MORRELLS MILL/BB POND
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15549P548
Reference 2	LOT SIZE:45
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/24/2008
Sale Price	70,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	80,325.00	101,496	85%	Topography	86,272
10.00	Acres-Rear Land 1-10	1,890.00	20,790	75%	Topography	15,593
10.00	Acres-Rear Land 11-20	1,050.00	11,550	40%	Topography	4,620
21.00	Acres-Wasteland	52.50	1,213	100%		1,213
Total Acres 45.00					Land Total	107,698

Accpt Land 107,700 Accepted Bldg 0 Total 107,700

Account: 559 Card: 1 of 1 Map/Lot: 008-088 Location: MORRELLS MILL RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15566P792
Reference 2	LOT SIZE:4
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	02/18/2009
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
4.00	Acres-Rear Land 1-10	770.00	3,388	100%		3,388
Total Acres 4.00				Land Total		3,388

Accpt Land	3,400	Accepted Bldg	0	Total	3,400

Account: 560 Card: 1 of 1 Map/Lot: 006-038 Location: FORD QUINT RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	02/25/2019
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1	B0000P0000 QC: 16508/464 17389/404
Reference 2	LOT SIZE:15 REAR
Tran/Land/Bldg	900 1 99
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
5.00	Acres-Rear Land 11-20	630.00	3,465	100%		3,465
Total Acres 15.00					Land Total	11,935

Accpt Land	11,900	Accepted Bldg	0	Total	11,900

Account: 561 Card: 1 of 1 Map/Lot: 006-081 Location: MORRELLS MILL RD

Neighborhood 77	MORRELLS MILL/BB POND
Tree Growth	2020
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewer
Street	No Street

Sale Data

Sale Date	02/20/2009
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15566P792 TG
Reference 2	LOT SIZE: 57.4
Tran/Land/Bldg	700 6 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Softwood	421.00	295	100%		295
0.00	Acres-Mixed Wood	630.00	3,465	100%		0
50.10	Acres-Hardwood	344.00	17,234	100%		17,234
3.70	Acres-Wasteland	52.50	214	100%		214
2.90	Acres-Rear 21+	735.00	2,345	100%		2,345
Total Acres 57.40					Land Total	20,088

Accpt Land 20,100 Accepted Bldg 0 Total 20,100

Map/Lot: 006-083
Account: 562 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 77	MORRELLS MILL/BB POND
Tree Growth	2028
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B2895P0012 TG
Reference 2	LOT SIZE: 25
Tran/Land/Bldg	700 6 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Softwood	421.00	3,368	100%		3,368
11.00	Acres-Mixed Wood	436.00	4,796	100%		4,796
1.00	Acres-Hardwood	344.00	344	100%		344
5.00	Acres-Rear 21+	735.00	4,043	100%		4,042
Total Acres 25.00					Land Total	12,550

Accpt Land	12,600	Accepted Bldg	0	Total	12,600

Map/Lot: 008-005
Account: 563 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15146P300 TG
Reference 2	LOT SIZE: 22
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Softwood	421.00	4,210	100%		4,210
1.00	Acres-Mixed Wood	436.00	436	100%		436
11.00	Acres-Hardwood	344.00	3,784	100%		3,784
Total Acres 22.00				Land Total		8,430

Accpt Land 8,400 Accepted Bldg 0 Total 8,400

Map/Lot: 006-076
Account: 564 Card: 1 of 1 Location: 345 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities SepticWell & Septic
Street Paved

Reference 1 B15146P300
Reference 2 LOT SIZE:35
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
22.00	Acres-Rear Land 11-20	950.00	22,990	100%		22,990
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 36.00					Land Total	149,305

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,092 Sqft	Grade C 100	Base	280,808
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	273
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,368
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,184
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,184
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

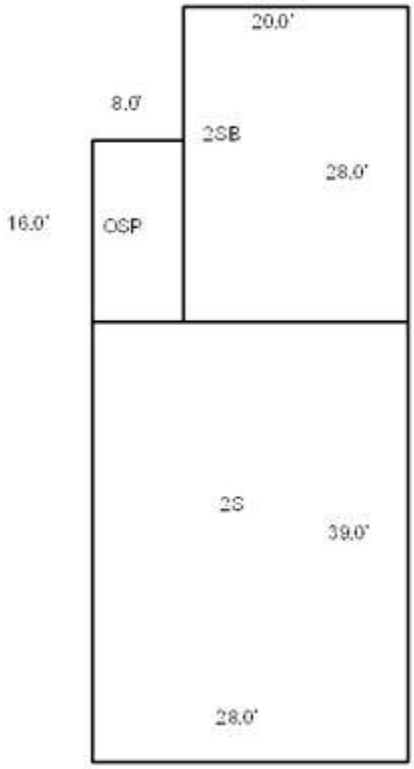
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1920	Obsolete	Obsolete	Poor	Inadeq.	276,713

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	45%	54%	95%	63,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BSMT	1800	560	C 100	94.668	Poor	45%	54%	95%	21.854
OPEN SCR PORCH	1800	128	C 100	6.014	Poor	45%	54%	95%	1.388
1.25 ST BARN....	1800	750	C 100	29.637	Fair	55%	100%	95%	15.485
LOFT BARN BSMT	1800	1080	C 100	45.155	Fair	55%	100%	95%	23.593
1 ST BARN.....	1800	896	D 100	23.411	Fair	55%	100%	95%	12.232
3,304 SFLA							Outbuilding Total		74,552

Accpt Land 149,300 Accepted Bldg 138,400 Total 287,700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Map/Lot: 016-004
Account: 566 Card: 1 of 1 Location: 150 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B9775P0008
Reference 2	LOT SIZE: .23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	487 Sqft	Grade C 100	Base	156,567
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	487
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,556
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

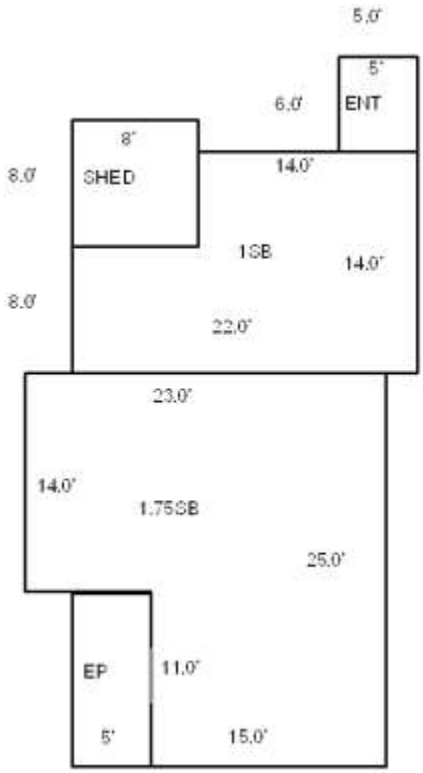
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1907	1950	GOOD	TYPICAL	Average	Typical	159,610

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	108,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1907	260	C 100	27.472	Avg.	67%	97%	105%	18.746
BSMT ENTRY.....	1907	30	C 100	470	Avg.	67%	97%	105%	321
Frame Shed	1907	64	C 100	1.002	Avg.	67%	97%	105%	684
Encl Frame Porch	1907	55	C 100	4.382	Avg.	67%	97%	105%	2.990
GAZEBO	1907	100	C 100	3.252	Avg.	67%	97%	105%	2.220
1,112 SFLA								Outbuilding Total	24,961

Accpt Land 81,900 Accepted Bldg 133,900 Total 215,800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23.0'
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1.75SB
25.0'
EP
11.0'
5'
15.0'

Name: MENDE, CALEB D
BASTIDAS, ANNA E
Map/Lot: 010-004-1
Account: 567 Card: 1 of 1 Location: 316 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date	09/07/2022
Sale Price	420,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	320 Sqft	Grade B 100	Base	165,252
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Crawl	Basement	208
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	910
Rooms	5	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

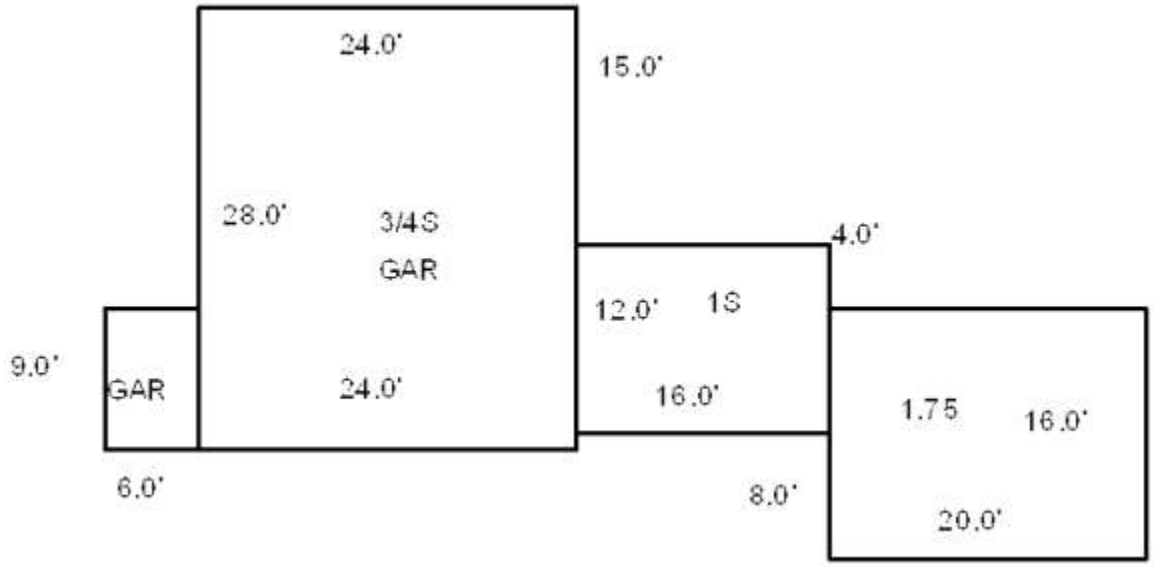
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	195,867

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	82%	90%	95%	137,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1985	672	B 100	76.300	Avg+	82%	90%	95%	53.494
ONE STORY FRAME	1982	192	B 100	22.858	Avg+	82%	90%	95%	16.026
Frame Garage	1985	54	B 100	3.315	Avg+	82%	90%	95%	2.324
1,256 SFLA							Outbuilding Total		71,844

Accpt Land 109,400 Accepted Bldg 209,200 Total 318,600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3/4S
GAR
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12.0'
1S
9.0'
GAR
24.0'
16.0'
1.75
16.0'
6.0'
8.0'
20.0'

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B17713P149
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	30 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	01/13/2022
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
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.00					Land Total	96,454

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	432 Sqft	Grade C 100	Base	143,988
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	540
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,268
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

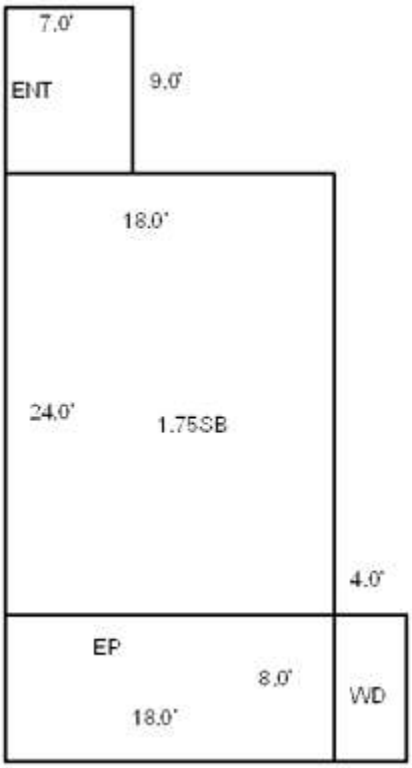
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1980	TYPICAL	TYPICAL	Average	Typical	146,796

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	93,436

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1920	63	C 100	986	Avg.	67%	100%	95%	628
Encl Frame Porch	1920	144	C 100	11.474	Avg.	67%	100%	95%	7.304
Wood Deck	1920	32	C 100	401	Avg.	67%	100%	95%	256
Frame Garage	1980	572	C 100	21.203	Avg.	74%	100%	95%	14.906
Frame Shed	1920	96	D 100	1.202	Avg-	60%	100%	95%	685
756 SFLA							Outbuilding Total		23,779

Accpt Land	96,500	Accepted Bldg	117,200	Total	213,700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8.0'
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WD

Name: GUPTILL, EDWIN H
GUPTILL, DIANA A
Map/Lot: 022-014
Account: 569 Card: 1 of 1 Location: 62 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B2233P0210
Reference 2	LOT SIZE: 1.63
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.63	Acres-Homesite (Fract)	74,130.00	85,626	100%		85,626
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.63					Land Total	97,176

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	832 Sqft	Grade C 100	Base	208,882
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	3,432
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

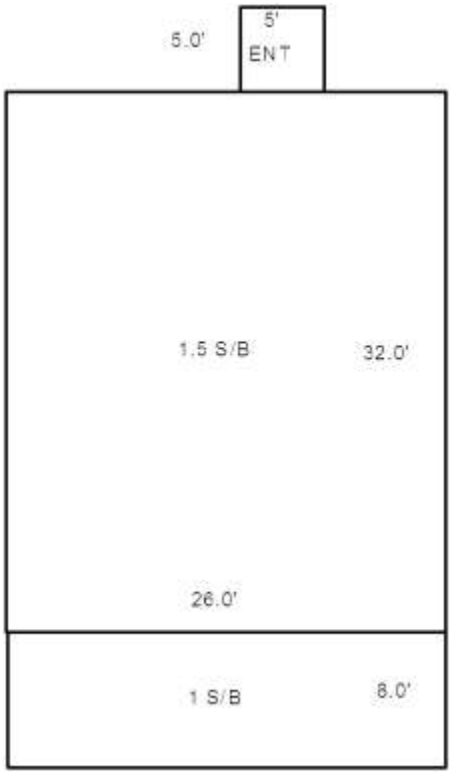
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	0	GOOD	TYPICAL	Average	Typical	213,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	150,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1932	25	C 100	391	Avg.	67%	100%	105%	275
1 STORY	2013	208	C 100	19.049	Avg.	93%	100%	105%	18.602
1.25 ST GARAGE..	1987	672	C 100	28.621	Avg.	78%	100%	105%	23.440
1,456 SFLA							Outbuilding Total		42,317

Accpt Land 97,200 Accepted Bldg 192,400 Total 289,600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1 S/B
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Map/Lot: 015-011
Account: 570 Card: 1 of 1 Location: 8 GUPTILLS LN

Neighborhood 35 GUPTILLS LN

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B8910P0001
Reference 2 LOT SIZE:1.39
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.39	Acres-Homesite (Fract)	78,185.00	88,883	100%		88,883
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.39					Land Total	99,333

Dwelling Description

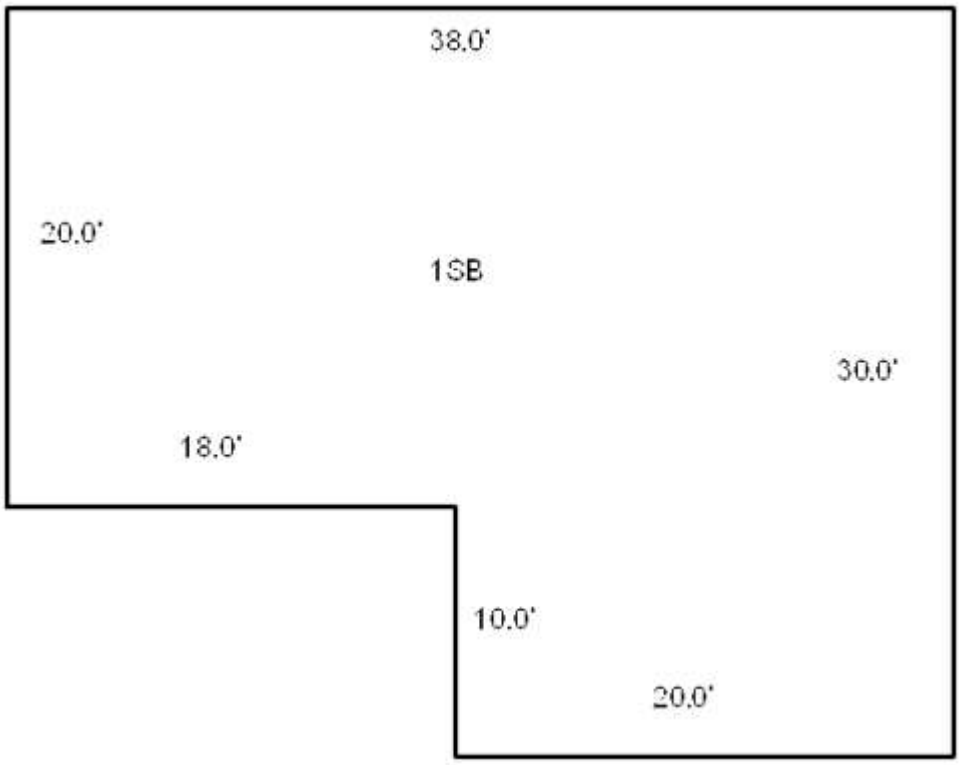
				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	WOOD SHINGLE	Masonry Trim	100Sqft	Trim	500
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	183,405

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	68%	100%	95%	118,480

Accpt Land 99,300 Accepted Bldg 118,500 Total 217,800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Map/Lot: 003-014
Account: 571 Card: 1 of 1 Location: 479 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS
Reference 1	B15580P415
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	03/09/2009
Sale Price	174,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.00					Land Total	95,150

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,624 Sqft	Grade C 100	Base	256,720
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Wood	Basement	Field4	Basement	1,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,060
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

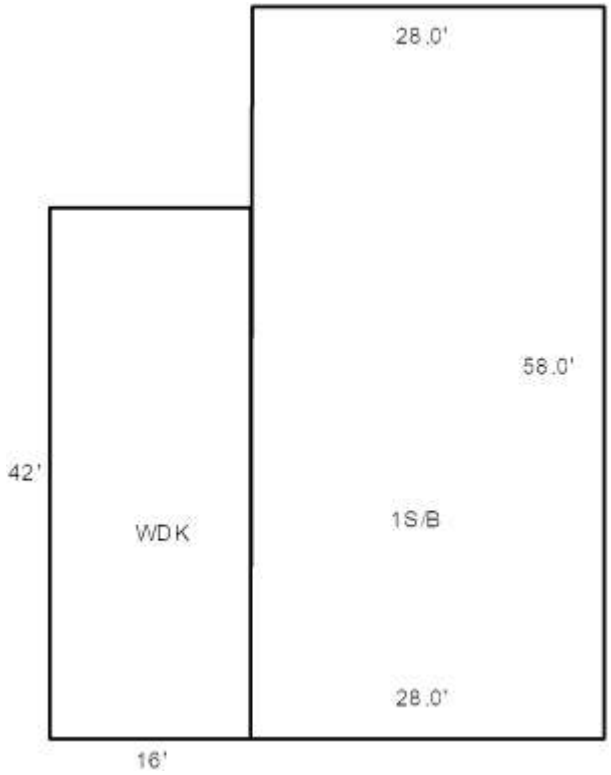
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	261,998

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	233,178

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2021	672	C 100	8.420	Avg.	89%	100%	100%	7.494
1 STORY GARAGE..	1970	480	C 100	17.890	Avg.	69%	100%	100%	12.344
CANOPY AVG	2022	272	C 100	5.541	Avg.	89%	85%	100%	4.191
1,624 SFLA							Outbuilding Total		24,029

Accpt Land	95,200	Accepted Bldg	257,200	Total	352,400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42'
WDK
1S/B
28.0'
16'

Name: GUPTILL, RALPH W
GUPTILL, NANCY R
Map/Lot: 013-032
Account: 572 Card: 1 of 1 Location: 40 WEST SECOND ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & Septic
Street	Gravel

Sale Data

Sale Date	10/14/2010
Sale Price	167,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15962P241
Reference 2	LOT SIZE: .09
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	210,000	194,598	100%		194,598
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.09					Land Total	208,348

Dwelling Description

				Replacement Cost New	
Ranch	One Story	432 Sqft	Grade D 100	Base	84,473
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	864
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-346
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

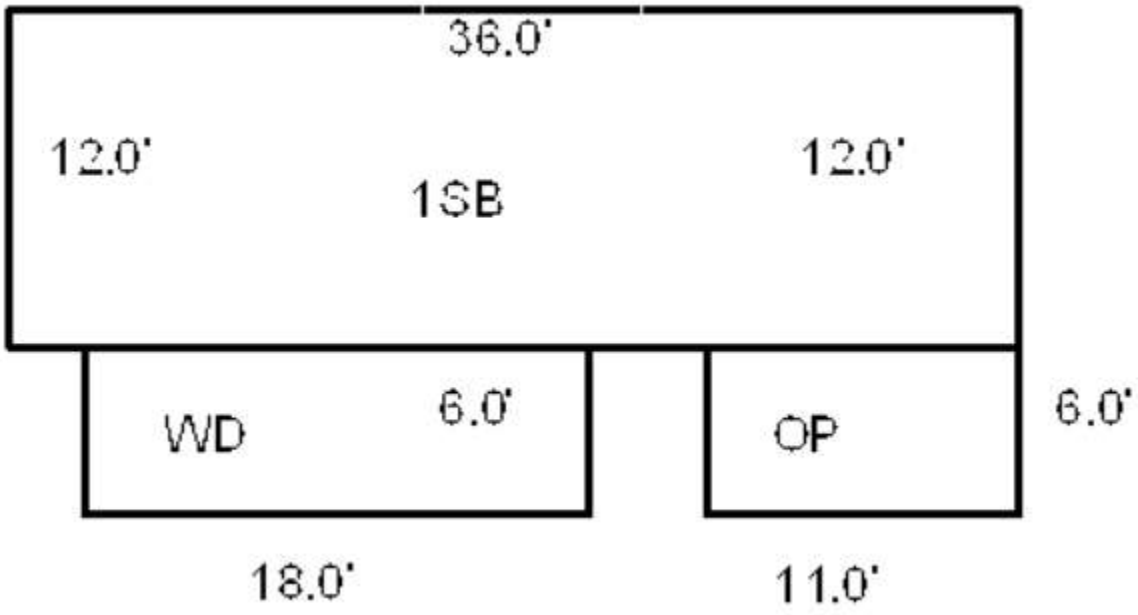
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	TYPICAL	Field7	Average	Typical	79,087

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	66,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1930	108	D 100	1.082	Avg.	67%	100%	125%	906
Open Frame Porch	1930	66	D 100	2.231	Avg.	67%	100%	125%	1,869
432 SFLA						Outbuilding Total			2,775

Accpt Land	208,300	Accepted Bldg	69,000	Total	277,300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WD
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OP
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18.0'
11.0'

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/23/2019
Sale Price	249,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1	B18080P569
Reference 2	LOT SIZE: .78
Tran/Land/Bldg	101 1 11
X.....	COND Y..... GRAD
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	74,130.00	79,542	100%		79,542
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.78					Land Total	91,092

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 110	Base	208,896
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,564
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

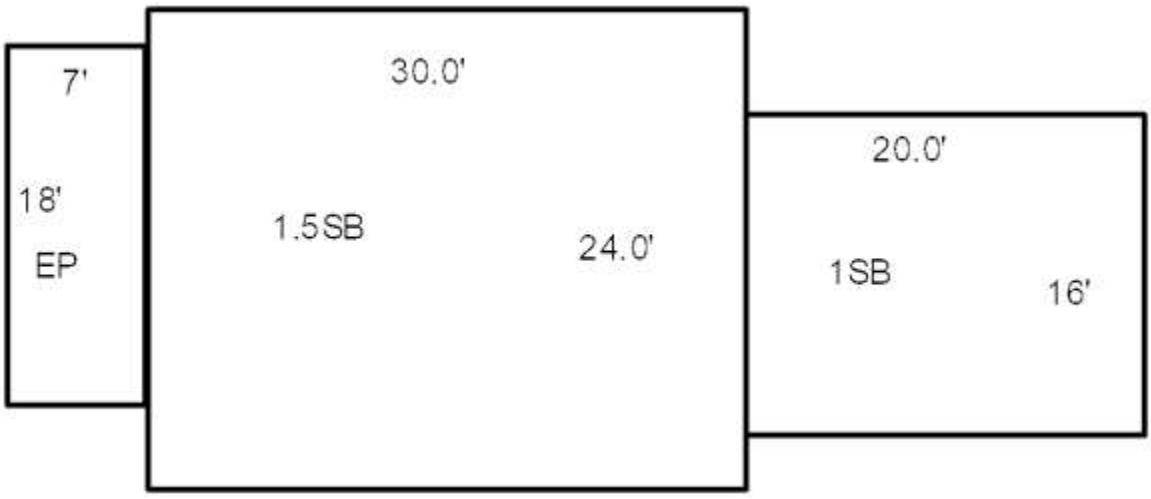
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	TYPICAL	TYPICAL	Good	Typical	222,162

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	181,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1938	126	C 110	11.044	Good	78%	100%	105%	9.045
1 Story/BSMT	1938	320	C 110	37.192	Good	78%	100%	105%	30.460
Frame Garage	1938	400	C 110	16.510	Good	78%	100%	105%	13.522
Frame Shed	1945	220	C 110	3.787	Good	78%	100%	105%	3.102
1,400 SFLA								Outbuilding Total	56,129

Accpt Land	91,100	Accepted Bldg	238,100	Total	329,200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18'
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24.0'
EP
1SB
16'

Name: GUPTILL, RALPH W
GUPTILL, NANCY R
Map/Lot: 003-093
Account: 574 Card: 1 of 1 Location: 231 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/23/1973
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B1985P0359
Reference 2	LOT SIZE:1.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Homesite (Fract)	74,130.00	86,236	100%		86,236
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.75					Land Total	97,786

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,934
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

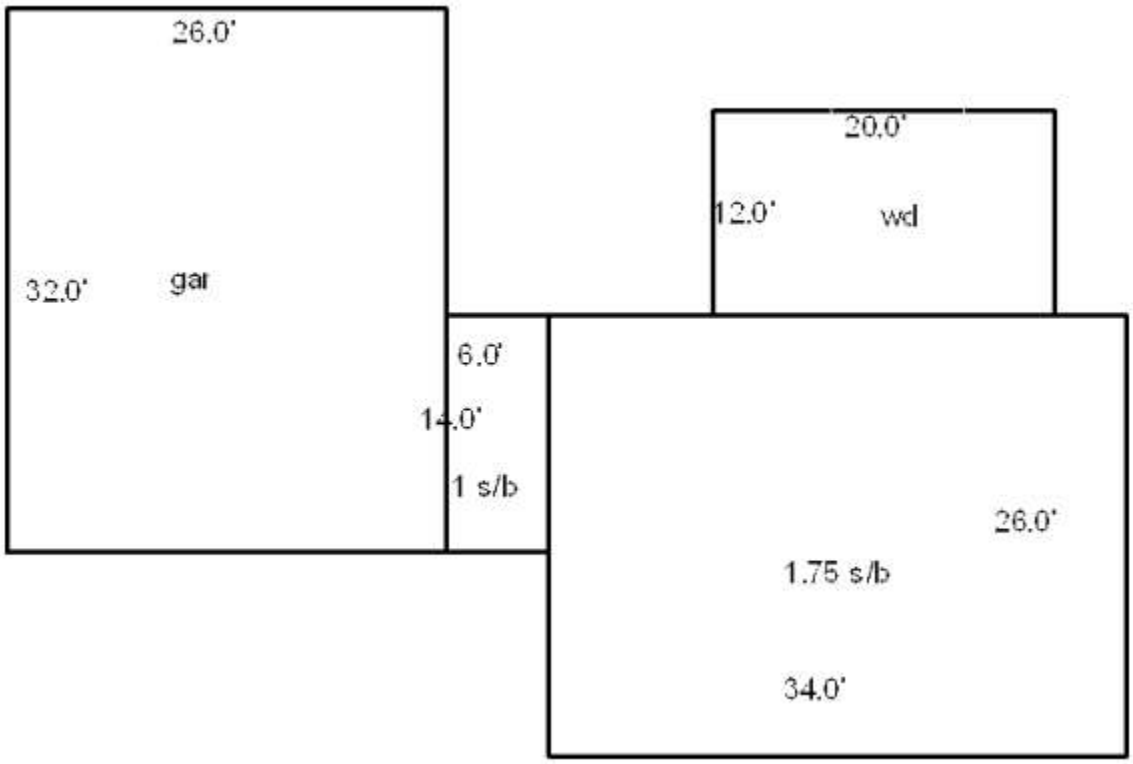
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	245,221

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	187,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1973	832	C 100	30.565	Avg.	73%	100%	105%	23,428
1 Story/BSMT	1973	84	C 100	8.875	Avg.	73%	100%	105%	6,803
Wood Deck	1973	240	C 100	3.007	Avg.	73%	100%	105%	2,305
1,631 SFLA							Outbuilding Total		32,536

Accpt Land	97,800	Accepted Bldg	220,500	Total	318,300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26.0'
1.75 s/b
34.0'

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B1969P0281
Reference 2	LOT SIZE: 0.28
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	74,130.00	71,796	100%		71,796
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.28					Land Total	83,346

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	173,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,520
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

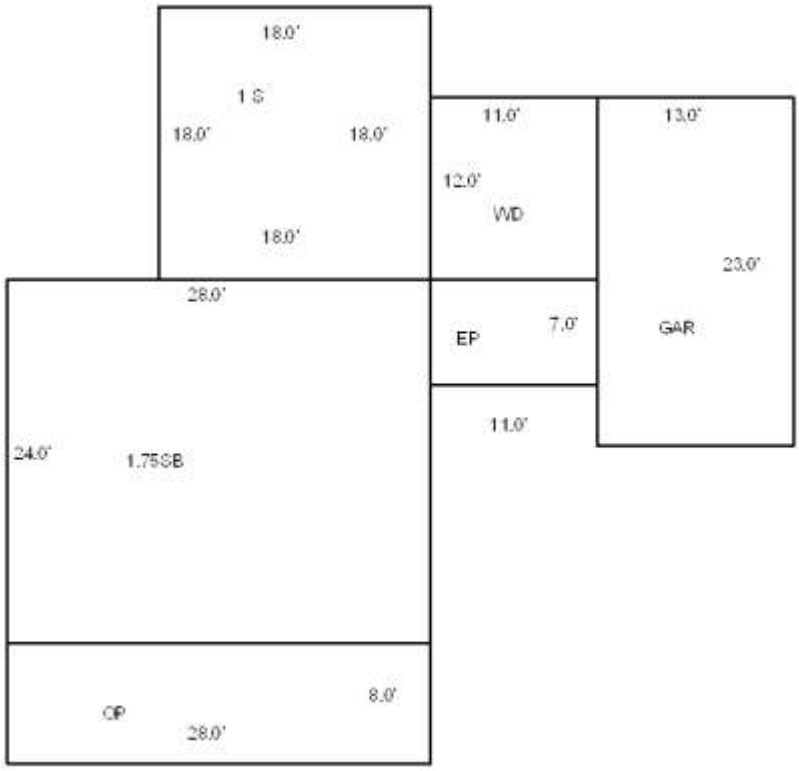
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1964	TYPICAL	TYPICAL	Average	Typical	177,445

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	124,833

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1900	224	C 100	9.466	Avg.	67%	100%	105%	6.659
Encl Frame Porch	1900	77	C 100	6.135	Avg.	67%	100%	105%	4.316
Wood Deck	1900	132	C 100	1.654	Avg.	67%	100%	105%	1.163
Frame Garage	1900	299	C 100	11.372	Avg.	67%	100%	105%	8.000
ONE STORY FRAME	1900	324	C 100	29.672	Avg.	67%	100%	105%	20.874
1,332 SFLA							Outbuilding Total		41,012

Accpt Land	83,300	Accepted Bldg	165,800	Total	249,100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Account: 576 Card: 1 of 1 Map/Lot: 010-062 Location: 267 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/29/2011
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16154P191
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description / **Replacement Cost New**

Raised Ranch	One Story	988 Sqft	Grade C 100	Base	168,081
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,482
Fin. Basement Area	940 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,612
Heating	100% HW BB	Cooling	0% None	Heat	2,964
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

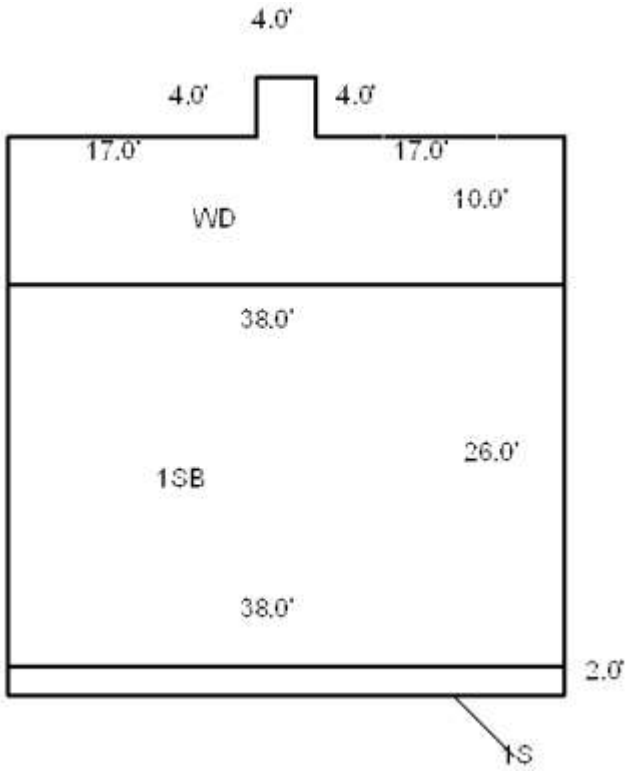
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	202,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	144,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1977	396	C 100	4.962	Avg.	75%	100%	95%	3,536
1 STORY	1977	76	C 100	6.960	Avg.	75%	100%	95%	4,959
1.25 ST GARAGE..	1977	672	C 100	28.621	Avg+	78%	0%	95%	0
Wood Deck	1977	100	D 100	1.002	Avg-	67%	100%	95%	637
Frame Shed	1977	96	D 100	1.202	Avg-	67%	100%	95%	765
Frame Shed	1977	96	D 100	1.202	Avg-	67%	100%	95%	765
1,064 SFLA							Outbuilding Total		10,662

Accpt Land 109,400 Accepted Bldg 154,900 Total 264,300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Map/Lot: 007-036-1
Account: 577 Card: 1 of 1 Location: 635 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 10/22/2015
Sale Price 155,500
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Distressed Sale

Reference 1 B17120P580
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,170 Sqft	Grade C 100	Base	203,143
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Crawl	Basement	878
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,510
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

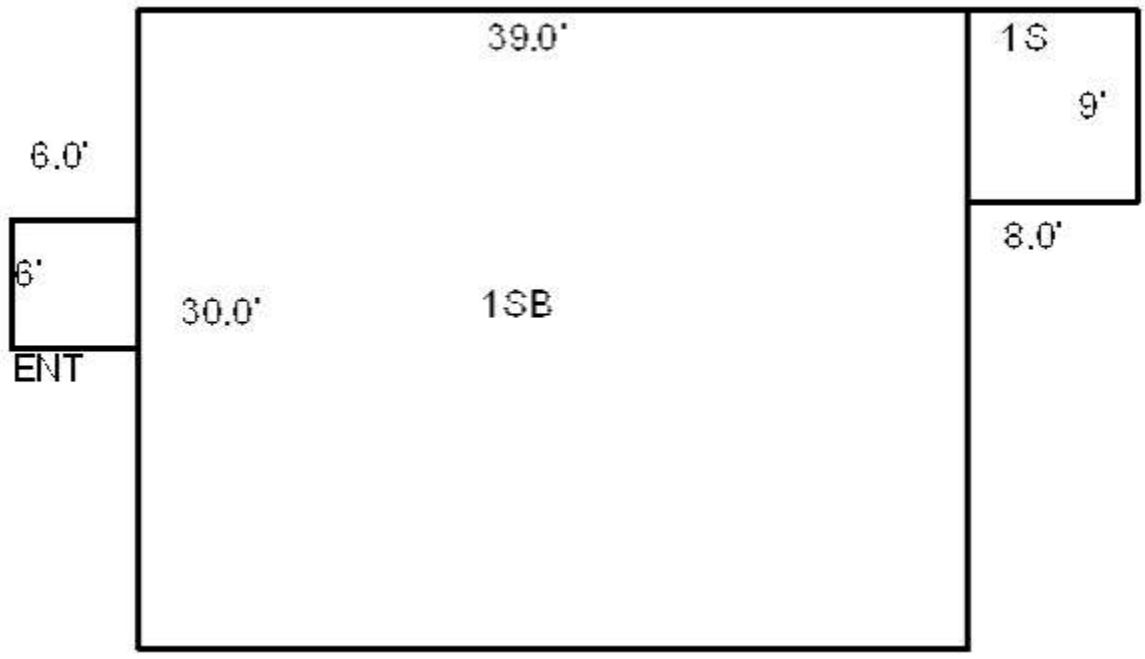
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	208,331

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	95%	95%	139,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1975	36	C 100	563	Avg.	74%	95%	95%	376
ONE STORY FRAME	1975	72	C 100	6,594	Avg.	74%	95%	95%	4,404
1 ST BARN.....	1975	960	D 100	25,014	Avg.	72%	100%	95%	17,110
Frame Shed	1975	240	D 100	3,005	Avg.	72%	100%	95%	2,056
1,242 SFLA							Outbuilding Total		23,946

Accpt Land 109,400 Accepted Bldg 163,100 Total 272,500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Account: 578 Card: 1 of 1 Map/Lot: 005-054-3
Location: TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17875P265
Reference 2 LOT SIZE:29.9
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	12/28/2018
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
9.90	Acres-Rear 21+	665.00	7,242	100%		7,242
Total Acres 29.90				Land Total		36,502

Accpt Land 36,500 Accepted Bldg 0 Total 36,500

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/10/2017
Sale Price	192,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	B17434P0547
Reference 2	LOT SIZE: 0.12
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	74,130.00	65,964	100%		65,964
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.12					Land Total	77,514

Dwelling Description / **Replacement Cost New**

Conventional	Two & 1/2 Story	960 Sqft	Grade B 100	Base	353,570
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Slate Roofing	Roof	1,248
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	8,580
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

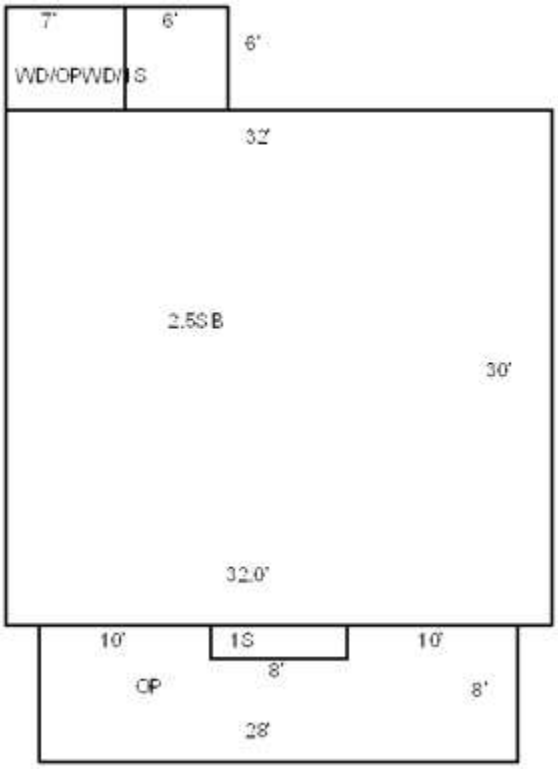
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1914	1990	TYPICAL	TYPICAL	Average	Typical	391,023

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	85%	105%	233,822

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1914	42	B 100	684	Avg.	67%	85%	105%	408
Open Frame Porch	1914	42	B 100	2.308	Avg.	67%	85%	105%	1.380
WOOD DECK	1914	36	B 100	586	Avg.	67%	85%	105%	351
ONE STORY FRAME	1914	36	B 100	4.286	Avg.	67%	85%	105%	2.564
OPEN PORCH	1914	208	B 100	11.584	Avg.	67%	85%	105%	6.927
1 STORY	1914	16	B 100	1.904	Avg.	67%	85%	105%	1.139
Frame Garage	1914	240	C 100	9.247	Avg.	67%	50%	105%	3.253
2,452 SFLA								Outbuilding Total	16,022

Accpt Land	77,500	Accepted Bldg	249,800	Total	327,300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Account: 580 Card: 1 of 1 Map/Lot: 003-018 Location: 16 BEECH RIDGE RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 11/12/2014
Sale Price 230,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Distressed Sale

Reference 1 B16923P195
Reference 2 LOT SIZE: 1.75
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Homesite (Fract)	76,500.00	83,034	100%		83,034
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.75					Land Total	94,034

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	496 Sqft	Grade C 110	Base	119,391
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	546
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,637
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Floor & Stairs			Attic	1,091
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

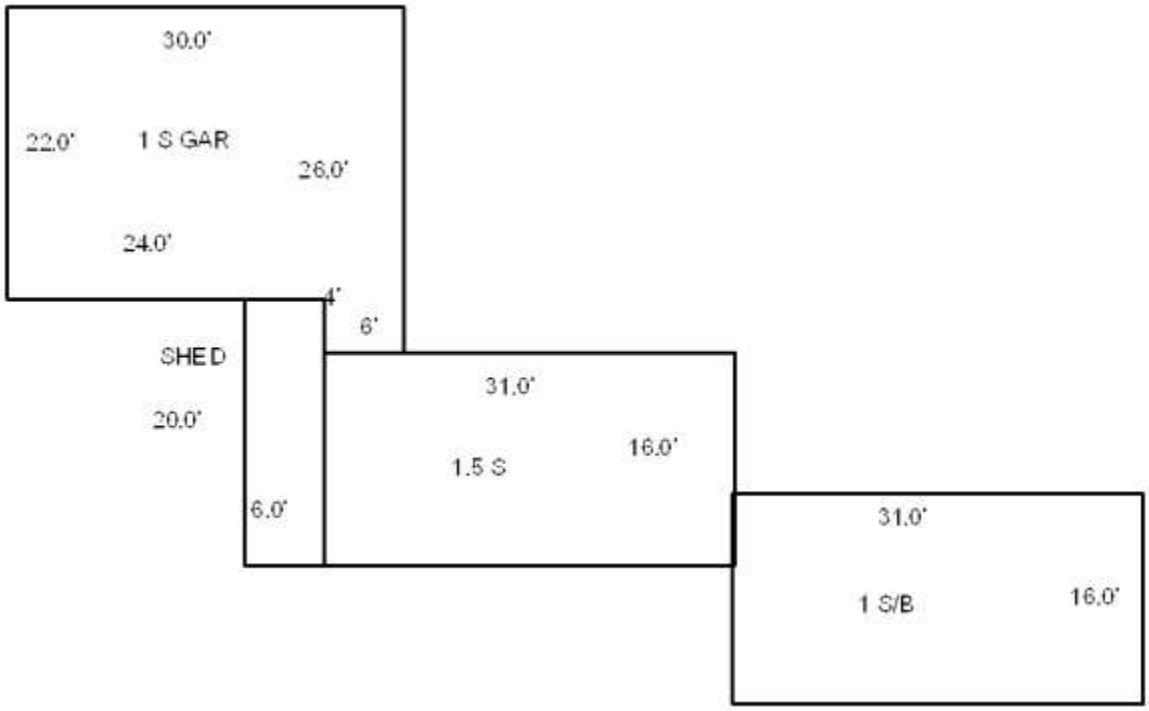
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	131,377

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	95%	100%	114,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST BARN.....	2010	660	C 110	24.063	Avg.	92%	95%	100%	21.031
Frame Shed	2010	120	C 110	2.066	Avg.	92%	95%	100%	1.806
1 & 1/2 STORY FR	2010	496	C 110	73.018	Avg.	92%	95%	100%	63.818
Frame Shed	1980	280	C 100	4.382	Avg.	74%	100%	100%	3.243
1,240 SFLA							Outbuilding Total		89,898

Accpt Land 94,000 Accepted Bldg 204,700 Total 298,700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Name: WENTWORTH, BRYAN
WENTWORTH, NICOLE
Map/Lot: 004-039-1
Account: 581 Card: 1 of 1 Location: 200 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	01/19/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1	B18291P267
Reference 2	LOT SIZE:1.3
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	74,130.00	83,711	100%		83,711
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.30					Land Total	95,261

Dwelling Description | **Replacement Cost New**

Conventional	One & 3/4 Story	1,024 Sqft	Grade B 90	Base	288,217
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,797
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,242
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

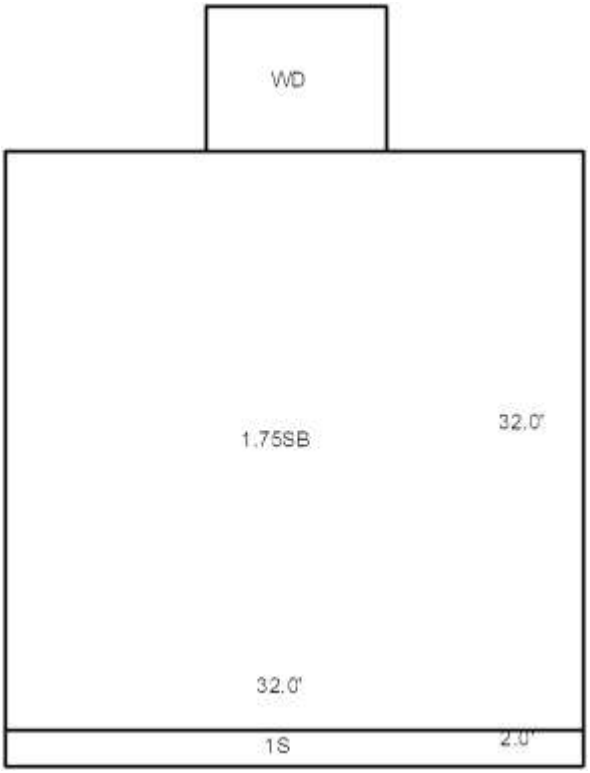
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	304,522

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	255,798

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1988	64	B 90	6.857	Avg.	80%	100%	105%	5.760
Frame Shed	1988	224	B 90	4.102	Avg.	80%	100%	105%	3.446
Wood Deck	1988	96	B 90	1.408	Avg.	80%	100%	105%	1.182
1,856 SFLA							Outbuilding Total		10,388

Accpt Land	95,300	Accepted Bldg	266,200	Total	361,500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Account: 582 Card: 1 of 1 Map/Lot: 020-009-30 Location: LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0262
Reference 2	LOT SIZE:0
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	74,130.00	73,416	75%		55,062
Total Acres 0.35					Land Total	55,062

Accpt Land	55,100	Accepted Bldg	0	Total	55,100

Account: 583 Card: 1 of 1 Map/Lot: 020-009-31 Location: LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0262
Reference 2	LOT SIZE:0
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	74,130.00	74,403	75%		55,803
Total Acres 0.40					Land Total	55,803

Accpt Land	55,800	Accepted Bldg	0	Total	55,800

Account: 584 Card: 1 of 1 Map/Lot: 015-015-10 Location: ELMWOOD CT

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0262
Reference 2	LOT SIZE: .29
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-NON CONFORMING	3,570.00	2,115	100%		2,115
Total Acres 0.29					Land Total	2,115

Accpt Land	2,100	Accepted Bldg	0	Total	2,100

Account: 585 Card: 1 of 1 Map/Lot: 015-015-18 Location: ELMWOOD CT

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0262
Reference 2	LOT SIZE: .29
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-NON CONFORMING	3,570.00	2,115	100%		2,115
Total Acres 0.29				Land Total		2,115

Accpt Land	2,100	Accepted Bldg	0	Total	2,100

Account: 586 Card: 1 of 1 Map/Lot: 015-015-16 Location: ELMWOOD CT

Neighborhood 55 LOON

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2028P0262
Reference 2 LOT SIZE: .29
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-NON CONFORMING	3,570.00	2,115	100%		2,115
Total Acres 0.29				Land Total		2,115

Accpt Land 2,100 Accepted Bldg 0 Total 2,100

Account: 587 Card: 1 of 1 Map/Lot: 015-015-20 Location: BUFFUM RD

Neighborhood 55 LOON

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2028P0262
Reference 2 LOT SIZE: .35
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-NON CONFORMING	3,570.00	2,323	100%		2,323
Total Acres 0.35					Land Total	2,323

Accpt Land 2,300 Accepted Bldg 0 Total 2,300

Account: 588 Card: 1 of 1 Map/Lot: 015-015-33 Location: LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0262
Reference 2	LOT SIZE: .40
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-NON CONFORMING	3,570.00	2,484	100%		2,484
Total Acres 0.40					Land Total	2,484

Accpt Land	2,500	Accepted Bldg	0	Total	2,500

Account: 589 Card: 1 of 1 Map/Lot: 015-015-35 Location: LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0262
Reference 2	LOT SIZE: .40
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-NON CONFORMING	3,570.00	2,484	100%		2,484
Total Acres 0.40					Land Total	2,484

Accpt Land	2,500	Accepted Bldg	0	Total	2,500

Account: 590 Card: 1 of 1 Map/Lot: 020-009-43 Location: LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0262
Reference 2	LOT SIZE:0
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	74,130.00	74,403	75%		55,803
Total Acres 0.40					Land Total	55,803

Accpt Land	55,800	Accepted Bldg	0	Total	55,800

Map/Lot: 009-007
Account: 591 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B7384P0066
Reference 2 LOT SIZE:25.93
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%	Size/Shape	45,915
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
11.93	Acres-Rear Land 11-20	950.00	12,467	100%		12,467
Total Acres 25.93					Land Total	77,192

Accpt Land 77,200 Accepted Bldg 0 Total 77,200

Map/Lot: 008-055
Account: 592 Card: 1 of 1 Location: FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9526P0290
Reference 2 LOT SIZE:18.3
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	09/13/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
4.30	Acres-Rear Land 11-20	950.00	4,494	100%		4,494
Total Acres 18.30				Land Total		115,134

Accpt Land 115,100 Accepted Bldg 0 Total 115,100

Neighborhood 17 ESTES HILL RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Gravel

Reference 1	B7721P0138
Reference 2	LOT SIZE:9.9
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.90	Acres-Rear Land 1-10	1,710.00	11,098	100%		11,098
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.90					Land Total	118,603

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,066 Sqft	Grade D 100	Base	148,779
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Slab	Basement	640
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,706
Rooms	5	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

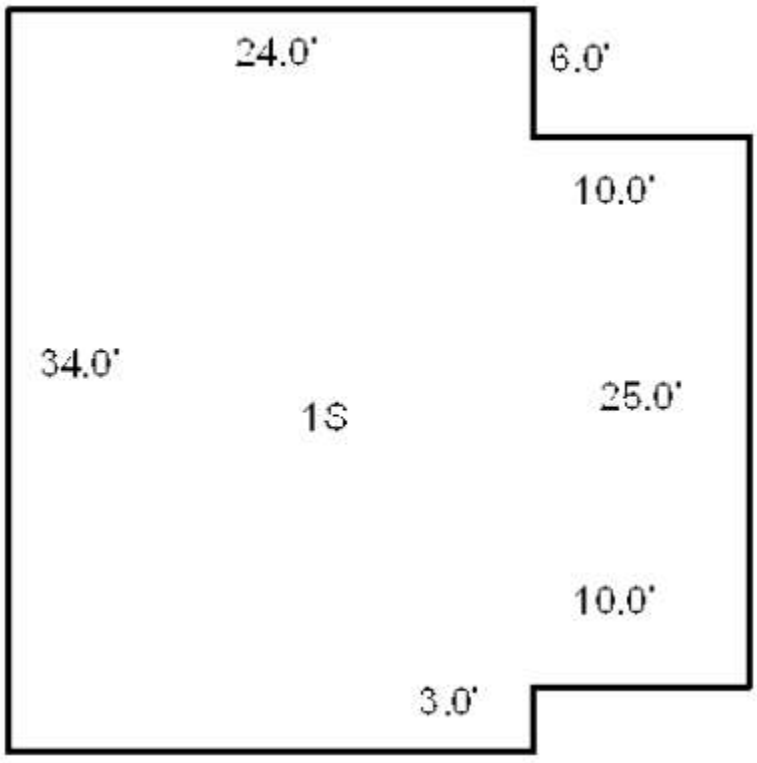
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Below Average	Typical	148,353

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	95%	104,292

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1950	312	D 100	3.906	Fair	55%	100%	95%	2,041
1,066 SFLA							Outbuilding Total		2,041

Accpt Land	118,600	Accepted Bldg	106,300	Total	224,900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34.0'
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25.0'
10.0'
3.0'

Map/Lot: 009-032
Account: 594 Card: 1 of 1 Location: 169 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Gravel

Reference 1 B17780P55
Reference 2 LOT SIZE: 40 +/-
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	08/15/2018
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
10.00	Acres-Rear Land 1-10	1,350.00	14,850	100%		14,850
10.00	Acres-Rear Land 11-20	750.00	8,250	100%		8,250
16.00	Acres-Rear 21+	525.00	9,240	100%		9,240
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 40.00					Land Total	117,212

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	420 Sqft	Grade D 100	Base	111,260
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	252
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,512
Rooms	5	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-504
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

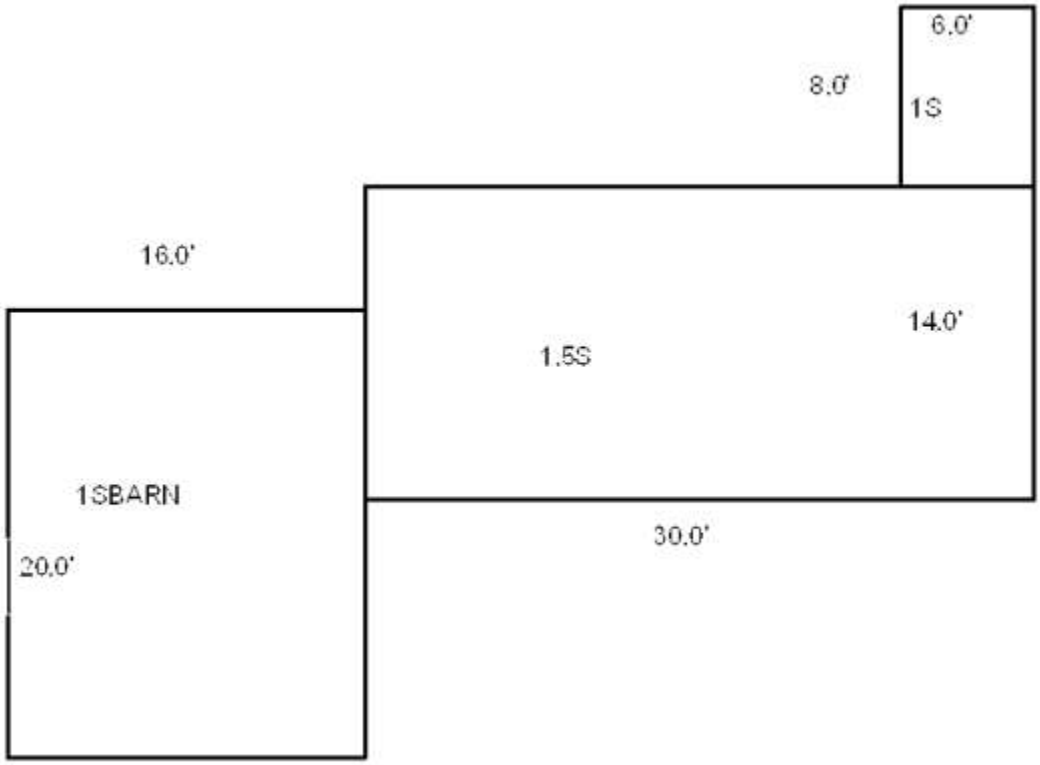
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	OLD TYPE	Old Type	Poor	Typical	113,160

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	45%	100%	95%	48,376

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	0	48	D 100	3.517	Poor	45%	100%	95%	1.504
1 ST BARN.....	0	320	D 100	8.983	Poor	45%	100%	95%	3.840
Frame Shed	0	361	C 100	5.650	Avg.	67%	100%	95%	3.597
1 ST BARN.....	0	320	D 100	8.983	Fair	55%	100%	95%	4.694
678 SFLA							Outbuilding Total		13,635

Accpt Land 117,200 Accepted Bldg 62,000 Total 179,200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8.0'
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16.0'
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1SBARN
30.0'
20.0'

Neighborhood 29 STUB MARSH RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B16587P845
Reference 2 LOT SIZE: 129
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	04/29/2013
Sale Price	129,000
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		0
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
71.00	Acres-Rear 21+	665.00	51,937	100%		51,937
38.00	Acres-Wasteland	47.50	1,986	100%		1,986
Total Acres 129.00					Land Total	83,183

Accpt Land 83,200 Accepted Bldg 0 Total 83,200

Name: AHLQUIST, GREGORY L
AHLQUIST, SHAYLENE E
Map/Lot: 003-045A
Account: 596 Card: 1 of 1 Location: 424 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	07/01/2016
Sale Price	235,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17269P271
Reference 2	LOT SIZE:9.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.90	Acres-Rear Land 1-10	1,710.00	11,098	50%	Topography	5,549
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.90					Land Total	113,054

Dwelling Description

				Replacement Cost New	
Conventional	One Story	560 Sqft	Grade C 100	Base	110,746
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	840
Fin. Basement Area	280 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,544
Heating	100% HW BB	Cooling	0% None	Heat	1,680
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

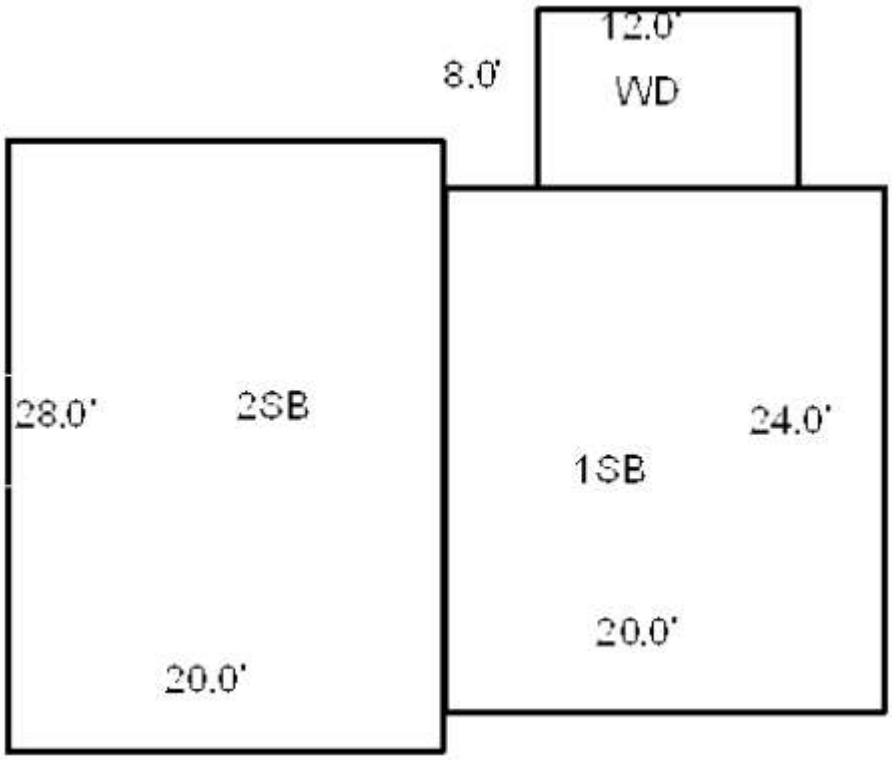
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	GOOD	GOOD	Average	Typical	118,810

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	94,810

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1994	480	C 100	50,717	Avg.	84%	100%	95%	40,472
Wood Deck	1994	96	C 100	1,203	Avg.	84%	100%	95%	960
1,040 SFLA							Outbuilding Total		41,432

Accpt Land	113,100	Accepted Bldg	136,200	Total	249,300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Name: MCCORMACK, CHAD M
MCCORMACK, MELISSA A
Map/Lot: 003-046
Account: 597 Card: 1 of 1 Location: 411 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/05/2018
Sale Price	370,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17749P145
Reference 2	LOT SIZE: 5.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.60	Acres-Rear Land 1-10	1,710.00	3,010	100%		3,010
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.60					Land Total	110,515

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	416 Sqft	Grade B 100	Base	183,515
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	811
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,434
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

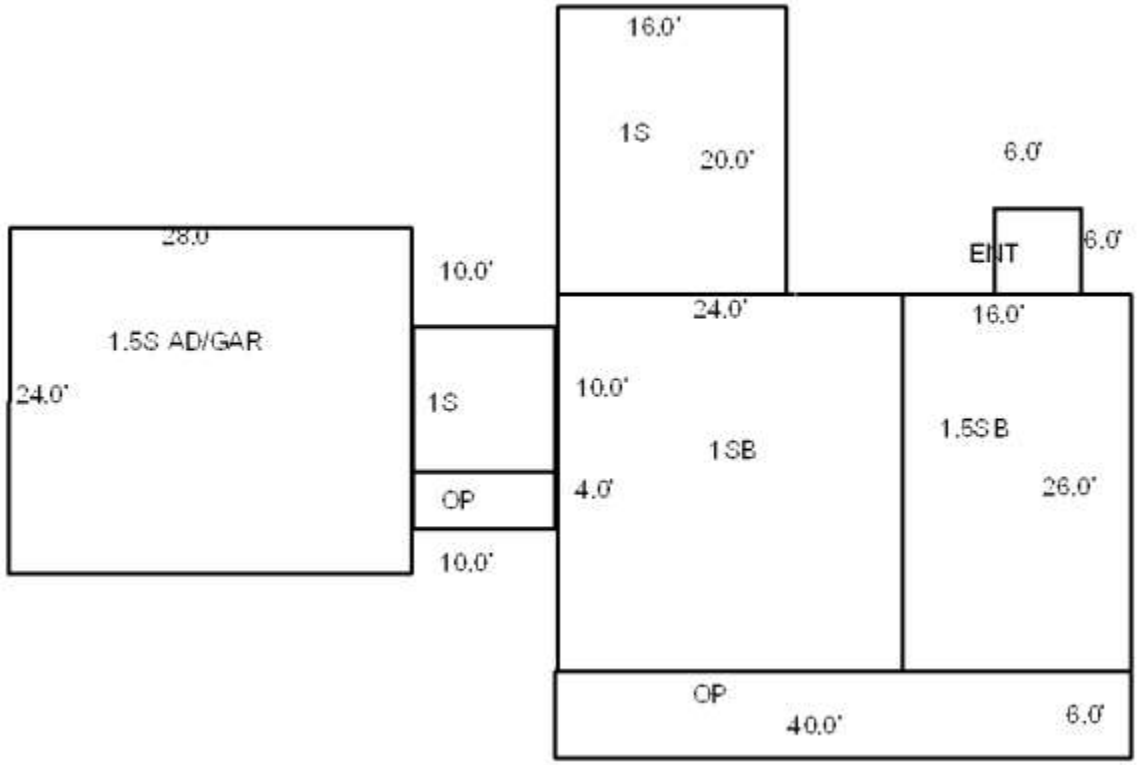
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
Old	0	TYPICAL	TYPICAL	Above Average	Typical	198,096

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	73%	100%	95%	137,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2 APT/GAR	1	672	B 100	82.048	Avg+	73%	100%	95%	56.900
ONE STORY FRAME	1	100	B 100	11.905	Avg+	73%	100%	95%	8.256
Open Frame Porch	1	40	B 100	2.197	Avg+	73%	100%	95%	1.524
1 Story/BSMT	1	624	B 100	85.712	Avg+	73%	100%	95%	59.442
OPEN PORCH	1	240	B 100	13.342	Avg+	73%	100%	95%	9.253
1 STORY	1	320	B 100	38.098	Avg+	73%	100%	95%	26.421
BSMT ENTRY.....	1	36	B 100	732	Avg+	73%	100%	95%	507
Swimming Pool	1	1	C 100	12.100	Avg.	99%	100%	95%	11.380
Patio	1	150	B 100	1.221	Avg+	73%	100%	95%	846
2,004 SFLA							Outbuilding Total		174,529

Accpt Land 110,500 Accepted Bldg 311,900 Total 422,400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26.0'
10.0'
OP
40.0'
6.0'

Name: FOURNIER, CURTIS F
FOURNIER, CHELSEA L
Map/Lot: 005-029-2
Account: 598 Card: 1 of 1 Location: 12 SID HALL DR

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticSeptic
Street No Street

Sale Data

Sale Date	10/21/2016
Sale Price	74,700
Sale Type	Land Only
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1 B17346P365
Reference 2 LOT SIZE: 4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,232 Sqft	Grade C 100	Base	301,121
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,392
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

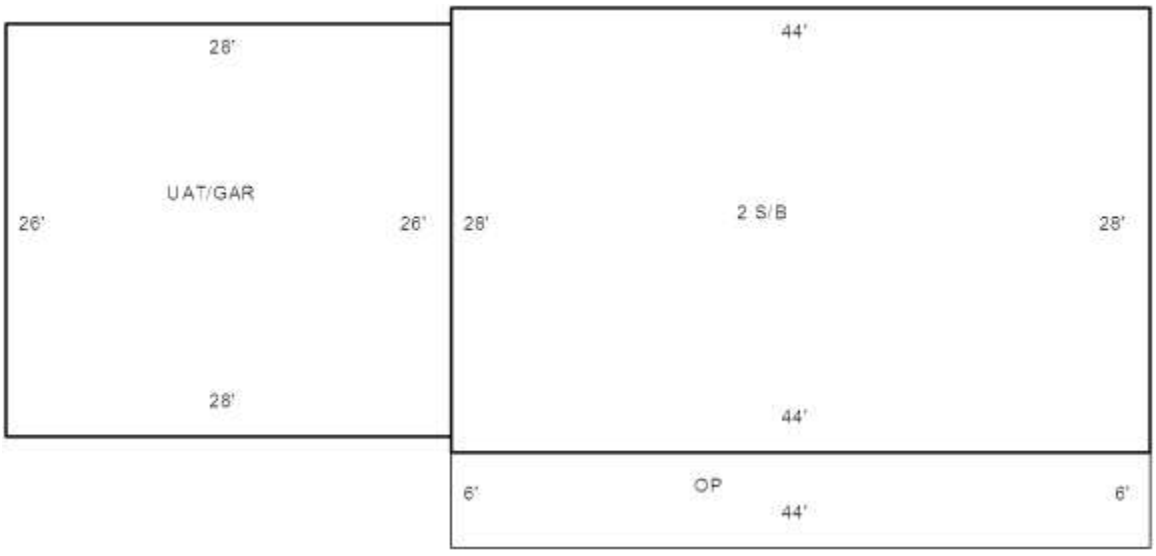
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	323,561

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	95%	292,014

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2017	728	C 100	26.820	Avg.	95%	100%	95%	24.205
Open Frame Porch	2017	264	C 100	11.157	Avg.	95%	100%	95%	10.069
2,464 SFLA							Outbuilding Total		34,274

Accpt Land 107,500 Accepted Bldg 326,300 Total 433,800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UAT/GAR
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6'
OP
6'
44'

Map/Lot: 007-032-5
Account: 599 Card: 1 of 1 Location: 539 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography RollingBelow Street
Utilities SepticWell & Septic
Street Paved

Reference 1 B8050P0192
Reference 2 LOT SIZE:13
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.00	Acres-Rear Land 1-10	1,710.00	16,929	100%		16,929
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 13.00					Land Total	124,434

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	140 Sqft	Grade D 100	Base	79,791
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	168
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-448
Rooms	2	HEARTHS		HEARTHS	640
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	224
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

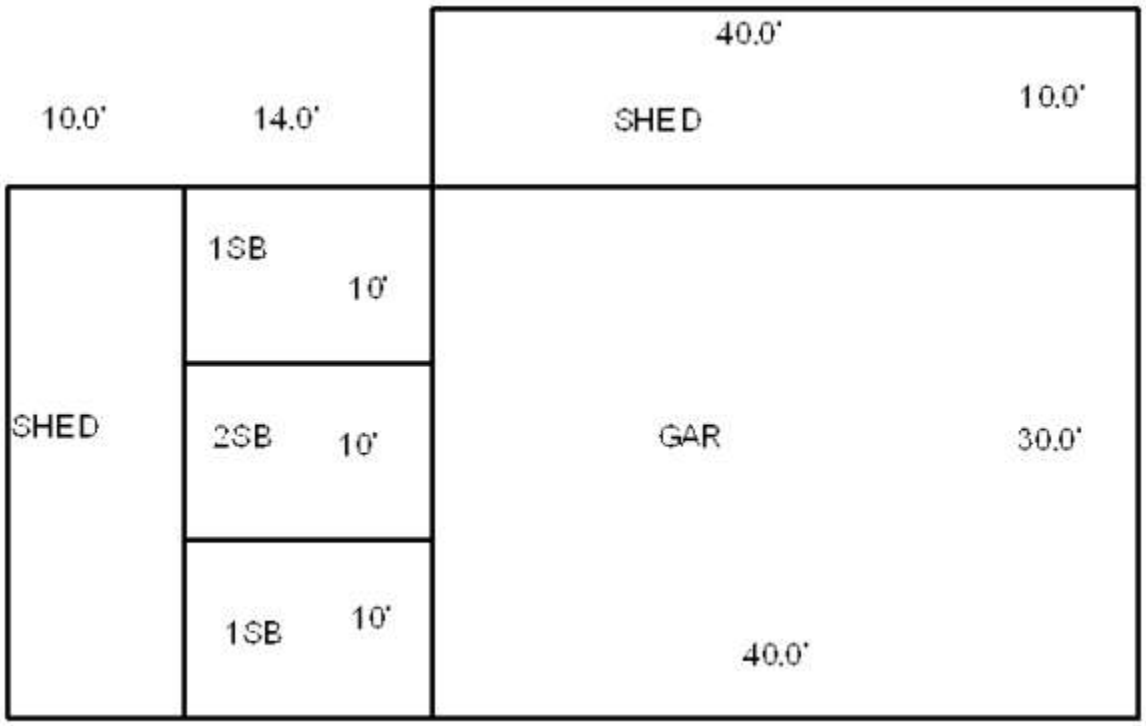
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	Obsolete	Obsolete	Fair	Inadeq.	80,375

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	36%	95%	20,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1991	300	D 100	3.756	Fair	74%	36%	95%	950
1 Story/BSMT	1991	140	D 100	11.834	Fair	74%	36%	95%	2,995
1 STORY/BASEMENT	1991	140	D 100	11.834	Fair	74%	36%	95%	2,995
Frame Garage	1991	1200	D 100	35.054	Fair	74%	36%	95%	8,871
Shed.....	1991	400	D 100	5.008	Fair	74%	36%	95%	1,267
Frame Garage	2000	480	C 100	17.890	Avg.	86%	100%	95%	14,616
Frame Shed	2000	120	C 100	1.878	Avg.	86%	100%	95%	1,534
560 SFLA							Outbuilding Total		33,228

Accpt Land 124,400 Accepted Bldg 53,600 Total 178,000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Account: 600 Card: 1 of 1 Map/Lot: 005-008 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16049P214
Reference 2	LOT SIZE:17
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	10/08/2020
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
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
7.00	Acres-Rear Land 11-20	630.00	4,851	100%		4,851
Total Acres 17.00					Land Total	13,321

Accpt Land	13,300	Accepted Bldg	0	Total	13,300

Map/Lot: 005-009
Account: 601 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14601P485
Reference 2	LOT SIZE:4
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Rear Land 1-10	770.00	3,388	100%		3,388
Total Acres 4.00				Land Total		3,388

Accpt Land	3,400	Accepted Bldg	0	Total	3,400

Account: 602 Card: 1 of 1 Map/Lot: 005-015 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	03/28/2022
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	1deed - lots 005-014;015;007;007-1;007-2
Reference 2	07-2LOT SIZE:12
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
2.00	Acres-Rear Land 11-20	630.00	1,386	100%		1,386
Total Acres 12.00					Land Total	9,856

Accpt Land	9,900	Accepted Bldg	0	Total	9,900

Neighborhood 56 MAPLE ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/11/2004
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B14121P659
Reference 2	LOT SIZE:5.49
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%		82,647
1.49	Acres-Rear Land 1-10	1,710.00	2,803	100%		2,803
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.49					Land Total	101,125

Dwelling Description

Conventional	Two Story	1,144 Sqft	Grade B 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	370,359
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,231
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,923
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,456
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

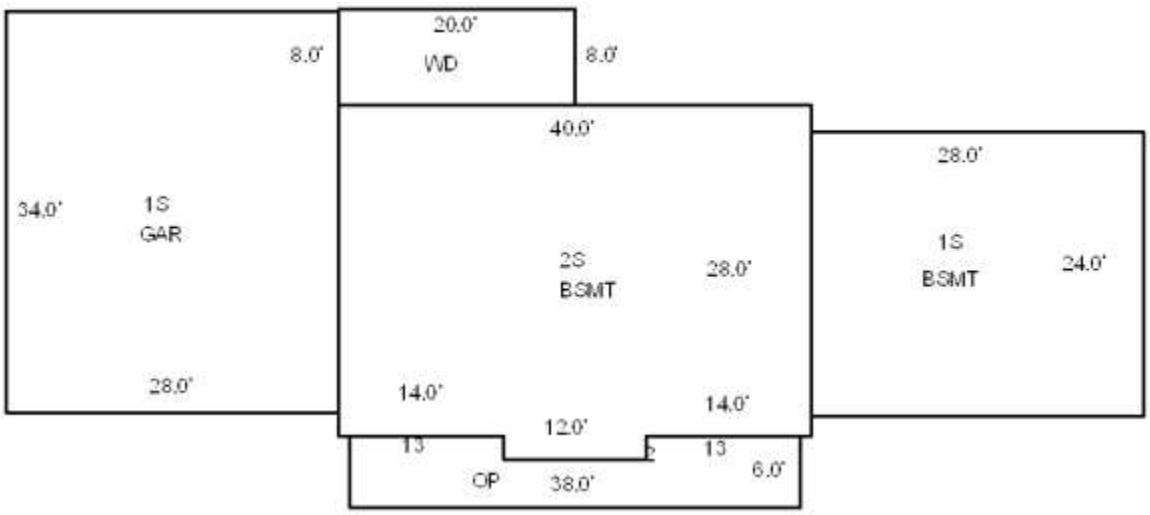
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	416,834

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	352,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BASEMENT	2005	672	B 100	92.305	Avg.	89%	100%	95%	78.043
1 STORY GARAGE..	2005	952	B 100	45.353	Avg.	89%	100%	95%	38.346
Wood Deck	2005	160	B 100	2.606	Avg.	89%	100%	95%	2.203
Open Frame Porch	2005	204	B 100	11.207	Avg.	89%	100%	95%	9.475
2,960 SFLA							Outbuilding Total		128,067

Accpt Land 101,100 Accepted Bldg 480,500 Total 581,600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Map/Lot: 003-111
Account: 604 Card: 1 of 1 Location: GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B10075P0194
Reference 2 LOT SIZE:128.86
Tran/Land/Bldg 130 1 99
X..... LAND Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
104.86	Acres-Rear 21+	665.00	76,705	100%		76,705
Total Acres 128.86				Land Total		197,795

Accpt Land 197,800 Accepted Bldg 0 Total 197,800

Account: 605 Card: 1 of 1 Map/Lot: 005-043A Location: 508 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/01/2012
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16383P56
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.00					Land Total	104,901

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,440
Fin. Basement Area	30 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	594
Heating	100% Electric	Cooling	0% None	Heat	1,200
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

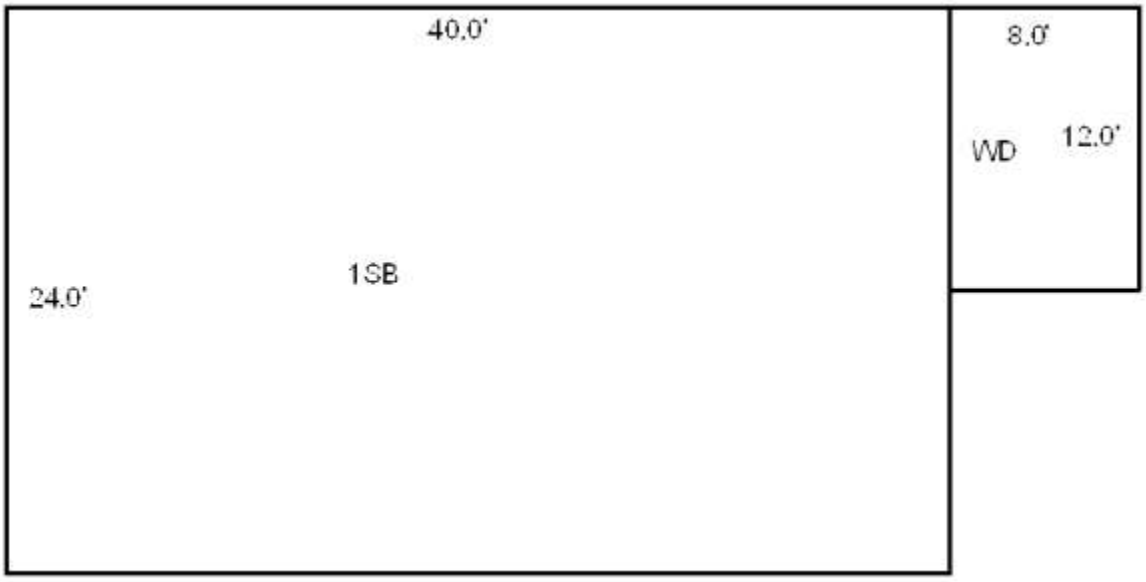
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	175,769

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	131,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	96	C 100	1.203	Avg.	79%	100%	95%	902
Frame Shed	2020	200	C 100	3.130	Avg.	97%	100%	95%	2.884
960 SFLA							Outbuilding Total		3,786

Accpt Land	104,900	Accepted Bldg	135,700	Total	240,600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Name: KERN, EVERETT S & LINDA A, TRUSTEES
E & L KERN FAMILY TRUST

Map/Lot: 012-009
Account: 606 Card: 1 of 1 Location: 53 WEST FORTY FIRST ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & Septic
Street	Gravel
Reference 1	B16321P477
Reference 2	LOT SIZE:0.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	05/01/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

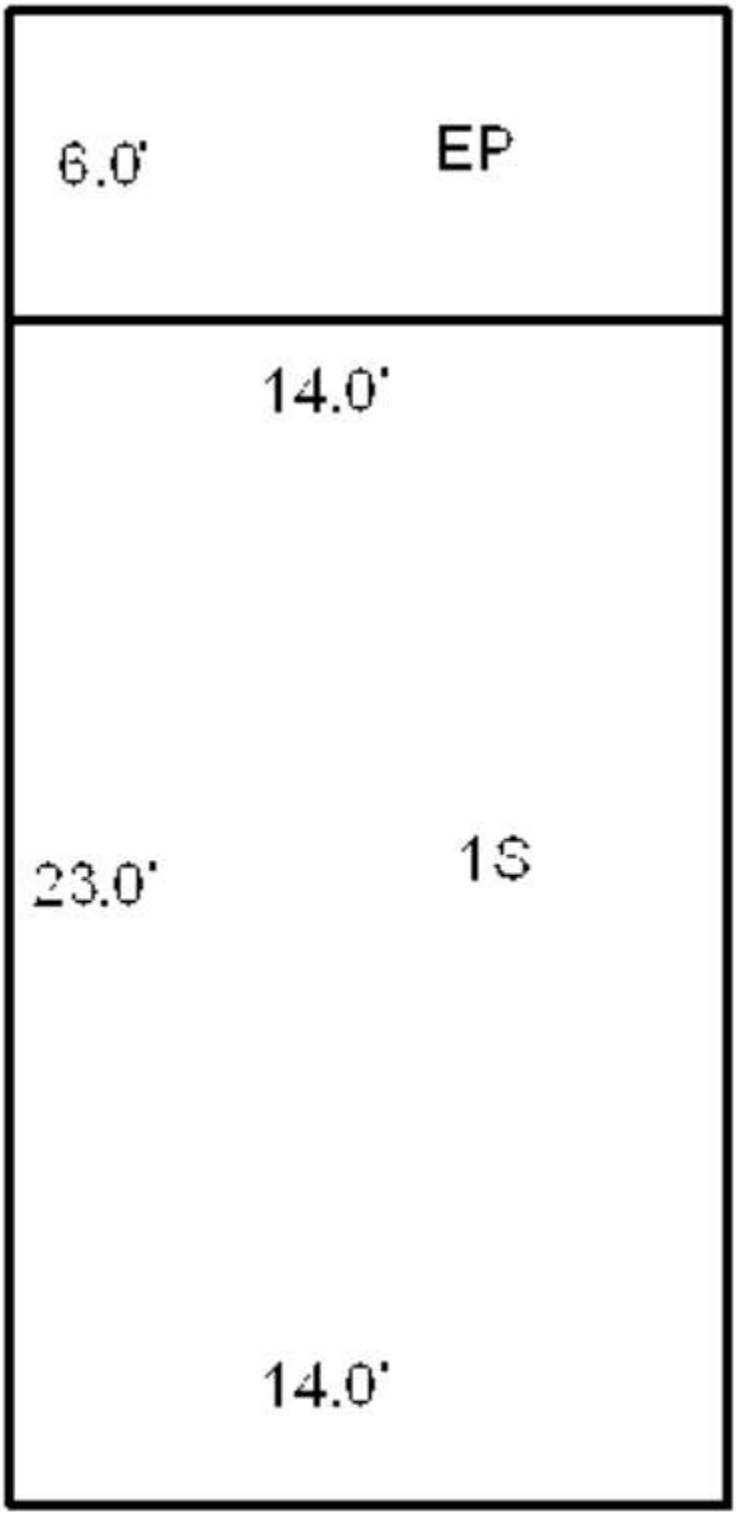
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	210,000	219,496	25%	Access	54,874
Total Acres 0.30					Land Total	54,874

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1958	84	C 100	6,693	Avg.	67%	100%	125%	5,605
CAMP OR CABIN...	1958	322	C 100	17,642	Avg.	67%	100%	125%	14,775
								Outbuilding Total	20,380

Accpt Land	54,900	Accepted Bldg	20,400	Total	75,300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Name: KERN, EVERETT S & LINDA A, TRUSTEES
E & L KERN FAMILY TRUST

Map/Lot: 012-015
Account: 607 Card: 1 of 1 Location: WEST FOURTH ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16321P479
Reference 2	LOT SIZE:0.51
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	05/01/2012
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
0.51	Acres-Homesite (Fract)	210,000	232,376	35%	Cor/Loc/Us	81,332
Total Acres 0.51					Land Total	81,332

Accpt Land 81,300 Accepted Bldg 0 Total 81,300

Name: BRADLEY, DOUGLAS
BRADLEY, SANDRA J
Map/Lot: 002-035-3
Account: 608 Card: 1 of 1 Location: 80 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/06/2007
Sale Price	263,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15203P288
Reference 2	LOT SIZE:1.38
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Homesite (Fract)	78,185.00	88,819	100%		88,819
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.38					Land Total	99,269

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,728 Sqft	Grade C 100	Base	257,638
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,592
Fin. Basement Area	86 Sqft, Grade B 1.00	Basement Gar	3 CAR	Fin Bsmt	8,154
Heating	100% Forced Warm	Cooling	0% None	Heat	4,320
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

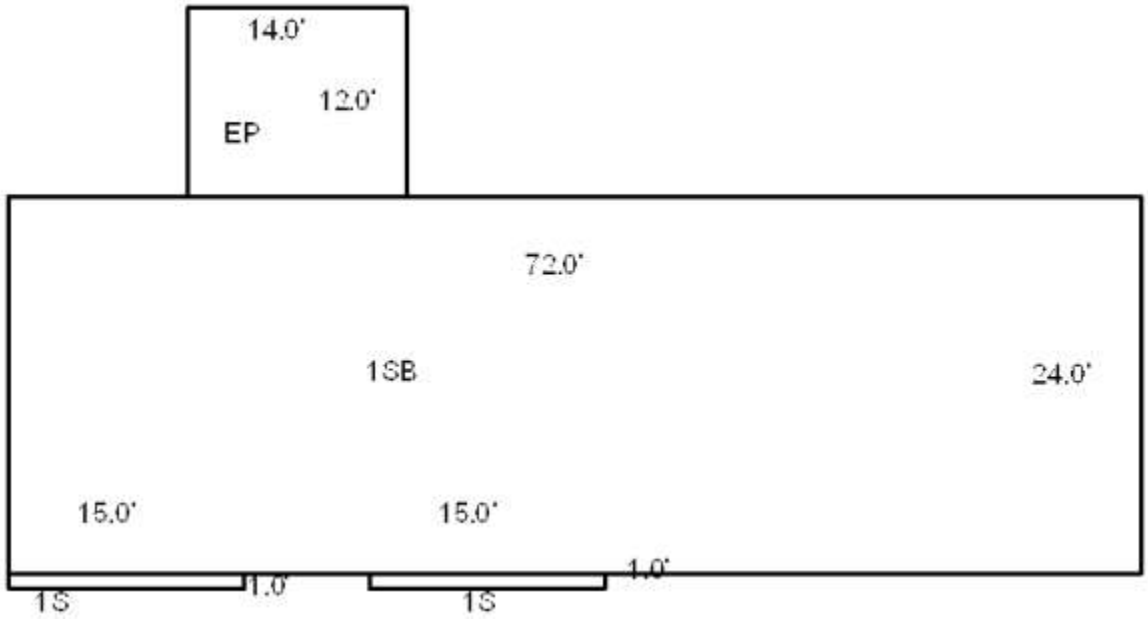
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	281,424

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	95%	203,188

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1980	168	C 100	13.386	Avg.	76%	100%	95%	9.664
1 STORY	1980	15	C 100	1.374	Avg.	76%	100%	95%	992
1 STORY	1980	15	C 100	1.374	Avg.	76%	100%	95%	992
1.25 ST SHED....	1980	484	C 100	8.712	Avg.	76%	100%	95%	6.290
1,758 SFLA								Outbuilding Total	17,938

Accpt Land	99,300	Accepted Bldg	221,100	Total	320,400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Name: FORTY-THREE MAIN STREET, LLC
FORD, MARK & SAWYER, JOHN
Map/Lot: 018-104
Account: 609 Card: 1 of 1 Location: 43 MAIN ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	
Utilities	All PublicNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/26/2018
Sale Price	57,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17808P841
Reference 2	LOT SIZE: .15
Tran/Land/Bldg	102 1 12
X.....	RENO Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	117,600	50,101	100%		50,101
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.15					Land Total	61,651

Dwelling Description — **Replacement Cost New**

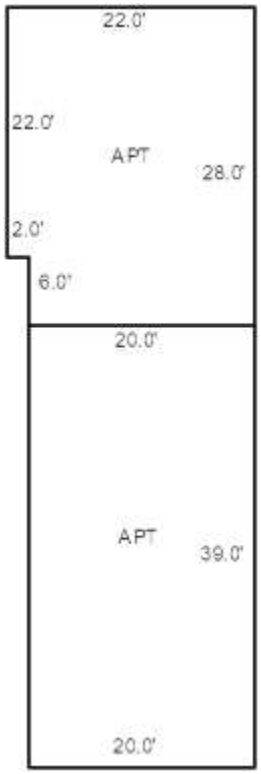
Conventional	One Story	1,384 Sqft	Grade C 100	Base	216,006
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	1/4 Bmt	Basement	1,038
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,152
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,384	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Good	Field8	231,756

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	189,808

Accpt Land	61,700	Accepted Bldg	189,800	Total	251,500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Account: 610 Card: 1 of 1 Map/Lot: 015-015-19 Location: ELMWOOD CT

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0261
Reference 2	LOT SIZE: .33
Tran/Land/Bldg	130 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-NON CONFORMING	3,570.00	2,256	100%		2,256
Total Acres 0.33				Land Total		2,256

Accpt Land	2,300	Accepted Bldg	0	Total	2,300

Account: 611 Card: 1 of 1 Map/Lot: 015-015-25 Location: ELMWOOD CT

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0261
Reference 2	LOT SIZE: .44
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-NON CONFORMING	3,570.00	2,605	100%		2,605
Total Acres 0.44					Land Total	2,605

Accpt Land	2,600	Accepted Bldg	0	Total	2,600

Map/Lot: 015-015-27
Account: 612 Card: 1 of 1 Location: ELMWOOD CT

Neighborhood 55 LOON

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2028P0261
Reference 2 LOT SIZE: .39
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-NON CONFORMING	3,570.00	2,452	100%		2,452
Total Acres 0.39				Land Total		2,452

Accpt Land 2,500 Accepted Bldg 0 Total 2,500

Map/Lot: 021-010
Account: 613 Card: 1 of 1 Location: 23 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	08/18/2014
Sale Price	229,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Seller
Validity	Other Non Valid

Reference 1	B16875P907
Reference 2	LOT SIZE: 0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	660 Sqft	Grade C 100	Base	192,578
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,465
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

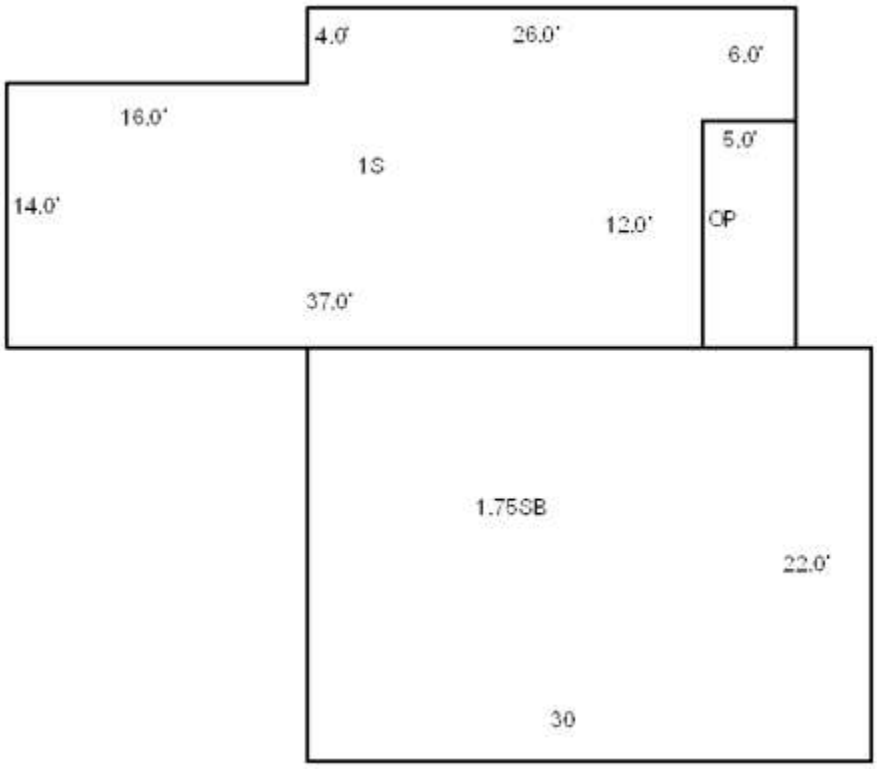
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	2004	TYPICAL	TYPICAL	Average	Typical	211,003

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	90%	105%	133,597

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1938	632	C 100	57.879	Avg.	67%	90%	105%	36.646
Open Frame Porch	1938	60	C 100	2.536	Avg.	67%	90%	105%	1.605
Res. Greenhouse	1930	6300	E 100	67.252	Poor	45%	50%	105%	15.889
Res. Greenhouse	1930	1250	E 100	13.344	Poor	45%	50%	105%	3.152
Res. Greenhouse	1930	476	E 100	5.082	Poor	45%	50%	105%	1.201
Frame Garage	1938	2730	D 100	79.130	Fair	55%	100%	105%	45.698
1,787 SFLA							Outbuilding Total		104,191

Accpt Land	87,600	Accepted Bldg	237,800	Total	325,400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37.0'
1.75SB
22.0'
30

Map/Lot: 006-084-1
Account: 614 Card: 1 of 1 Location: 5 WEST FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B3792P0090
Reference 2 LOT SIZE:2.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.50					Land Total	103,289

Dwelling Description

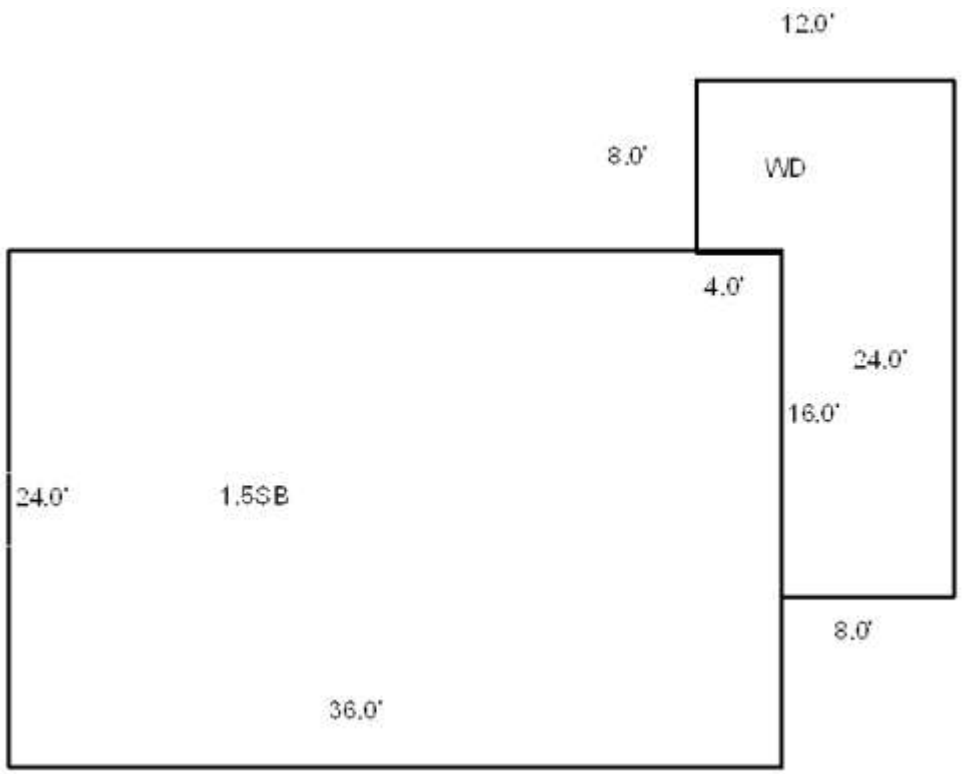
				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	218,589
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,296	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	229,053

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	171,904

Accpt Land 103,300 Accepted Bldg 171,900 Total 275,200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8.0'
36.0'

Name: PARISI, THOMAS J. & DEBRA J., TRUSTEES
SKALEPARI TRUST
Map/Lot: 011-005
Account: 615 Card: 1 of 1 Location: 15 WEST FIFTY THIRD ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Private

Sale Data

Sale Date	06/05/2020
Sale Price	144,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B18274P930
Reference 2 LOT SIZE: .15
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	210,000	204,797	100%		204,797
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.15					Land Total	218,547

Dwelling Description

				Replacement Cost New	
Ranch	One Story	836 Sqft	Grade D 110	Base	137,996
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	Field4	Basement	552
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,471
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-736
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

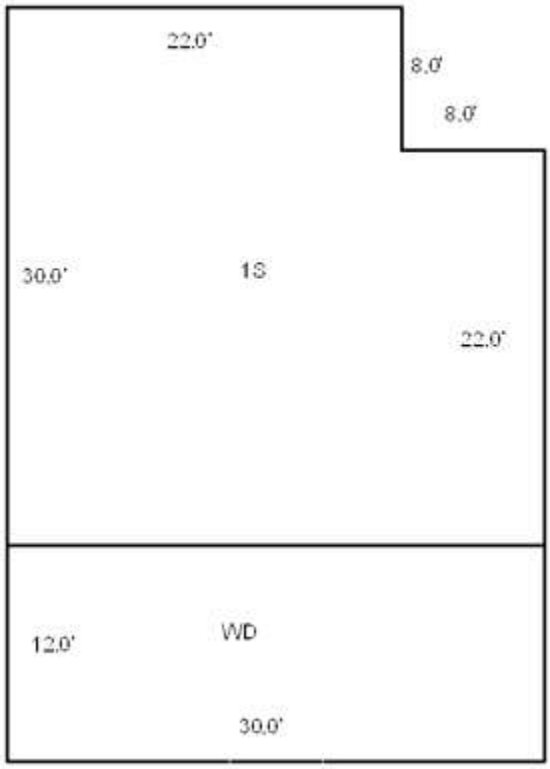
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Above Average	Typical	139,283

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	125%	127,096

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	0	360	D 110	3.970	Avg+	73%	100%	125%	3.622
Frame Shed	0	112	D 110	1.542	Avg+	73%	100%	125%	1.408
836 SFLA							Outbuilding Total		5,030

Accpt Land 218,500 Accepted Bldg 132,100 Total 350,600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Name: GRANT, LLOYD L
GRANT, JOANNE E
Map/Lot: 009-037
Account: 616 Card: 1 of 1 Location: ABBOTT RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B7695P0117
Reference 2 LOT SIZE:95
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	210,000	204,797	100%		0
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
75.00	Acres-Rear 21+	210.00	17,325	100%		17,325
Total Acres 95.00				Land Total		32,725

Accpt Land 32,700 Accepted Bldg 0 Total 32,700

Name: DOWLING, REGINA G., TRUSTEE
HENRY LOUIS GRAZIANI IRR TRUST
Map/Lot: 006-025
Account: 617 Card: 1 of 1 Location: 99 MEETING HOUSE RD

Neighborhood 50	MILL LANE
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B16098P945
Reference 2	LOT SIZE:117
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/18/2011
Sale Price	175,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
34.00	Acres-Softwood	421.00	14,314	100%		14,314
51.10	Acres-Mixed Wood	436.00	22,280	100%		22,280
18.00	Acres-Hardwood	344.00	6,192	100%		6,192
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 117.10					Land Total	169,101

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade C 110	Base	303,096
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Softwood OPEN 4			Secondary	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,682
Rooms	10	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,341
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,341
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1857	0	Obsolete	Obsolete	Average	Typical	300,464

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	67%	57%	95%	109,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1857	208	C 100	18.167	Poor	45%	100%	95%	7.766
1.75 Story/BSMT	1857	208	C 100	32.966	Poor	45%	100%	95%	14.093
Open Frame Porch	1857	112	C 100	4.733	Fair	55%	100%	95%	2.473
1 Story/BSMT	1857	154	C 100	16.272	Poor	45%	100%	95%	6.956
1 ST BARN.....	1857	1120	D 100	29.022	Fair	55%	100%	95%	15.164
1 ST BARN.....	1857	2280	D 100	58.078	Fair	55%	100%	95%	30.346
2,802 SFLA							Outbuilding Total		76,798

Accpt Land 169,100 Accepted Bldg 185,800 Total 354,900

13'
3/4 AD
16'
GAR
13'
1.75SB
38.0'
2SB
28.0'
14'
1SB
11'
OP
14'
8'

Map/Lot: 006-079
Account: 618 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B1833P0505 TG
Reference 2	LOT SIZE: 51
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.00	Acres-Softwood	421.00	4,631	100%		4,631
19.00	Acres-Mixed Wood	436.00	8,284	100%		8,284
21.00	Acres-Hardwood	344.00	7,224	100%		7,224
Total Acres 51.00				Land Total		20,139

Accpt Land 20,100 Accepted Bldg 0 Total 20,100

Map/Lot: 008-092
Account: 619 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 77	MORRELLS MILL/BB POND
Tree Growth	2028
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0134P0234 TG
Reference 2	LOT SIZE: 41
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Softwood	421.00	4,631	100%		0
38.00	Acres-Mixed Wood	436.00	16,568	100%		16,568
0.00	Acres-Hardwood	344.00	7,224	100%		0
3.00	Acres-Rear 21+	735.00	2,426	100%		2,426
Total Acres 41.00				Land Total		18,994

Accpt Land 19,000 Accepted Bldg 0 Total 19,000

Map/Lot: 008-091-1
Account: 620 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:2
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
Total Acres 2.00				Land Total		85,680

Accpt Land 85,700 Accepted Bldg 0 Total 85,700

Account: 621 Card: 1 of 1 Map/Lot: 004-083 Location: MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1958P0746
Reference 2 LOT SIZE:5
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
Total Acres 5.00					Land Total	93,711

Accpt Land 93,700 Accepted Bldg 0 Total 93,700

Map/Lot: 008-082
Account: 622 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B4597P0090
Reference 2 LOT SIZE:29
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
10.00	Acres-Rear Land 1-10	1,800.00	19,800	100%		19,800
10.00	Acres-Rear Land 11-20	1,000.00	11,000	100%		11,000
5.00	Acres-Rear 21+	700.00	3,850	100%		3,850
Total Acres 29.00				Land Total		131,313

Accpt Land 131,300 Accepted Bldg 0 Total 131,300

Name: GUPTILL, MICHAEL
GUPTILL, GAYLE

Map/Lot: 003-012
Account: 623 Card: 1 of 1 Location: RANDALL RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B9897P327
Reference 2	LOT SIZE: 50.95
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	09/20/2008
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
26.95	Acres-Rear 21+	700.00	20,752	100%		20,752
Total Acres 50.95				Land Total		153,842

Accpt Land 153,800 Accepted Bldg 0 Total 153,800

Account: 624 Card: 1 of 1 Map/Lot: 005-021 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	FORECLOSED
Reference 2	LOT SIZE:19.2
Tran/Land/Bldg	900 1 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 99

Sale Data

Sale Date	04/20/2020
Sale Price	0
Sale Type	Land Only
Financing	
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	70%	Size/Shape	5,929
9.20	Acres-Rear Land 11-20	630.00	6,376	100%		6,376
Total Acres 19.20					Land Total	12,305

Accpt Land	12,300	Accepted Bldg	0	Total	12,300

Map/Lot: 003-055
Account: 625 Card: 1 of 1 Location: 20 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B10173P276
Reference 2 LOT SIZE:11.59
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
7.59	Acres-Rear Land 1-10	2,400.00	20,038	100%		20,038
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 11.59					Land Total	121,228

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,140 Sqft	Grade C 110	Base	307,686
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,584
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

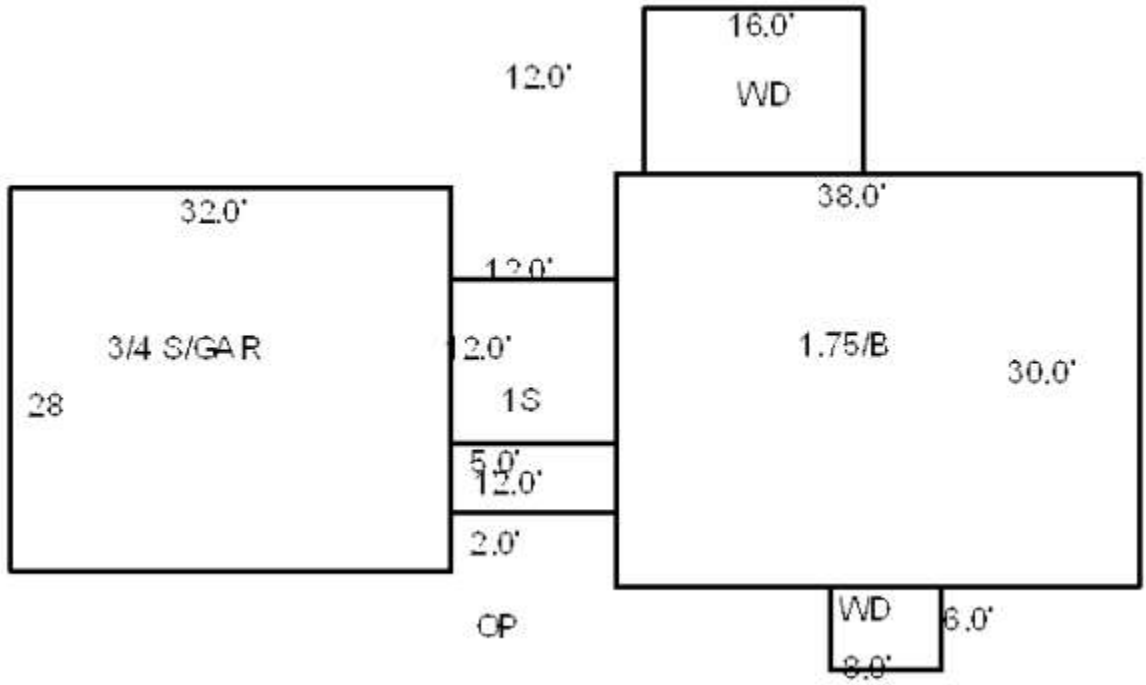
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	331,518

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	295,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WOOD DECK	2005	192	C 110	2.647	Avg.	89%	100%	100%	2.356
Wood Deck	2005	48	C 110	661	Avg.	89%	100%	100%	588
Frame Shed	2000	96	C	0	Avg.	86%	0%	100%	0
1.25 ST GARAGE..	2004	936	C 110	43.512	Avg.	89%	100%	100%	38.726
ONE STORY FRAME	2005	144	C 110	14.507	Avg.	89%	50%	100%	6.456
Open Frame Porch	2005	60	C 110	2.790	Avg.	89%	50%	100%	1.242
1.75 ST GARAGE..	2005	896	C 110	52.580	Avg.	89%	50%	100%	23.398
2,139 SFLA							Outbuilding Total		72,766

Accpt Land 121,200 Accepted Bldg 367,800 Total 489,000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30.0'
28
1S
5.0'
12.0'
2.0'
WD
6.0'
OP
8.0'

Name: BORENSTEIN, DONALD F
ST HILAIRE, CAROLYN
Map/Lot: 007-012
Account: 626 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 71	BK BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15235P201
Reference 2	LOT SIZE:67
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/04/2007
Sale Price	15,660
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Partial Interest

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	25%	Access	22,957
10.00	Acres-Rear Land 1-10	1,710.00	18,810	25%	Access	4,703
10.00	Acres-Rear Land 11-20	950.00	10,450	25%	Access	2,613
43.00	Acres-Rear 21+	665.00	31,455	100%		31,455
Total Acres 67.00					Land Total	61,728

Accpt Land 61,700 Accepted Bldg 0 Total 61,700

Name: BORENSTEIN, DONALD F
ST HILAIRE, CAROLYN
Map/Lot: 007-009
Account: 627 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 71 BK BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15235P196
Reference 2 LOT SIZE:34
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	08/04/2007
Sale Price	15,660
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Partial Interest

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	25%	Access	22,957
10.00	Acres-Rear Land 1-10	1,710.00	18,810	25%	Access	4,703
10.00	Acres-Rear Land 11-20	950.00	10,450	25%	Access	2,613
10.00	Acres-Rear 21+	665.00	7,315	25%	Access	1,829
Total Acres 34.00					Land Total	32,102

Accpt Land 32,100 Accepted Bldg 0 Total 32,100

Name: GURLIACCIA, JOHN D
GURLIACCIA, ELAINE R

Map/Lot: 003-061
Account: 628 Card: 1 of 1 Location: 387 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2 FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/14/2010
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15882P875
Reference 2	LOT SIZE:63.98
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
39.98	Acres-Rear 21+	665.00	29,245	100%		29,245
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 63.98					Land Total	166,010

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	384 Sqft	Grade C 110	Base	139,308
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	422
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,901
Rooms	9	HEARTHS		HEARTHS	2,640
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

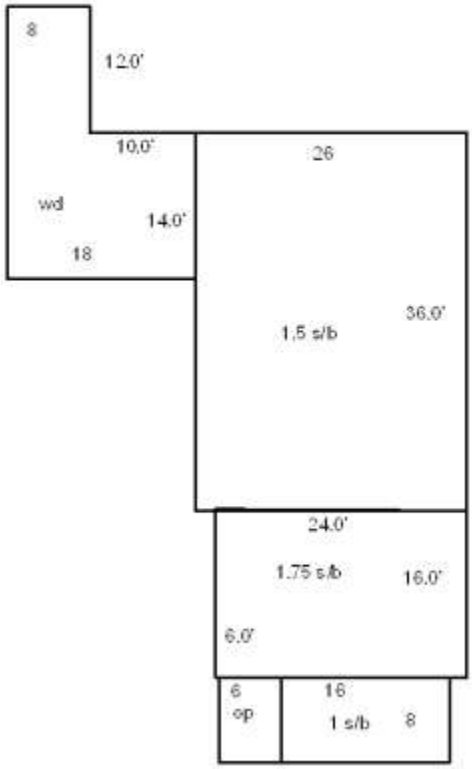
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1986	GOOD	GOOD	Above Average	Typical	161,695

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	97%	95%	108,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1800	348	C 110	4.796	Avg+	73%	97%	95%	3.226
1.5 Story/BSMT	1800	936	C 110	152.308	Avg+	73%	97%	95%	102.457
Open Frame Porch	1800	48	C 110	2.231	Avg+	73%	97%	95%	1.501
1 Story/BSMT	1800	128	C 110	14.876	Avg+	73%	97%	95%	10.007
1.25 ST BARN....	1930	1085	C 100	42.226	Avg.	67%	100%	95%	26.876
Frame Shed	1930	156	C 100	2.441	Avg.	67%	100%	95%	1.553
1.25 ST BARN....	1930	1254	C 100	48.577	Avg.	67%	100%	95%	30.920
Frame Shed	1930	240	C 100	3.756	Avg.	67%	100%	95%	2.391
2,108 SFLA							Outbuilding Total		178,931

Accpt Land	166,000	Accepted Bldg	287,700	Total	453,700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12.0'
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24.0'
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6.0'
6
op
16
1 s/b
8

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & Septic
Street	No Street

Reference 1	B2102P005
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	960 Sqft	Grade C 100	Base	164,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	96 Sqft, Grade B 1.00	Basement Gar	None	Fin Bsmt	2,471
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

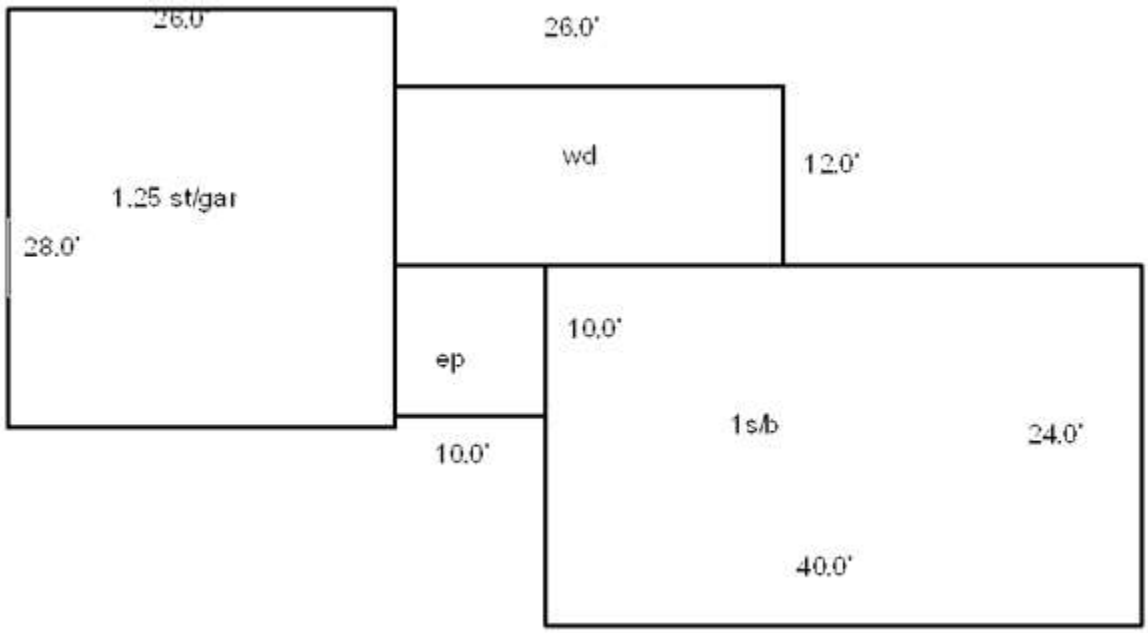
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Above Average	Typical	177,533

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	105%	147,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1988	728	C 100	30.940	Avg+	79%	100%	105%	25.665
Encl Frame Porch	1973	100	D	0	Fair	59%	0%	105%	0
Wood Deck	1973	312	C 100	3.909	Avg+	79%	100%	105%	3.242
960 SFLA							Outbuilding Total		28,907

Accpt Land	93,100	Accepted Bldg	176,200	Total	269,300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10.0'
1s/b
24.0'
40.0'

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/11/2021
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B14812P0343
Reference 2	LOT SIZE:50
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
26.00	Acres-Rear 21+	665.00	19,019	100%		19,019
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 50.00					Land Total	155,784

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,344 Sqft	Grade D 100	Base	236,505
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,226
Rooms	8	HEARTHS		HEARTHS	640
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,613
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

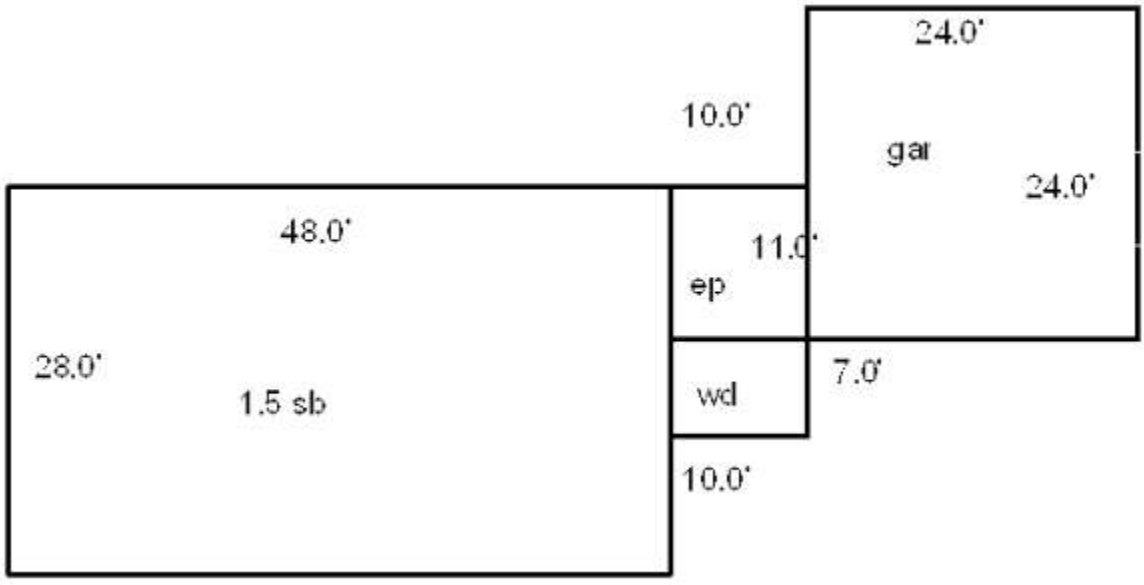
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1930	GOOD	TYPICAL	Below Average	Typical	233,381

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	95%	133,027

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1800	110	D 100	7.012	Avg-	60%	100%	95%	3.997
Wood Deck	1800	70	D 100	702	Avg-	60%	100%	95%	400
Frame Garage	1800	576	D 100	17.078	Avg-	60%	100%	95%	9.735
2,016 SFLA							Outbuilding Total		14,132

Accpt Land	155,800	Accepted Bldg	147,200	Total	303,000


24.0'
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gar
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1.5 sb
wd
10.0'

Map/Lot: 005-010
Account: 631 Card: 1 of 1 Location: 501 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & Septic
Street No Street

Reference 1 B5249P0101
Reference 2 LOT SIZE:35
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
11.00	Acres-Rear 21+	665.00	8,047	100%		8,047
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 35.00					Land Total	144,812

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,152 Sqft	Grade C 110	Base	216,565
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,901
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,802
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

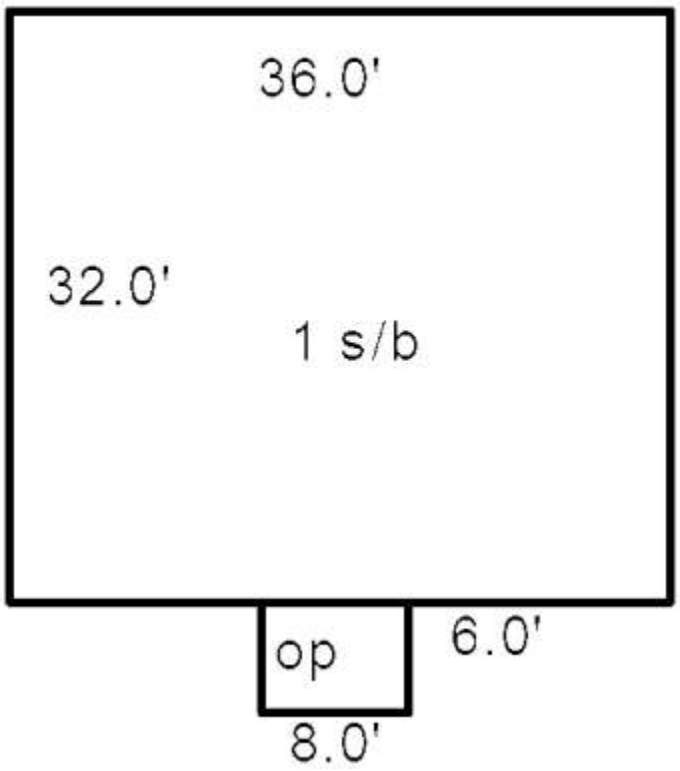
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	222,268

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	100%	100%	95%	211,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2015	48	C 110	2.231	Avg.	100%	100%	95%	2.119
1,152 SFLA							Outbuilding Total		2,119

Accpt Land 144,800 Accepted Bldg 213,300 Total 358,100


36.0'
32.0'
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op
6.0'
8.0'

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/18/2018
Sale Price	226,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17698P176
Reference 2	LOT SIZE:0.3
Tran/Land/Bldg	102 1 12
X.....	40 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	74,130.00	72,293	100%		72,293
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.30					Land Total	83,843

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,040 Sqft	Grade C 100	Base	296,436
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	6,500
Rooms	13				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

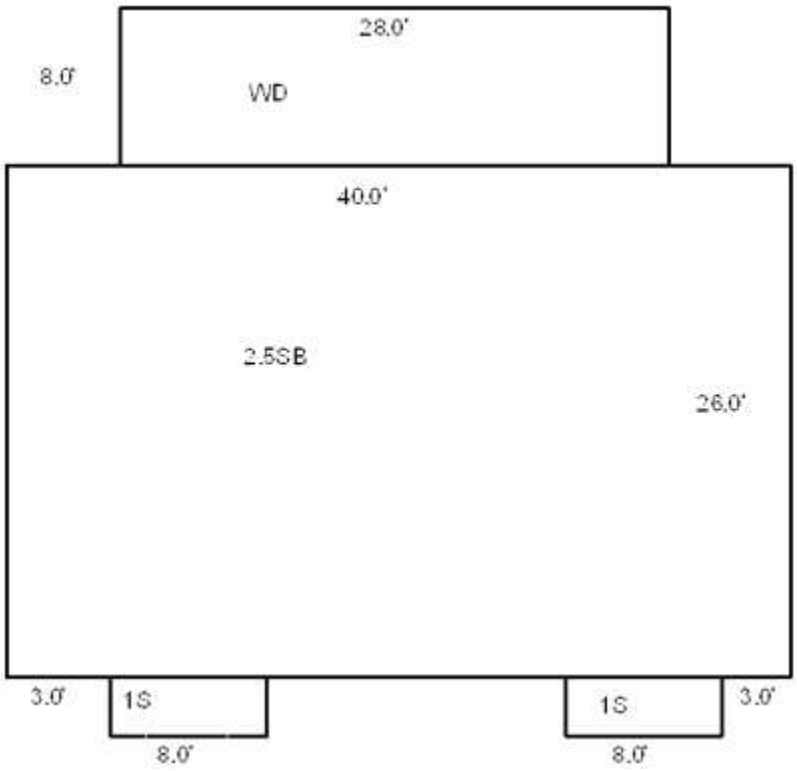
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2000	TYPICAL	TYPICAL	Good	Typical	314,536

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	257,605

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1890	224	C 100	2.807	Good	78%	100%	105%	2.298
ONE STORY FRAME	1890	24	C 100	2.198	Good	78%	100%	105%	1.800
1 STORY	1890	24	C 100	2.198	Good	78%	100%	105%	1.800
2,648 SFLA							Outbuilding Total		5,898

Accpt Land	83,800	Accepted Bldg	263,500	Total	347,300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26.0'
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Name: HALL, ARTHUR L. JR, TRUSTEE
HALL, ARTHUR L. JR, REV TRUST
Map/Lot: 017-023
Account: 633 Card: 1 of 1 Location: 47 NOWELL ST

Neighborhood 39	BREWER RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B12690P236
Reference 2	LOT SIZE: 1.04
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	02/24/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Homesite (Fract)	74,130.00	81,863	100%		81,863
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.04					Land Total	93,413

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	762 Sqft	Grade C 100	Base	211,094
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	953
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,002
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

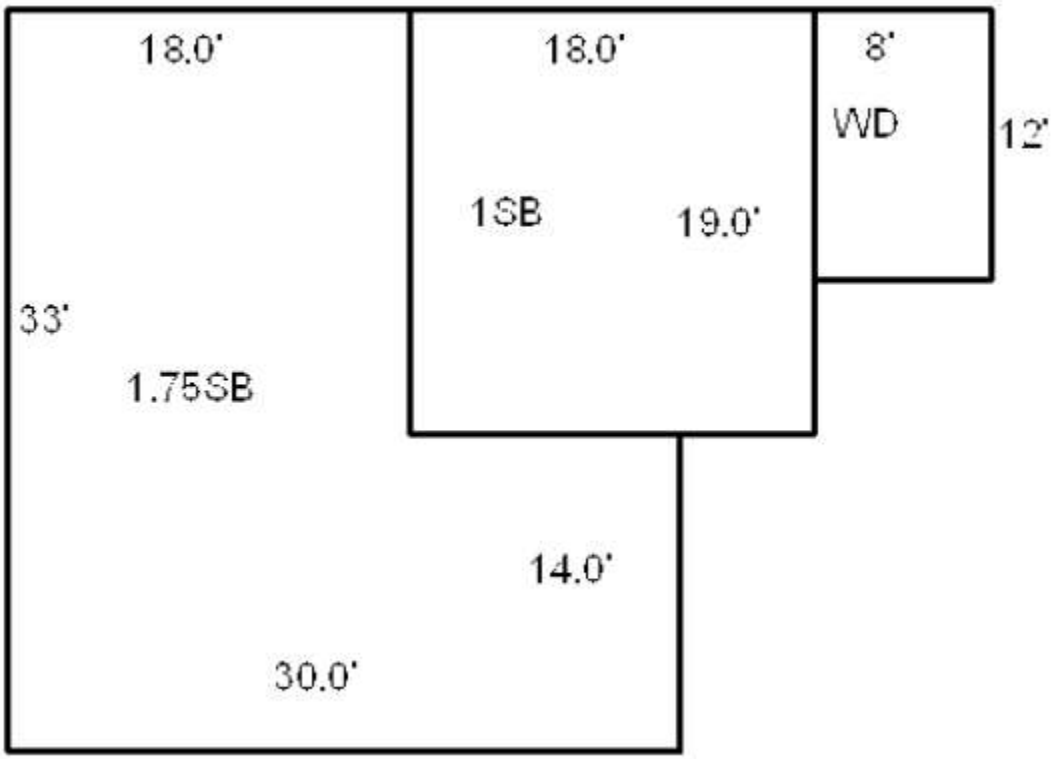
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	GOOD	TYPICAL	Above Average	Typical	223,969

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	171,672

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1958	342	C 100	36.136	Avg+	73%	100%	105%	27.698
Wood Deck	1958	96	C 100	1.203	Avg+	73%	100%	105%	922
1,676 SFLA							Outbuilding Total		28,620

Accpt Land	93,400	Accepted Bldg	200,300	Total	293,700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1.75SB
14.0'
30.0'

Name: HALL, ARTHUR L. JR TRUSTEE
HALL, ARTHUR L., JR REV TRUST
Map/Lot: 019-019
Account: 634 Card: 1 of 1 Location: 63 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	02/24/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B12690P236
Reference 2	LOT SIZE: .36
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.36	Acres-Homesite (Fract)	74,130.00	73,624	100%		73,624
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.36					Land Total	85,174

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	572 Sqft	Grade C 100	Base	176,603
Exterior	ALUM/VINYL	Masonry Trim	50Sqft	Trim	250
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,251
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

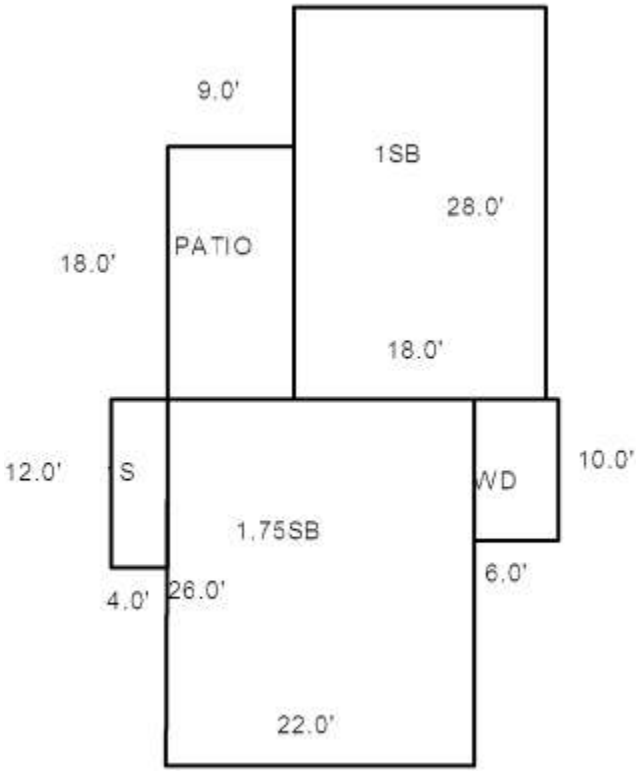
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	GOOD	GOOD	Above Average	Typical	199,796

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	153,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1900	504	C 100	53.253	Avg+	73%	100%	105%	40.819
Patio	1900	162	C 100	1.014	Avg+	73%	100%	105%	777
Wood Deck	1900	60	C 100	752	Avg+	73%	100%	105%	576
ONE STORY FRAME	1900	48	C 100	4.396	Avg+	73%	100%	105%	3.369
1,553 SFLA							Outbuilding Total		45,541

Accpt Land	85,200	Accepted Bldg	198,700	Total	283,900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18.0'
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Name: HALL, ARTHUR L SR & GLADORA G FAMILY
ARTHUR L. HALL JR - TRUSTEE
Map/Lot: 005-037A
Account: 635 Card: 1 of 1 Location: SCHOOL HOUSE RD

Neighborhood 69	SCHOOL HOUSE
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15515P920 AGRICULTURAL EASEMENT
Reference 2	LOT SIZE:10
Tran/Land/Bldg	800 1 99
X.....	FARM Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Crop -Crop	475.00	5,225	100%	Restrictio	5,225
Total Acres 10.00				Land Total		5,225

Accpt Land	5,200	Accepted Bldg		0 Total	5,200

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15515P920 AGRICULTURAL EASEMENT
Reference 2	LOT SIZE:12
Tran/Land/Bldg	800 1 99
X.....	FARM Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/12/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Crop -Crop	475.00	6,270	100%	Restrictio	6,270
Total Acres 12.00				Land Total		6,270

Accpt Land	6,300	Accepted Bldg	0	Total	6,300

Name: HALL, ARTHUR L SR & GLADORA G FAMILY
HALL, ARTHUR L JR - TRUSTEE
Map/Lot: 005-036
Account: 637 Card: 1 of 1 Location: 786 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Level
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date 08/12/2008
Sale Price 0
Sale Type Land Only
Financing Unknown
Verified Family Member
Validity Related Parties

Reference 1 B15515P920 AGRICULTURAL EASEMENT
Reference 2 LOT SIZE: 126
Tran/Land/Bldg 800 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
123.00	Crop -Crop Land	475.00	64,268	100%	Restrictio	64,268
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 126.00					Land Total	169,169

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	972 Sqft	Grade C 100	Base	258,236
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,832
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	1,944
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

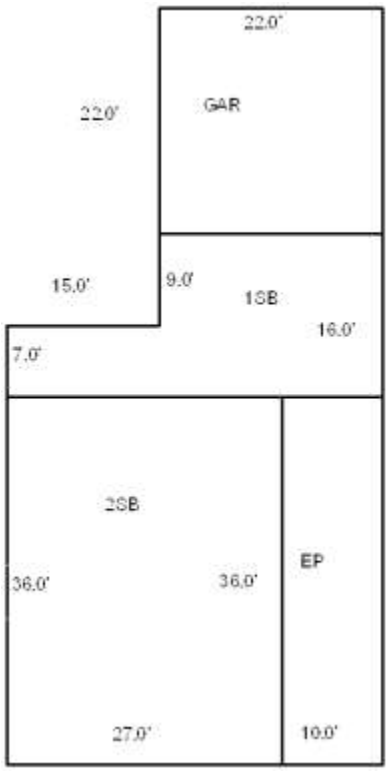
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1980	TYPICAL	TYPICAL	Average	Inadeq.	275,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	92%	95%	161,447

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1890	457	C 100	48.287	Avg.	67%	92%	95%	28.275
Encl Frame Porch	1890	360	C 100	28.685	Avg.	67%	92%	95%	16.797
Frame Garage	1890	484	C 100	18.034	Avg.	67%	92%	95%	10.560
LOFT BARN BSMT	1890	1200	D 100	40.030	Avg-	60%	100%	95%	22.817
2,401 SFLA							Outbuilding Total		78,449

Accpt Land 169,200 Accepted Bldg 239,900 Total 409,100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EP
27.0'
10.0'

Name: MANSFIELD, STEPHEN
MANSFIELD, SUSAN M
Map/Lot: 019-011
Account: 638 Card: 1 of 2 Location: 64 PORTLAND ST

Neighborhood 42	PORTLAND ST
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	11/01/2002
Sale Price	200,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B12167P094
Reference 2	LOT SIZE: 1.00
Tran/Land/Bldg	104 1 13
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	82,300.00	90,530	100%		90,530
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	101,530

Dwelling Description / **Replacement Cost New**

Conventional	Two & 1/2 Story	1,241 Sqft	Grade C 100	Base	360,952
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,241
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,306
Rooms	15				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	3	Plumbing	36,960
Attic	Floor & Stairs			Attic	2,482
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

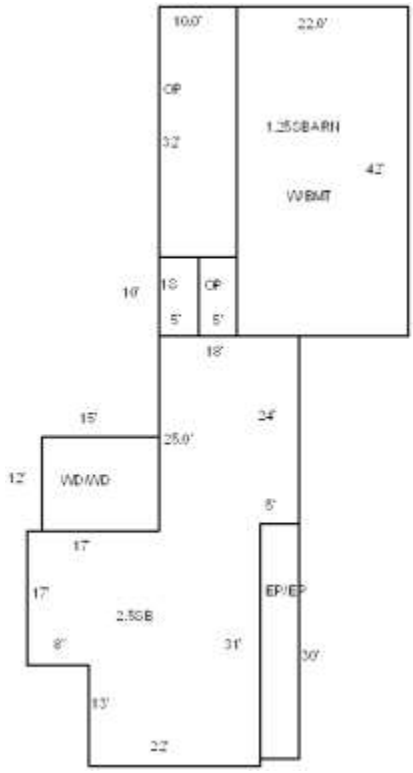
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	GOOD	GOOD	Below Average	Typical	410,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	85%	100%	209,580

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1900	320	C 100	13.523	Ava-	60%	100%	100%	8.114
1.25 ST BARN....	1900	924	C 100	36.176	Ava-	60%	100%	100%	21.706
OPEN PORCH	1900	50	C 100	2.234	Ava-	60%	100%	100%	1.340
ONE STORY FRAME	1900	50	C 100	4.579	Ava-	60%	85%	100%	2.335
Wood Deck	1900	180	C 100	2.255	Ava-	60%	100%	100%	1.353
WOOD DECK	1900	180	C 100	2.255	Ava-	60%	100%	100%	1.353
2S Encl Fr Porch	1900	150	C 100	20.661	Ava-	60%	100%	100%	12.397
Frame Garage	2000	3570	C 100	129.161	Ava.	86%	100%	100%	111.078
Frame Garage	2005	1500	C 100	54.620	Ava.	88%	100%	100%	48.066
3,152 SFLA							Outbuilding Total		207,742

Accpt Land 101,500 Accepted Bldg 417,300 Total 518,800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12'
WD/WD
8'
17'
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EP/EP
2.5SB
8'
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30'
13'
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Name: MANSFIELD, STEPHEN
MANSFIELD, SUSAN M
Map/Lot: 019-011
Account: 638 Card: 2 of 2 Location: 64 PORTLAND ST

Neighborhood 42	PORTLAND ST		
Zoning/Use	INDUSTRIAL		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B12167P094		
Reference 2	LOT SIZE: 1.00		
Tran/Land/Bldg	104 2 43		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	2

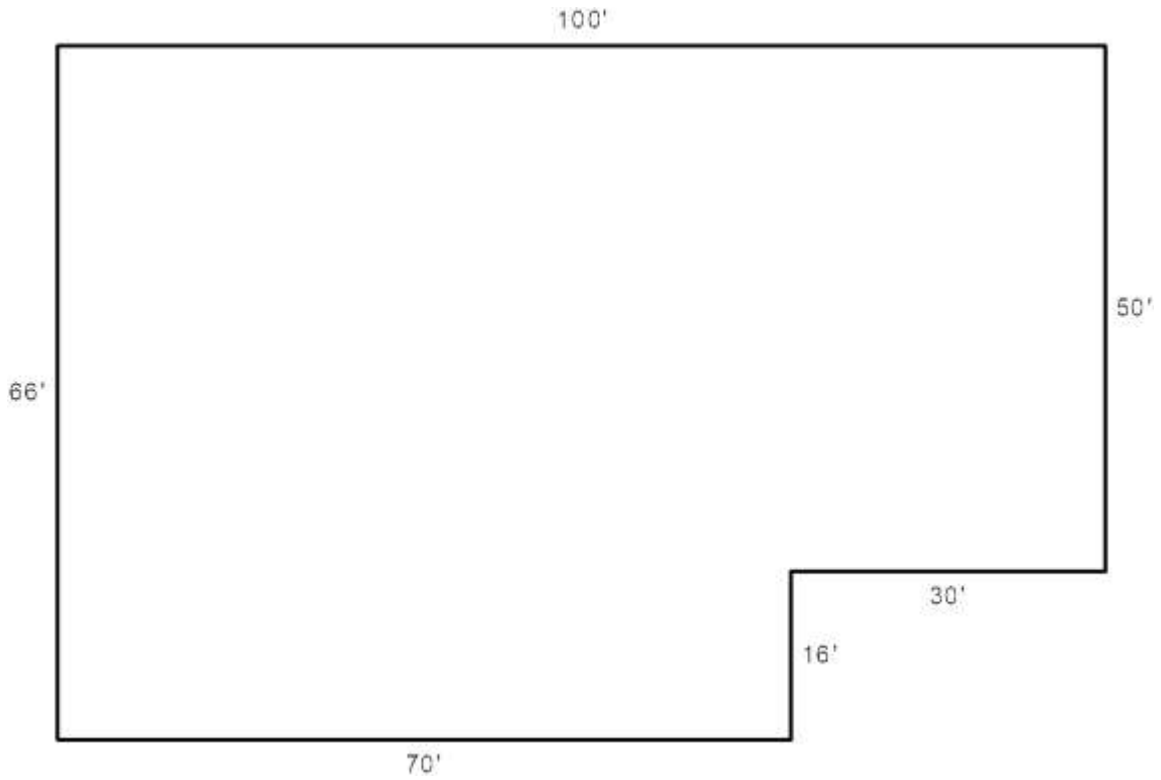
Sale Data

Sale Date	11/01/2002
Sale Price	200,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE STEEL	2021	6120	C 110	201.219	Avg.	97%	100%	100%	195.182
3,152 SFLA							Outbuilding Total		195,182

Accpt Land	0	Accepted Bldg	195,200	Total	195,200


100'
50'
66'
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16'
70'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	101,500	417,300	518,800	101,500	417,300	518,800
2	0	195,200	195,200	0	195,200	195,200
TOTAL	101,500	612,500	714,000	101,500	612,500	714,000

Neighborhood 62	HIGH ST
Tree Growth	2026
Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/20/2011
Sale Price	149,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B16196P175 TG
Reference 2	LOT SIZE:11
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	115%	Cor/Loc/Us	93,774
8.00	Acres-Mixed Wood	436.00	3,488	100%		3,488
2.00	Acres-Hardwood	344.00	688	100%		688
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 11.00					Land Total	109,500

Dwelling Description / Replacement Cost New

Ranch	One Story	840 Sqft	Grade C 100	Base	149,454
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,050
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Forced Warm	Cooling	0% None	Heat	2,100
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

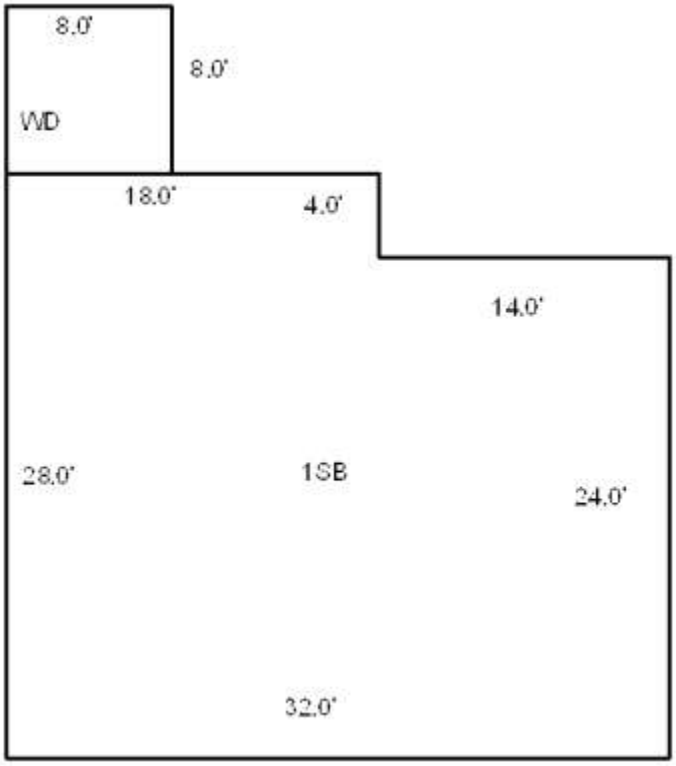
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	154,584

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	105%	116,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	64	C 100	802	Avg.	72%	100%	105%	606
Frame Shed	1972	240	D 100	3,005	Fair	59%	100%	105%	1,862
840 SFLA							Outbuilding Total		2,468

Accpt Land	109,500	Accepted Bldg	119,300	Total	228,800


8.0'
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1SB
24.0'
32.0'

Map/Lot: 009-016-07
Account: 640 Card: 1 of 1 Location: 7 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/26/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B17774P56
Reference 2	LOT SIZE: 3.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.25	Acres-Homesite (Fract)	72,675.00	89,943	100%		89,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.25					Land Total	105,618

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	744 Sqft	Grade C 100	Base	193,972
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,116
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,348
Rooms	6	HEARTHS		HEARTHS	1,600
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

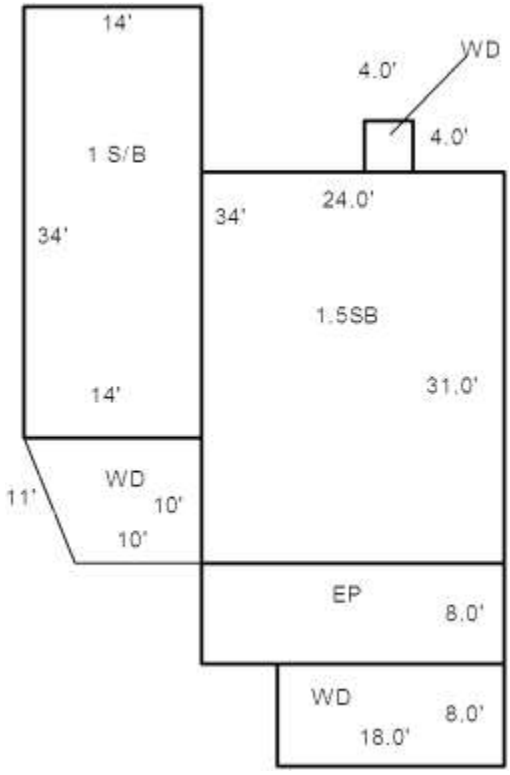
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	GOOD	TYPICAL	Average	Typical	210,596

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	150,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1978	192	C 100	15.299	Avg.	75%	100%	95%	10.900
Wood Deck	1978	144	C 100	1.804	Avg.	75%	100%	95%	1.285
WOOD DECK	1978	16	C 100	200	Avg.	75%	100%	95%	142
1 Story/BSMT	1978	476	C 100	50.294	Avg.	75%	100%	95%	35.834
WOOD DECK	1978	120	C 100	1.504	Avg.	75%	100%	95%	1.072
Frame Garage	1980	572	C 100	21.203	Avg.	74%	100%	95%	14.906
Frame Shed	1980	96	C 100	1.502	Avg.	74%	100%	95%	1.055
1,592 SFLA							Outbuilding Total		65,194

Accpt Land 105,600 Accepted Bldg 215,200 Total 320,800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Neighborhood 69	SCHOOL HOUSE
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Value Change	Other
Reference 1	B16745P179 TG
Reference 2	LOT SIZE:54.95
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	1 18 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.45	Acres-Rear Land 1-10	1,710.00	2,727	100%		2,727
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
29.50	Acres-Softwood	421.00	12,420	100%		12,420
20.00	Acres-Hardwood	344.00	6,880	100%		6,880
Total Acres 54.95					Land Total	129,532

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,048 Sqft	Grade C 100	Base	245,479
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,310
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	4,716
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

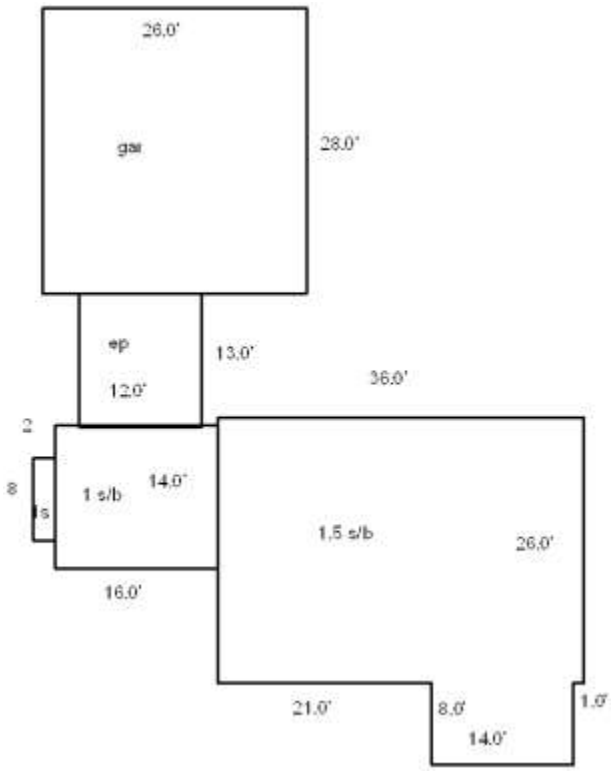
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	GOOD	Old Type	Average	Typical	261,405

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	166,384

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1948	728	C 100	26.820	Avg.	67%	100%	95%	17.071
2S Encl Fr Porch	1948	156	C 100	21.487	Avg.	67%	100%	95%	13.676
1 Story/BSMT	1948	224	C 100	23.668	Avg.	67%	100%	95%	15.065
ONE STORY FRAME	1948	16	C 100	1.465	Avg.	67%	100%	95%	933
Barn	2007	4000	C 100	126.450	Avg.	90%	100%	95%	108.115
1,812 SFLA							Outbuilding Total		154,860

Accpt Land	129,500	Accepted Bldg	321,200	Total	450,700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1.0'
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Account: 642 Card: 1 of 1 Map/Lot: 005-030 Location: 674 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	CND Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/08/2021
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
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.00					Land Total	104,901

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	572 Sqft	Grade C 110	Base	207,214
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	4,279
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

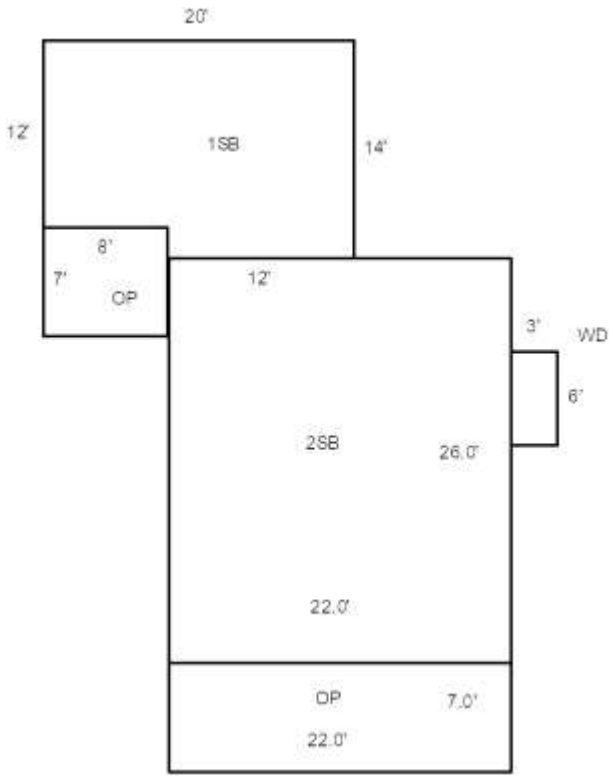
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2021	GOOD	GOOD	Very Good	Typical	224,053

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	180,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1950	264	C 110	30.683	V.G.	85%	100%	95%	24.777
Open Frame Porch	1950	56	C 110	2.604	V.G.	85%	100%	95%	2.102
Open Frame Porch	1950	154	C 110	7.159	V.G.	85%	100%	95%	5.781
1.25 ST BARN....	1950	2470	D 100	75.420	Fair	55%	50%	95%	19.703
Frame Garage	1950	528	C 100	19.618	Avg-	60%	100%	95%	11.182
Wood Deck	2022	18	C 110	249	V.G.	85%	100%	95%	201
1,408 SFLA							Outbuilding Total		63,746

Accpt Land 104,900 Accepted Bldg 244,700 Total 349,600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22.0'

Name: ALLAIRE, AARON J
HAMEL, ALYSSA M

Map/Lot: 005-035
Account: 643 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1
Reference 2 LOT SIZE:8.13
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	08/30/2021
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.13	Acres-Rear Land 1-10	1,710.00	7,769	100%		7,769
Total Acres 8.13					Land Total	99,599

Accpt Land	99,600	Accepted Bldg	0	Total	99,600

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	LevelBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B14953P550
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Homesite (Fract)	72,675.00	59,248	100%		59,248
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.05					Land Total	74,923

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,176 Sqft	Grade C 100	Base	203,919
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,470
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,940
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

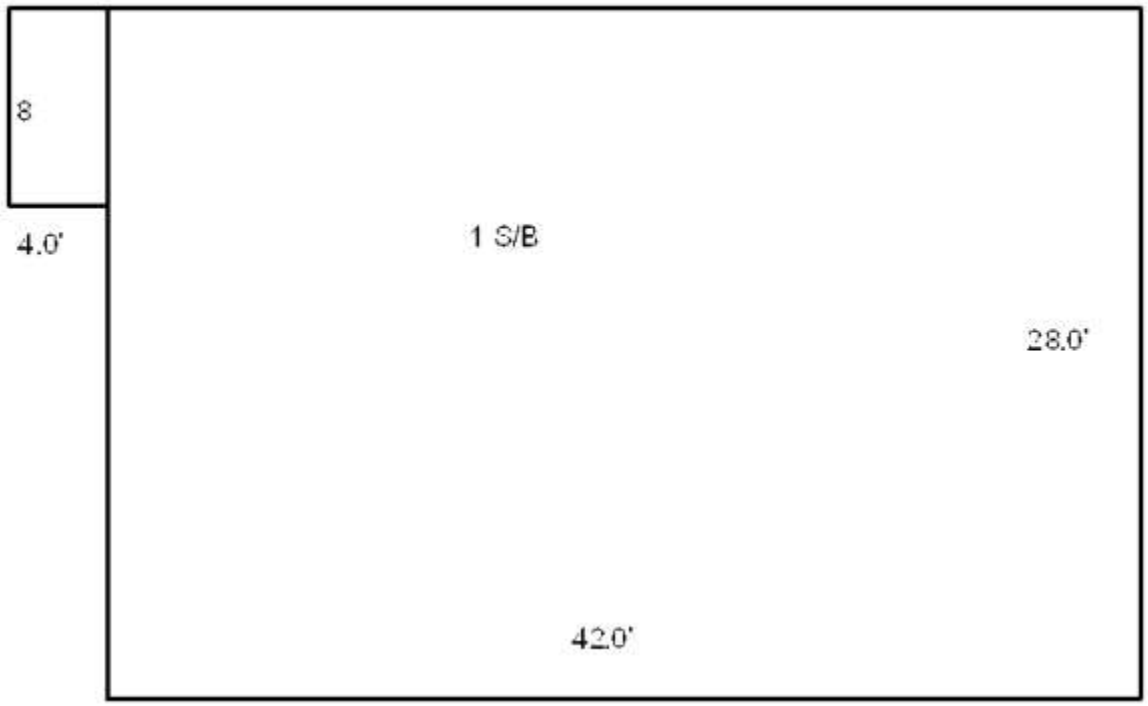
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	OLD TYPE	Old Type	Average	Typical	208,329

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	95%	136,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1965	32	D 100	1.082	Avg-	60%	100%	95%	617
Frame Shed	1965	144	C 100	2.254	Avg.	67%	100%	95%	1.434
1,176 SFLA							Outbuilding Total		2,051

Accpt Land	74,900	Accepted Bldg	138,600	Total	213,500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4.0'
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Name: LANGTON, LORI J
HAYES, ROBERT
Map/Lot: 016-009-1
Account: 645 Card: 1 of 1 Location: 34 APPYS ACRES

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	09/01/2002
Sale Price	153,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B12003P195
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 20 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	78,185.00	87,586	90%	Access	78,827
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.20					Land Total	89,277

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,300 Sqft	Grade C 100	Base	215,642
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,950
Fin. Basement Area	390 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	8,158
Heating	100% Units	Cooling	0% None	Heat	2,600
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

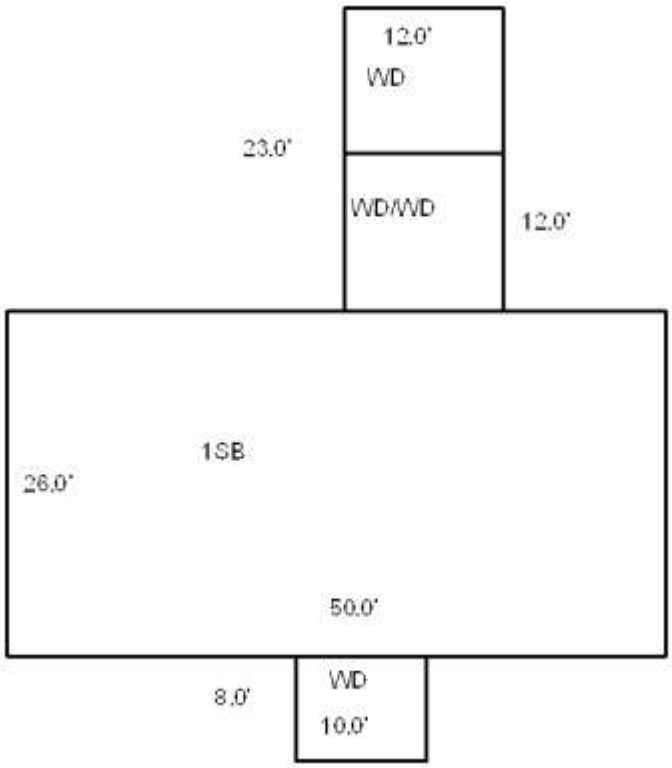
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	GOOD	TYPICAL	Average	Typical	237,070

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	95%	171,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1979	276	C 100	3.458	Avg.	76%	100%	95%	2.497
WOOD DECK	1979	144	C 100	1.804	Avg.	76%	100%	95%	1.302
Wood Deck	1979	80	C 100	1.002	Avg.	76%	100%	95%	724
1,300 SFLA							Outbuilding Total		4,523

Accpt Land	89,300	Accepted Bldg	175,700	Total	265,000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WD/WD
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50.0'
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Name: DUNNE, KARA G.S.
DUNNE, TRACY J.S.
Account: 646 Card: 1 of 1 Map/Lot: 013-023 Location: 92 WEST SECOND ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography LevelRolling
Utilities All Public
Street Private

Sale Data

Sale Date	09/09/2022
Sale Price	736,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE:0.25
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	210,000	215,531	110%	View/Envir	237,084
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.25					Land Total	250,834

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 110	Base	228,992
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	3,203
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,602
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

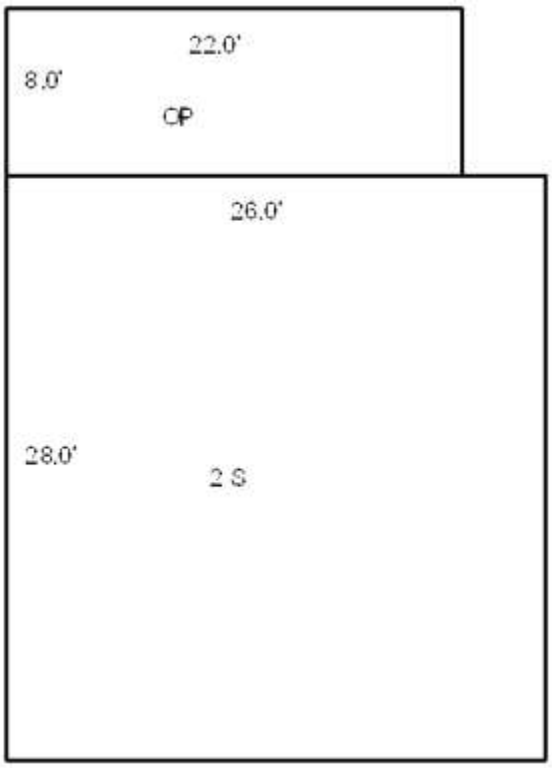
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	236,401

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	125%	268,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	2008	176	C 110	8.847	Avg.	91%	100%	125%	10.064
1,456 SFLA							Outbuilding Total		10,064

Accpt Land 250,800 Accepted Bldg 279,000 Total 529,800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Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 1
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/30/2004
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Split/Assemblage

Reference 1	RTODD B19168P78
Reference 2	LOT SIZE:2.66
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.66	Acres-Homesite (Fract)	78,185.00	94,843	100%		94,843
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.66					Land Total	105,293

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,456 Sqft	Grade C 100	Base	235,420
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	730 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	16,434
Heating	100% HW BB	Cooling	0% None	Heat	4,368
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

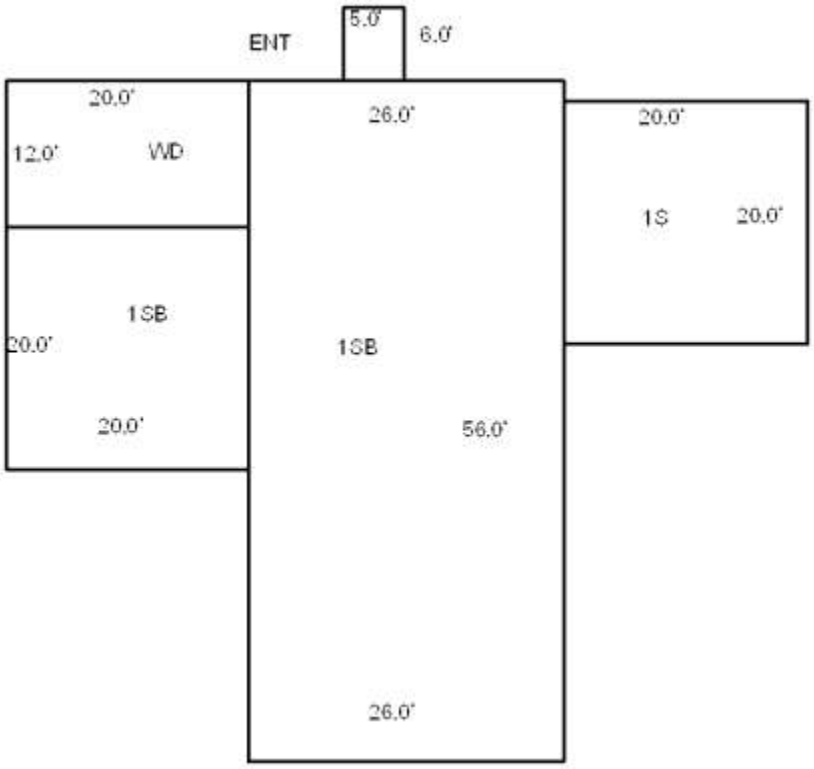
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	GOOD	TYPICAL	Above Average	Typical	269,736

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	75%	100%	95%	192,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1962	240	C 100	3.007	Avg+	75%	100%	95%	2.142
1 STORY/BSMT	1997	400	C 100	42.264	Avg+	75%	100%	95%	30.113
1 Story/BSMT	2003	400	C 100	42.264	Avg+	75%	100%	95%	30.113
Frame Shed	1962	30	C 100	470	Avg+	75%	100%	95%	334
2,256 SFLA								Outbuilding Total	62,702

Accpt Land 105,300 Accepted Bldg 254,900 Total 360,200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Name: COTTY, JESSE T III
COTTY, NANCY A
Map/Lot: 010-041
Account: 648 Card: 1 of 1 Location: 140 LINSCOTT HILL RD

Neighborhood 10 LINSCOTT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B5430P0350
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.00					Land Total	104,901

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade C 110	Base	207,087
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,650
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

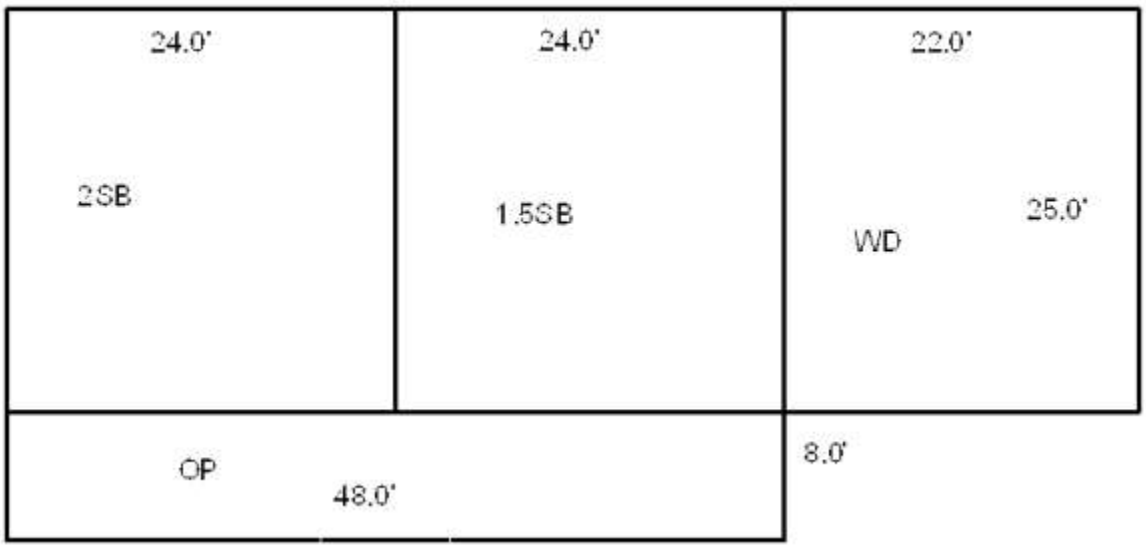
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	1996	GOOD	GOOD	Above Average	Typical	225,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	169,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1973	600	C 110	97.634	Avg+	79%	100%	95%	73.274
Wood Deck	1973	550	C 110	7.581	Avg+	79%	100%	95%	5.690
Open Frame Porch	1973	384	C 110	17.851	Avg+	79%	100%	95%	13.397
Wood Deck	2000	100	B 100	1.629	Avg+	88%	100%	95%	1.362
Jacuzzi #	2000	1	C 100	3.300	Avg.	86%	100%	95%	2.696
1.25 ST GARAGE..	1973	1040	C 100	43.863	Avg.	70%	100%	95%	29.169
Frame Garage	1973	800	C 100	29.413	Avg-	64%	100%	95%	17.883
2,100 SFLA							Outbuilding Total		143,471

Accpt Land	104,900	Accepted Bldg	313,100	Total	418,000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1.5SB
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WD
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Name: COTTY, JESSE J III
COTTY, NANCY A
Map/Lot: 010-042
Account: 649 Card: 1 of 1 Location: 410 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B11090P038
Reference 2	LOT SIZE:54
Tran/Land/Bldg	106 1 98
X.....	DMO Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
30.00	Acres-Rear 21+	665.00	21,945	100%		21,945
Total Acres 54.00					Land Total	143,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST BARN....	0	2400	C 100	91,644	C Gr	100%	5%	95%	4,353
SHOP	2021	341	C 100	7,502	C Gr	100%	80%	95%	5,702
							Outbuilding Total		10,055

Accpt Land 143,000 Accepted Bldg 10,100 Total 153,100

Tyvek

Map/Lot: 010-033
Account: 650 Card: 1 of 1 Location: LINSCOTT HILL RD

Neighborhood 10	LINSCOTT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	20%	Size/Shape	16,650
Total Acres 1.50					Land Total	16,650

Accpt Land	16,700	Accepted Bldg		0 Total	16,700

Account: 651 Card: 1 of 1 Map/Lot: 022-036 Location: 47 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/18/2018
Sale Price	245,960
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17697P218
Reference 2	LOT SIZE: 1
Tran/Land/Bldg	101 1 11
X.....	CORR Y Coord
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,636 Sqft	Grade B 100	Base	498,078
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	2,127
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	11,697
Rooms	14				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Floor & Stairs			Attic	4,254
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

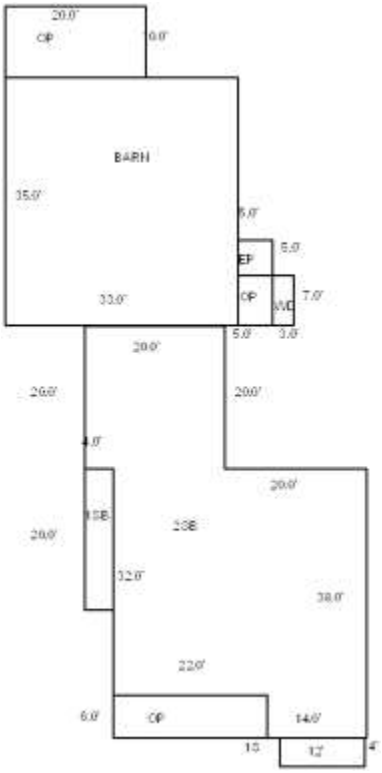
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1970	GOOD	GOOD	Average	Typical	534,317

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	80%	105%	300,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	200	B 100	10.988	Avg.	67%	80%	105%	6.184
1 ST BARN.....	1890	1155	B 100	48.585	Avg.	67%	80%	105%	27.344
OPEN PORCH	1890	35	B 100	2.080	Avg.	67%	80%	105%	1.171
Wood Deck	1890	21	B 100	342	Avg.	67%	80%	105%	192
1 Story/BSMT	1890	80	B 100	10.989	Avg.	67%	80%	105%	6.185
Open Frame Porch	1890	132	B 100	7.251	Avg.	67%	80%	105%	4.080
ONE STORY FRAME	1890	48	B 100	5.715	Avg.	67%	80%	105%	3.216
Encl Frame Porch	1890	25	D 100	1.594	Fair	55%	100%	105%	921
Swimming Pool	2019	800	C 100	12.100	Avg.	96%	50%	105%	6.098
3,400 SFLA							Outbuilding Total		55,391

Accpt Land	93,100	Accepted Bldg	356,100	Total	449,200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Name: SMITH, TODD
SMITH, TRACY

Map/Lot: 003-109-07
Account: 652 Card: 1 of 1 Location: 61 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/29/2021
Sale Price	326,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 110	Base	231,416
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

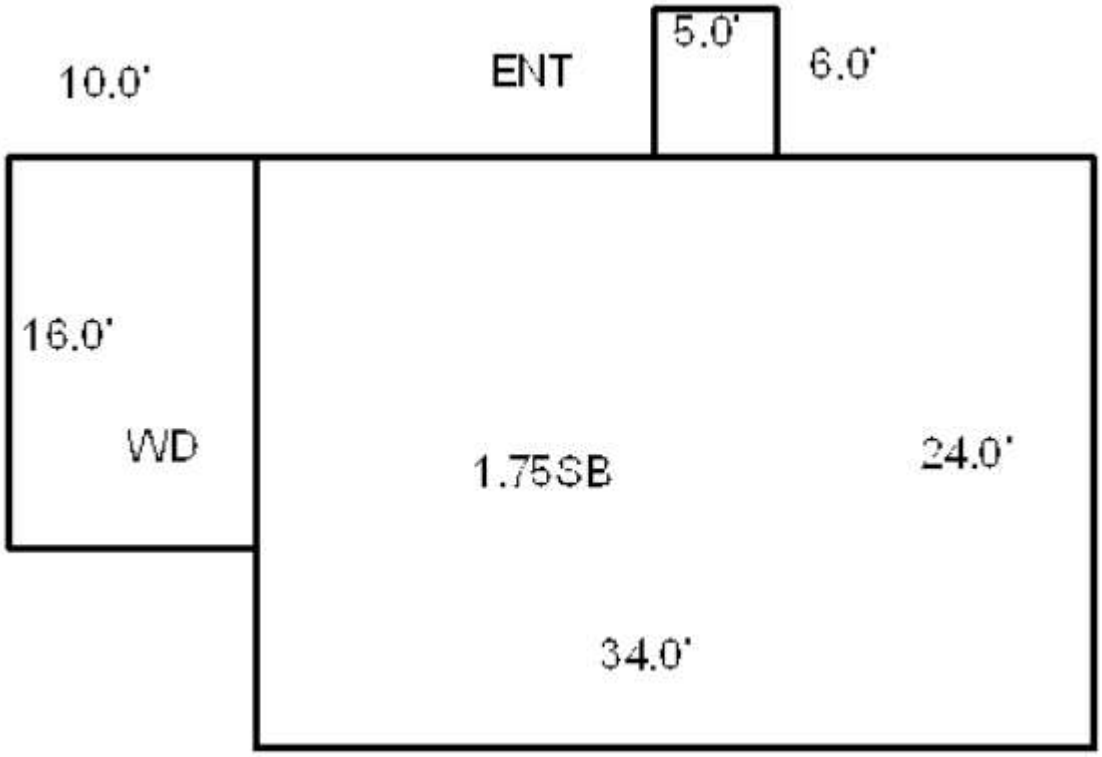
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Good	Typical	252,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	105%	223,006

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1977	160	C 110	2.206	Good	84%	100%	105%	1.946
BSMT ENTRY.....	1977	30	C 110	517	Good	84%	100%	105%	456
Frame Shed	1977	192	C 100	3.005	Avg.	73%	100%	105%	2.304
WOOD DECK	1977	120	C 100	1.504	Avg+	78%	100%	105%	1.232
Shed.....	1977	260	C 100	4.069	Avg.	73%	100%	105%	3.118
1,428 SFLA							Outbuilding Total		9,056

Accpt Land	Accepted Bldg	Total
98,900	232,100	331,000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16.0'
WD
1.75SB
24.0'
34.0'

Map/Lot: 006-029
Account: 653 Card: 1 of 1 Location: MEETING HOUSE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17576P459
Reference 2	LOT SIZE: 5.75
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	09/28/2017
Sale Price	4,300
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.75	Acres-Rear Land 1-10	770.00	4,870	100%		4,870
Total Acres 5.75				Land Total		4,870

Accpt Land	4,900	Accepted Bldg	0	Total	4,900

Account: 654 Card: 1 of 1 Map/Lot: 006-027 Location: 84 MEETING HOUSE RD

Neighborhood 50 MILL LANE

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date 06/06/1970
Sale Price 0
Sale Type
Financing
Verified
Validity Validity

Reference 1 B0000P0000
Reference 2 LOT SIZE:8.8
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.80	Acres-Rear Land 1-10	1,710.00	9,029	100%		9,029
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.80					Land Total	116,534

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	912 Sqft	Grade C 100	Base	226,976
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	684
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,192
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

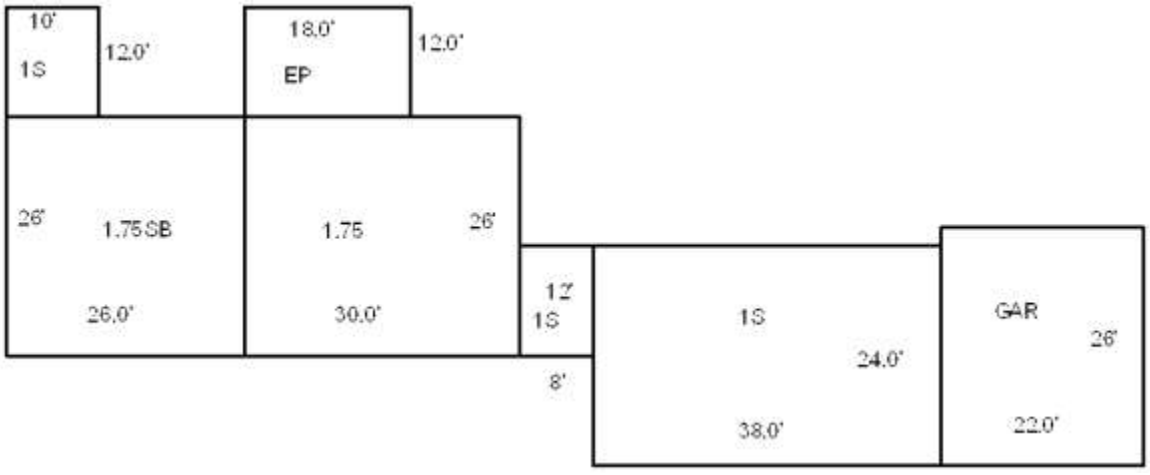
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	GOOD	TYPICAL	Average	Typical	236,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	95%	159,811

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	120	C 100	10.990	Avg.	71%	100%	95%	7.413
1.75 Story/BSMT	1985	676	C 100	107.139	Avg.	71%	100%	95%	72.266
1 & 3/4 STORY FR	1970	780	C 100	112.632	Avg.	71%	100%	95%	75.971
1 STORY	1970	96	C 100	8.792	Avg.	71%	100%	95%	5.930
Frame Garage	1970	572	C 100	21.203	Avg.	71%	100%	95%	14.301
Encl Frame Porch	1970	216	C 100	17.211	Avg.	71%	100%	95%	11.609
Frame Garage	1970	1250	C 100	45.618	Avg.	71%	100%	95%	30.770
Frame Garage	1970	576	C 100	21.347	Avg.	71%	100%	95%	14.398
Frame Shed	1970	144	C 100	2.254	Avg.	71%	100%	95%	1.520
4,360 SFLA								Outbuilding Total	234,178

Accpt Land 116,500 Accepted Bldg 394,000 Total 510,500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1S
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38.0'
GAR
26'
22.0'

Name: BILODEAU, JONATHAN P
GREENIER, KELSEY
Map/Lot: 022-045
Account: 655 Card: 1 of 1 Location: 24 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	09/24/2015
Sale Price	179,999
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17103P819
Reference 2 LOT SIZE: .28
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	74,130.00	71,796	100%		71,796
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.28					Land Total	83,346

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	600 Sqft	Grade C 100	Base	210,029
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,875
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

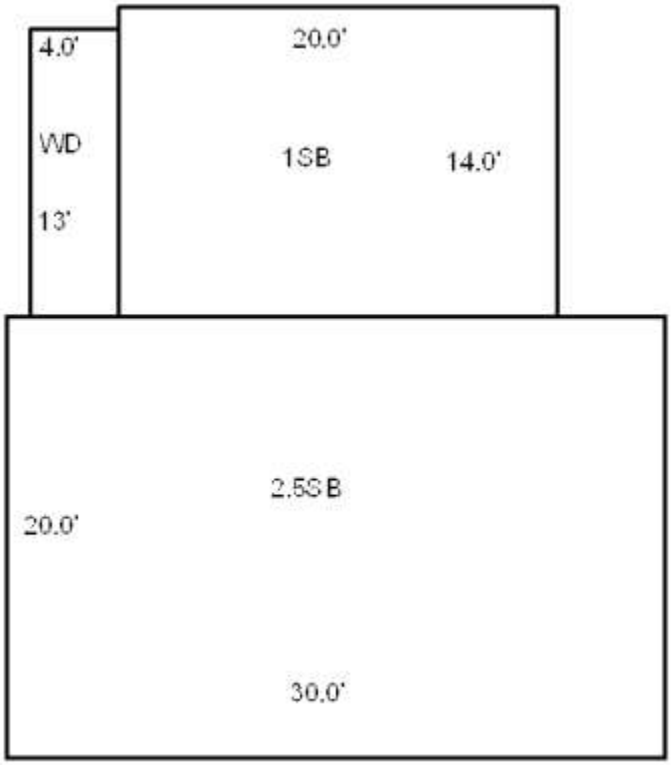
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	GOOD	GOOD	Average	Typical	233,624

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	164,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	52	C 100	652	Avg.	67%	100%	105%	459
1 Story/BSMT	1900	280	C 100	29.585	Avg.	67%	100%	105%	20.813
Frame Shed	2005	300	C 100	4.695	Avg.	88%	100%	105%	4.339
1,780 SFLA							Outbuilding Total		25,611

Accpt Land 83,300 Accepted Bldg 190,000 Total 273,300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20.0'
30.0'

Map/Lot: 005-031-1
Account: 656 Card: 1 of 1 Location: 54 SCHOOL HOUSE RD

Neighborhood 69 SCHOOL HOUSE

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/20/2018
Sale Price	155,054
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17849P710
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	EST Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description / **Replacement Cost New**

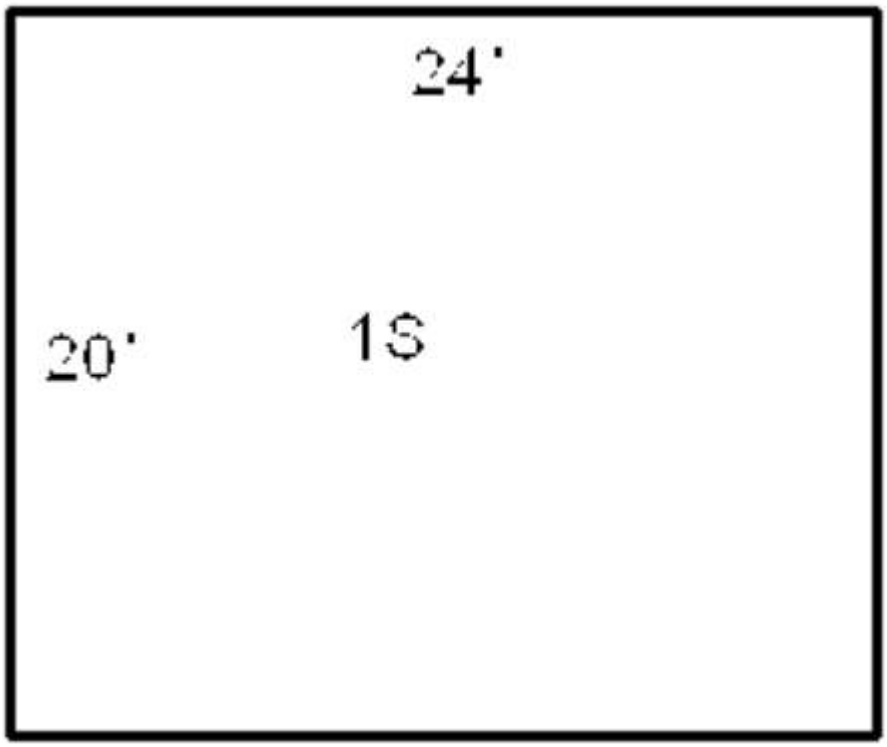
Ranch	One Story	480 Sqft	Grade C 90	Base	100,510
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,296
Rooms	2	HEARTHS		HEARTHS	720
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	480	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	103,174

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	100%	100%	95%	98,015

Accpt Land 95,600 Accepted Bldg 98,000 Total 193,600


24'
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Name: HANSON, RICHARD J
HANSON, REBECCA N
Map/Lot: 003-096A
Account: 657 Card: 1 of 1 Location: 305 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B10617P228
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,056 Sqft	Grade C 100	Base	251,872
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	422 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,862
Heating	60% HW BB	Cooling	0% None	Heat	1,848
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

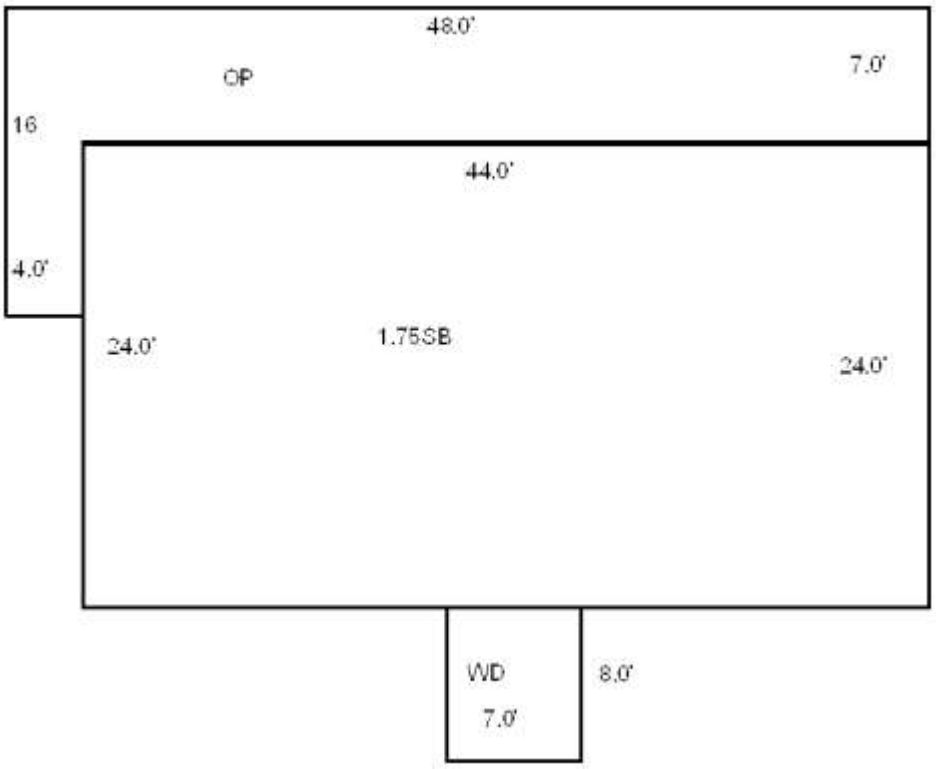
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	GOOD	TYPICAL	Average	Typical	261,686

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	214,321

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1983	372	C 100	15.721	Avg.	78%	100%	105%	12.875
Wood Deck	1983	56	C 100	702	Avg.	78%	100%	105%	575
Frame Garage	1983	96	D 100	3.250	Avg-	70%	100%	105%	2.389
Frame Shed	1983	392	C 100	6.135	Avg.	76%	100%	105%	4.896
1,848 SFLA							Outbuilding Total		20,735

Accpt Land	98,900	Accepted Bldg	235,100	Total	334,000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Name: HARDMAN FAMILY LIVING TRUST, HARDMAN, HARDMAN, ANNE MARIE
Map/Lot: 003-050-2
Account: 658 Card: 1 of 1 Location: 341 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	04/16/2019
Sale Price	255,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B17930P893
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... OB Y..... 0
Exemption(s) 1 30 86 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,523 Sqft	Grade C 110	Base	348,311
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,675
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	6,281
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

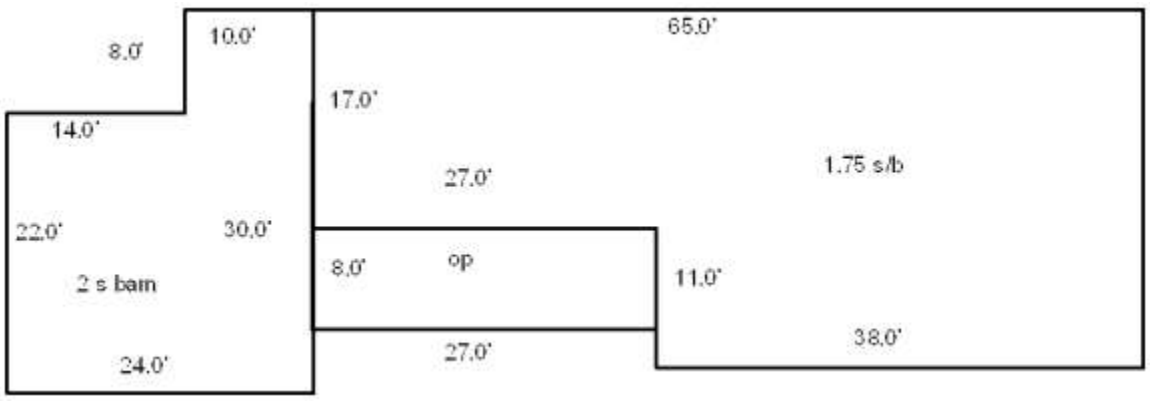
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1980	GOOD	TYPICAL	Above Average	Inadeq.	356,267

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	95%	95%	234,718

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2.00 ST BARN....	1890	608	C 110	35,630	Avg+	73%	95%	95%	23,474
Open Frame Porch	1890	216	C 110	10,041	Avg+	73%	95%	95%	6,616
Frame Shed	1985	168	C	0	Avg+	73%	95%	95%	0
Frame Garage	2019	910	C 100	33,374	Avg.	96%	100%	95%	30,437
SOLAR CL3 /KW	2020			- - - - S O U N D V A L U E - - - -					15,000
2,284 SFLA							Outbuilding Total		75,527

Accpt Land 109,400 Accepted Bldg 310,200 Total 419,600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Account: 659 Card: 1 of 1 Map/Lot: 004-003 Location: 104 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/26/1996
Sale Price	0
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Family Member
Validity	Related Parties

Reference 1	B7850P45
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	76,500.00	86,049	100%		86,049
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.50					Land Total	97,049

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 110	Base	254,136
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Crawl	Basement	257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,861
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

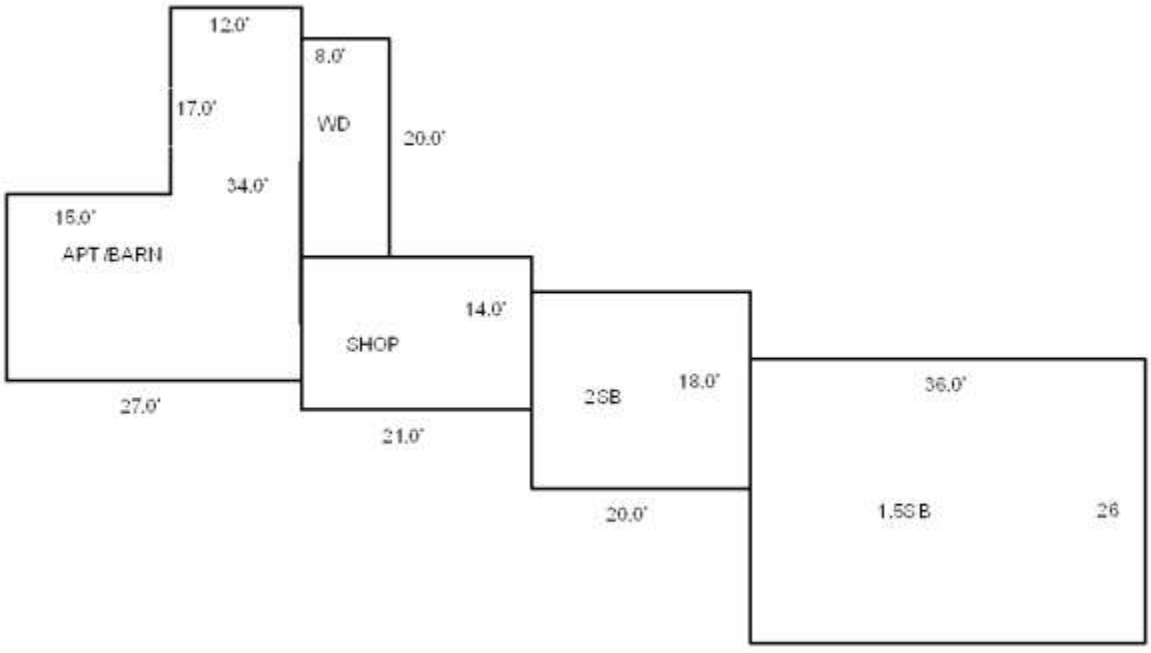
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	1950	OLD TYPE	TYPICAL	Average	Typical	275,678

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	100%	100%	184,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S ADD/BARN	1700	663	C 110	79.910	Avg.	67%	100%	100%	53.540
Wood Deck	1700	160	C 110	2.206	Avg.	67%	100%	100%	1.478
SHOP	1700	294	C 110	7.115	Avg.	67%	100%	100%	4.767
2 Story/BSMT	1700	360	C 110	66.944	Avg.	67%	100%	100%	44.852
2,787 SFLA							Outbuilding Total		104,637

Accpt Land	97,000	Accepted Bldg	289,300	Total	386,300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26

Name: HARRISON, LINCOLN
HARRISON, KATHRYN
Map/Lot: 009-042
Account: 660 Card: 1 of 1 Location: 352 ESTES HILL RD

Neighborhood 17 ESTES HILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Gravel

Reference 1 B2487P0140
Reference 2 LOT SIZE:8.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.20	Acres-Rear Land 1-10	1,710.00	7,900	100%		7,900
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.20					Land Total	115,405

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,004 Sqft	Grade C 110	Base	267,063
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,104
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,142
Rooms	10	HEARTHS		HEARTHS	1,760
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,314
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

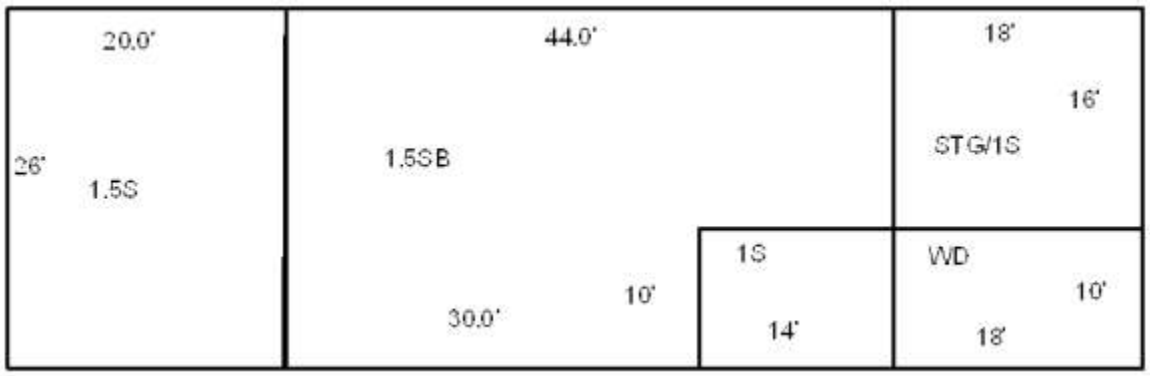
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1980	GOOD	TYPICAL	Average	Typical	285,383

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	181,646

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1790	520	C 110	76.551	Avg.	67%	100%	95%	48.725
ONE STORY FRAME	1790	140	C 110	14.103	Avg.	67%	100%	95%	8.977
Wood Deck	1790	180	C 110	2.480	Avg.	67%	100%	95%	1.579
STORAGE/1S	1790	288	C 110	29.754	Avg.	67%	100%	95%	18.938
BARN/BSMT	1785	180	D 100	6.606	Fair	55%	100%	95%	3.451
2,426 SFLA							Outbuilding Total		81,670

Accpt Land 115,400 Accepted Bldg 263,300 Total 378,700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44.0'
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18'
16'
STG/1S
WD
10'
18'

Neighborhood 35 GUPTILLS LN

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B10017P0074
Reference 2	LOT SIZE: 4.82
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
0.82	Acres-Rear Land 1-10	2,280.00	2,057	100%		2,057
Total Acres 4.82					Land Total	111,299

Dwelling Description

				Replacement Cost New	
Ranch	One Story	884 Sqft	Grade C 100	Base	162,899
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,652
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

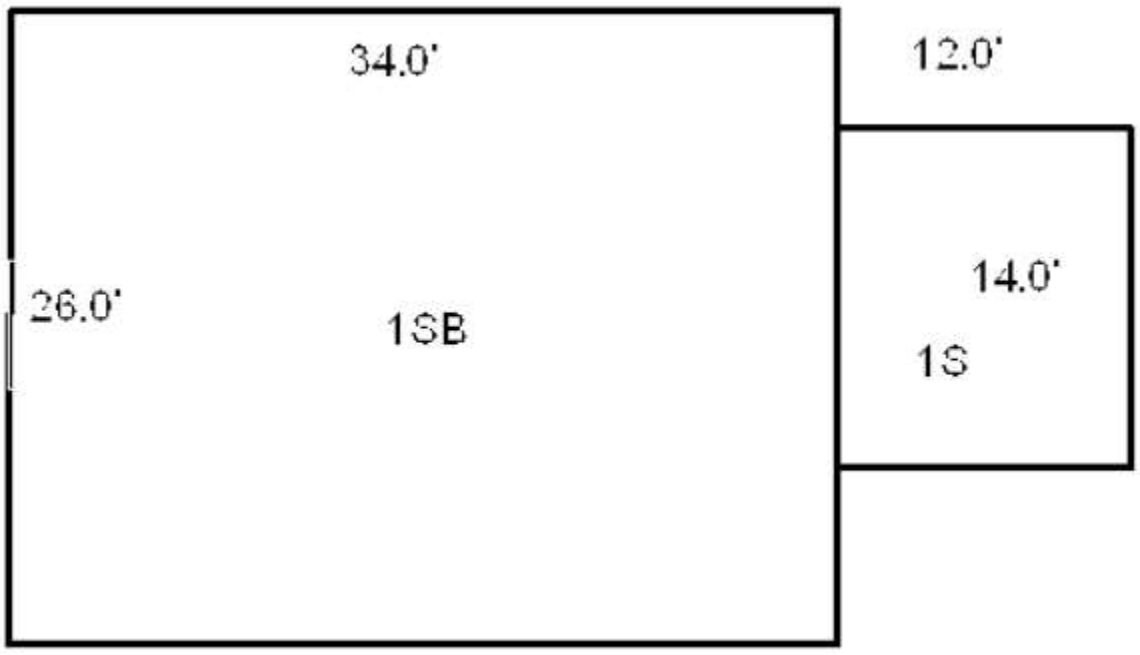
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Above Average	Typical	166,877

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	123,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	168	C 100	15.385	Avg+	78%	100%	95%	11.400
1.50 ST GARAGE..	1997	784	C 100	37.591	Avg.	84%	100%	95%	29.997
Frame Shed	2009	120	C 100	1.878	Avg.	91%	100%	95%	1.624
LEAN TO	1970	144	D 100	861	Avg-	62%	100%	95%	507
1,052 SFLA							Outbuilding Total		43,528

Accpt Land	111,300	Accepted Bldg	167,200	Total	278,500


34.0'
12.0'
26.0'
1SB
14.0'
1S

Map/Lot: 018-053
Account: 662 Card: 1 of 1 Location: 67 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/05/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13447P347
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	580 Sqft	Grade C 100	Base	172,968
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,045
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

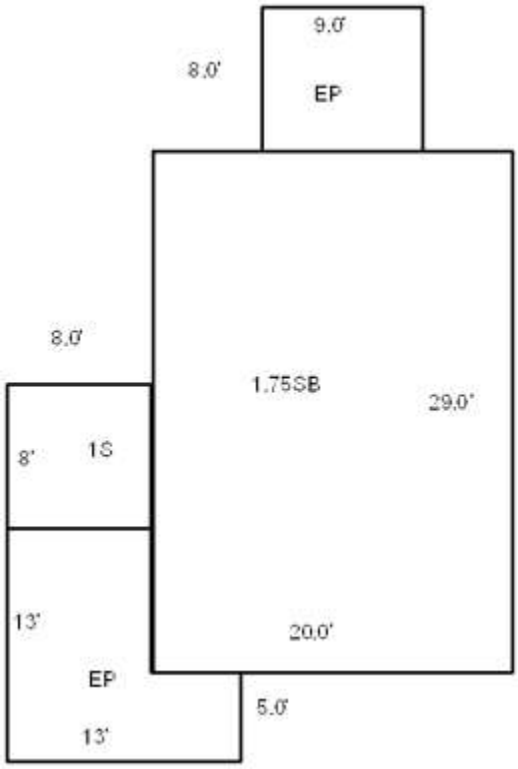
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1960	TYPICAL	TYPICAL	Average	Typical	177,393

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	100%	105%	124,796

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1890	72	C 100	5.737	Avg.	67%	100%	105%	4.036
Encl Frame Porch	1890	129	C 100	10.279	Avg.	67%	100%	105%	7.231
ONE STORY FRAME	1890	64	C 100	5.861	Avg.	67%	100%	105%	4.123
Frame Shed	1890	120	D 100	1.502	Avg-	60%	100%	105%	946
Frame Garage	1890	437	D 100	13.073	Avg-	60%	100%	105%	8.236
1,079 SFLA							Outbuilding Total		24,572

Accpt Land	93,100	Accepted Bldg	149,400	Total	242,500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8.0'
EP
8.0'
1.75SB
29.0'
8'
1S
13'
20.0'
EP
5.0'
13'

Name: VAILLANCOURT, EUGENE E
VAILLANCOURT, FANNIE L
Map/Lot: 005-031
Account: 663 Card: 1 of 1 Location: 66 SCHOOL HOUSE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticSeptic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B17367P846
Reference 2	LOT SIZE:4.9
Tran/Land/Bldg	101 1 99
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	11/18/2016
Sale Price	85,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.94	Acres-Homesite (Fract)	72,675.00	91,691	100%		91,691
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.94					Land Total	107,366

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,464 Sqft	Grade B 90	Base	276,629
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,139
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,178
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

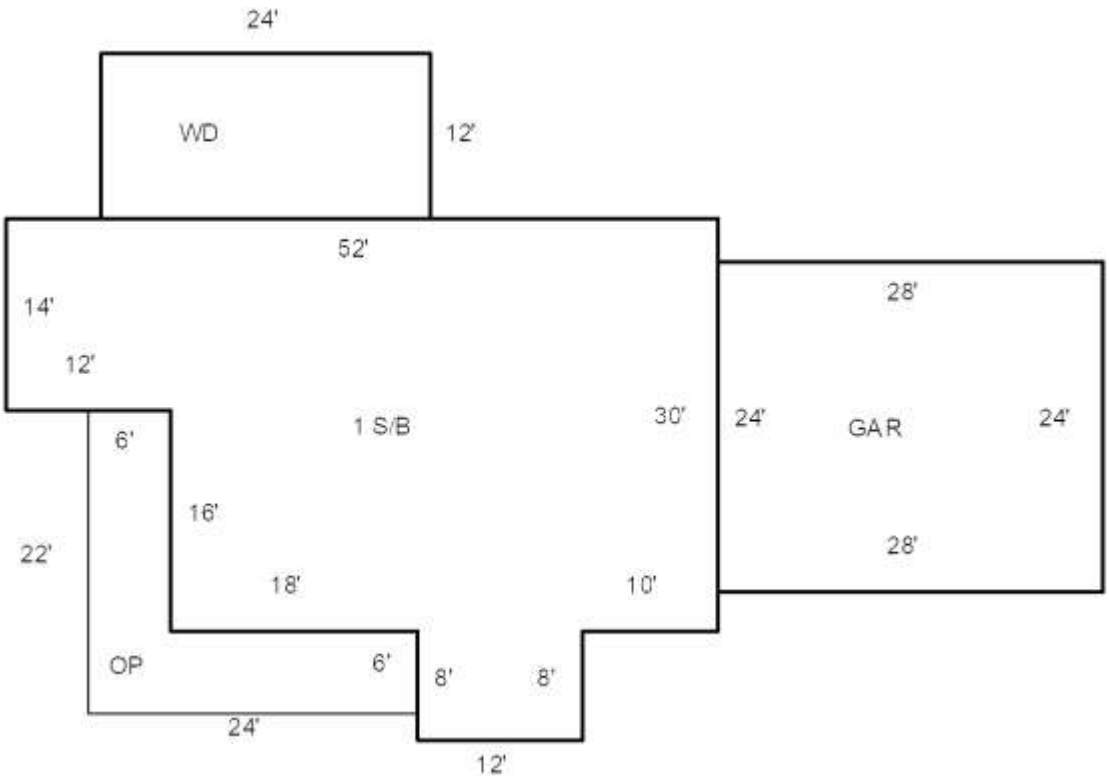
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	290,515

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	95%	262,190

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2017	240	B 90	11.866	Avg.	95%	100%	95%	10.709
Frame Garage	2017	960	B 90	41.155	Avg.	95%	100%	95%	37.142
Wood Deck	2022	288	B 90	4.223	Avg.	95%	80%	95%	3.050
1,464 SFLA							Outbuilding Total		50,901

Accpt Land	107,400	Accepted Bldg	313,100	Total	420,500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WD
12'
52'
14'
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28'
1 S/B
30'
24'
GAR
24'
6'
16'
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28'
18'
10'
OP
6'
8'
8'
24'
12'

Map/Lot: 005-022
Account: 664 Card: 1 of 1 Location: 661 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B17829P232
Reference 2	LOT SIZE: 30.8 uc
Tran/Land/Bldg	101 1 11
X.....	HSEU Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/19/2018
Sale Price	147,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
6.80	Acres-Rear 21+	665.00	4,974	100%		4,974
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 30.80					Land Total	141,739

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,170 Sqft	Grade B 100	Base	378,123
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	2,282
Fin. Basement Area	344 Sqft, Grade B	Basement Gar	None	Fin Bsmt	443
Heating	100% HW BB	Cooling	0% None	Heat	7,987
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

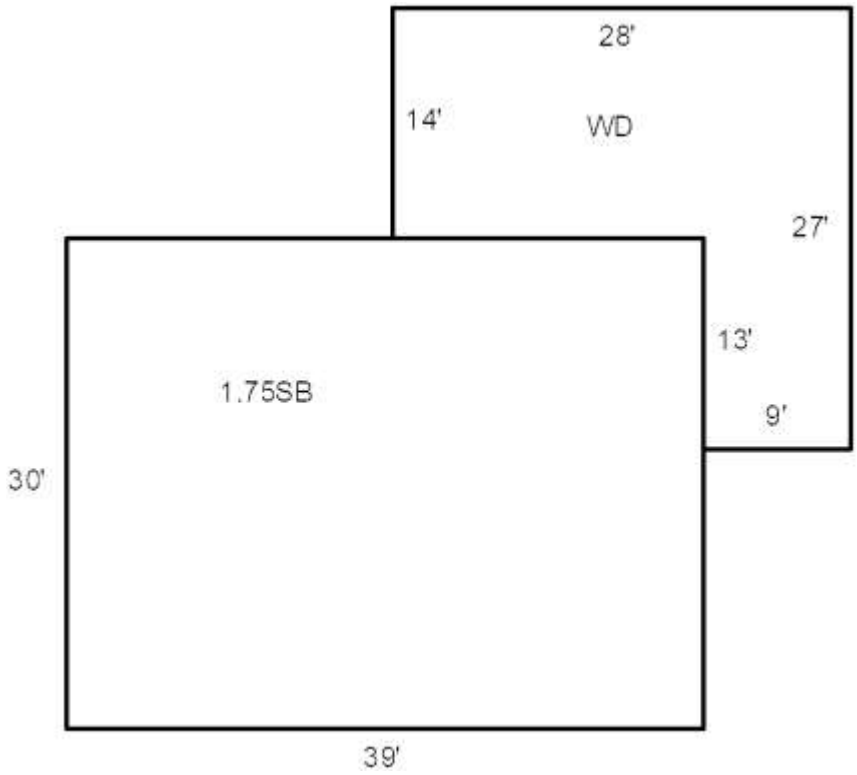
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	GOOD	GOOD	Average	Typical	410,467

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	78%	95%	291,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	509	B 100	8.291	Avg.	96%	78%	95%	5.898
2,048 SFLA							Outbuilding Total		5,898

Accpt Land 141,700 Accepted Bldg 297,900 Total 439,600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14'
WD
27'
13'
1.75SB
9'
30'
39'

Account: 665 Card: 1 of 1 Map/Lot: 017-028 Location: 16 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/11/2008
Sale Price	142,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15492P623
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	175,800
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,234
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

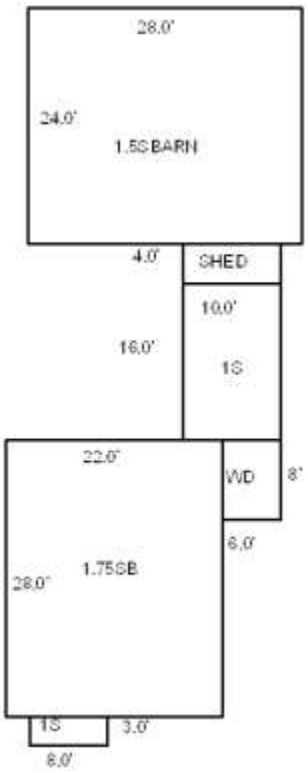
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1970	TYPICAL	TYPICAL	Average	Typical	179,958

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	126,600

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST BARN....	1900	672	C 100	31.141	Avg.	67%	100%	105%	21.907
Frame Shed	1900	40	C 100	626	Avg.	67%	100%	105%	440
ONE STORY FRAME	1900	160	C 100	14.653	Avg.	67%	100%	105%	10.309
Wood Deck	1900	48	C 100	601	Avg.	67%	100%	105%	423
1 STORY	1900	24	C 100	2.198	Avg.	67%	100%	105%	1.547
Frame Garage	1900	273	C 100	10.436	Avg.	67%	100%	105%	7.342
Frame Shed	1900	240	D 100	3.005	Poor	45%	100%	105%	1.420
1,262 SFLA							Outbuilding Total		43,388

Accpt Land	87,600	Accepted Bldg	170,000	Total	257,600


28.0'
24.0'
1.5SBARN
4.0'
SHED
10.0'
16.0'
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22.0'
WD
8'
6.0'
1.75SB
28.0'
1S
3.0'
8.0'

Name: JALBERT, JONATHAN
FAIRFULL, JANET L
Map/Lot: 006-048
Account: 666 Card: 1 of 1 Location: 78 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	02/13/2019
Sale Price	441,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Seller
Validity	Distressed Sale

Reference 1	B17895P694
Reference 2	LOT SIZE: 21.49
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
7.49	Acres-Rear Land 11-20	950.00	7,827	100%		7,827
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 21.49					Land Total	134,142

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 100	Base	337,755
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	6,552
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

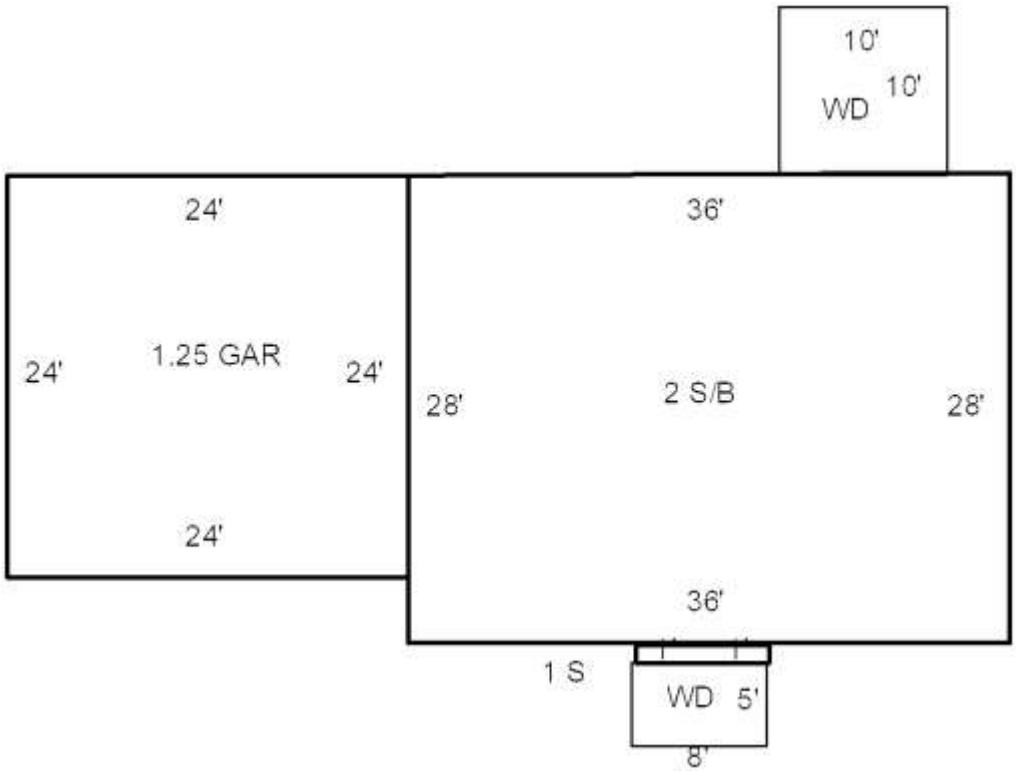
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	363,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	331,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2018	100	B 100	1.629	Avg.	96%	100%	95%	1.486
ONE STORY FRAME	2018	16	B 100	1.904	Avg.	96%	100%	95%	1.737
Wood Deck	2018	240	B 100	3.909	Avg.	96%	100%	95%	3.565
Frame Garage	2018	576	B 100	27.751	Avg.	96%	100%	95%	25.309
3/4S AD/GAR.....	1954	880	C 100	76.859	Avg+	73%	100%	95%	53.302
1.25 ST GARAGE..	1975	600	C 100	25.638	Avg.	72%	60%	95%	10.521
2,692 SFLA							Outbuilding Total		95,920

Accpt Land	134,100	Accepted Bldg	427,400	Total	561,500


10'
10'
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36'
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1.25 GAR
24'
28'
2 S/B
28'
24'
36'
1 S
WD 5'
8'

Map/Lot: 004-100-09
Account: 667 Card: 1 of 1 Location: 8 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/30/2007
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15149P84
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	76,500.00	79,959	100%		79,959
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.20					Land Total	90,959

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	175,985
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

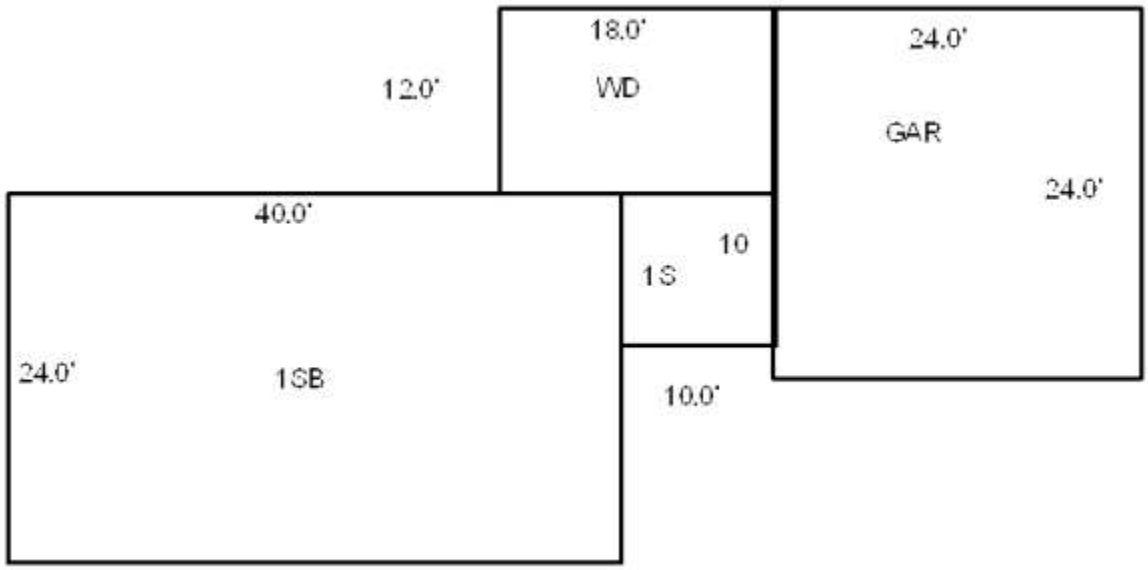
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	180,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	100%	144,244

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1975	100	C 100	9.158	Avg+	80%	100%	100%	7.326
Frame Garage	1975	576	C 100	21.347	Avg+	80%	100%	100%	17.078
Wood Deck	1975	216	C 100	2.706	Avg+	80%	100%	100%	2.165
Frame Shed	1975	140	C 100	2.191	Avg+	80%	100%	100%	1.753
1,060 SFLA							Outbuilding Total		28,322

Accpt Land	91,000	Accepted Bldg	172,600	Total	263,600


18.0'
12.0'
WD
24.0'
GAR
24.0'
40.0'
10
1S
24.0'
1SB
10.0'

Map/Lot: 019-010
Account: 668 Card: 1 of 2 Location: 74 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use	INDUSTRIAL
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B16489P784
Reference 2	LOT SIZE: 2.43
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.43	Acres-Homesite (Fract)	82,300.00	98,936	100%		98,936
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.43					Land Total	109,936

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade C 110	Base	207,087
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	495
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,960
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,320
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

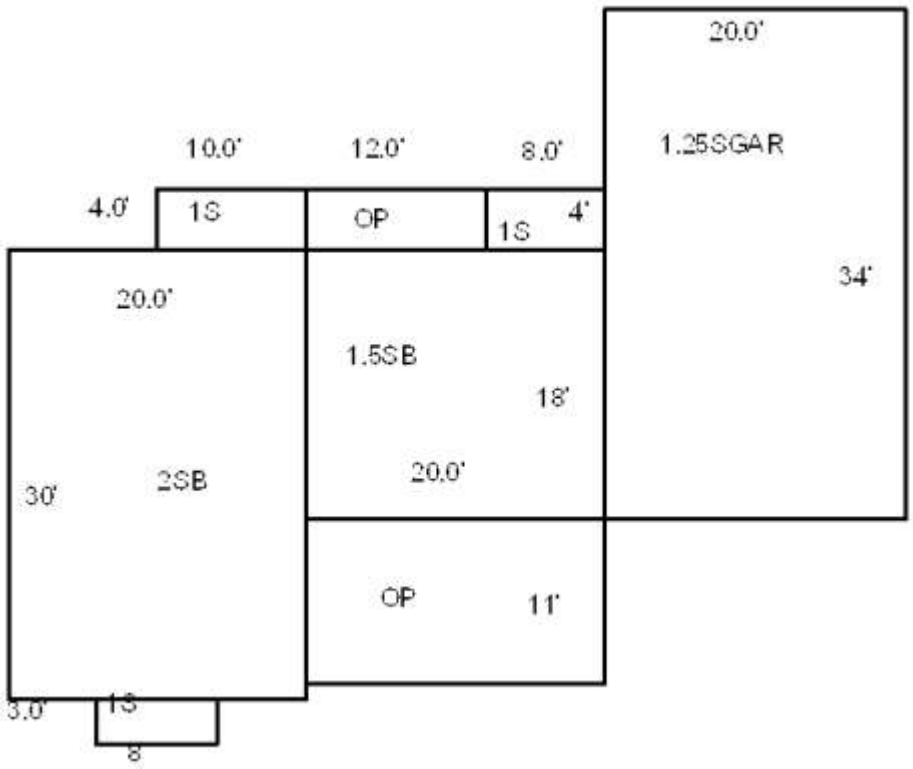
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1950	OLD TYPE	Old Type	Average	Inadeq.	212,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	100%	135,487

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1890	40	C 110	4.029	Ava.	67%	95%	100%	2.564
Open Frame Porch	1890	48	C 110	2.231	Ava.	67%	95%	100%	1.420
1 STORY	1890	32	C 110	3.224	Ava.	67%	95%	100%	2.052
1.5 Story/BSMT	1890	360	C 110	58.581	Ava.	67%	95%	100%	37.287
OPEN PORCH	1890	220	C 110	10.360	Ava.	67%	95%	100%	6.594
1.25 ST GARAGE..	1890	680	C 110	31.847	Ava.	67%	95%	100%	20.270
1 STORY	1890	24	C 110	2.418	Ava.	67%	95%	100%	1.539
1,836 SFLA							Outbuilding Total		71,726

Accpt Land 109,900 Accepted Bldg 207,200 Total 317,100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1.5SB
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8

Neighborhood 42 PORTLAND ST

Zoning/Use INDUSTRIAL
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B16489P784
Reference 2 LOT SIZE: 2.43
Tran/Land/Bldg 101 0 0
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SELF STOR WAREHO	2013	3000	C 110	69.036	Avg.	93%	100%	100%	64.203
SELF STOR WAREHO	2013	3000	C 110	69.036	Avg.	93%	100%	100%	64.203
SELF STOR WAREHO	2013	3000	C 110	69.036	Avg.	93%	100%	100%	64.203
PAVING.....	2013	55000	C 110	91.960	Avg.	93%	100%	100%	85.523
SELF STOR WAREHO	2021	3000	C 110	69.036	Avg.	97%	100%	100%	66.965
SELF STOR WAREHO	2021	3000	C 110	69.036	Avg.	97%	100%	100%	66.965
SELF STOR WAREHO	2021	3000	C 110	69.036	Avg.	10%	100%	100%	6.904
SELF STOR WAREHO	2021	3000	C 110	69.036	Avg.	10%	100%	100%	6.904
1,836 SFLA							Outbuilding Total		425,870

Accpt Land 0 Accepted Bldg 425,900 Total 425,900

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	109,900	207,200	317,100	109,900	207,200	317,100
2	0	425,900	425,900	0	425,900	425,900
TOTAL	109,900	633,100	743,000	109,900	633,100	743,000

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/05/2019
Sale Price	119,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Lender
Validity	Distressed Sale

Reference 1	B17912P444
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	218,589
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,592
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,296	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	230,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	161,969

Accpt Land	95,600	Accepted Bldg	162,000	Total	257,600

36.0'
1.5 s/b
24.0'

Map/Lot: 009-018-3
Account: 670 Card: 1 of 1 Location: 134 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use FARM & FOREST
Topography Level
Utilities SepticWell & Septic
Street Paved

Reference 1 B5876P0335
Reference 2 LOT SIZE:1.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	100%		83,250
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.50					Land Total	98,925

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	920 Sqft	Grade C 100	Base	159,851
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,380
Fin. Basement Area	460 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,108
Heating	100% Electric	Cooling	0% None	Heat	1,150
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

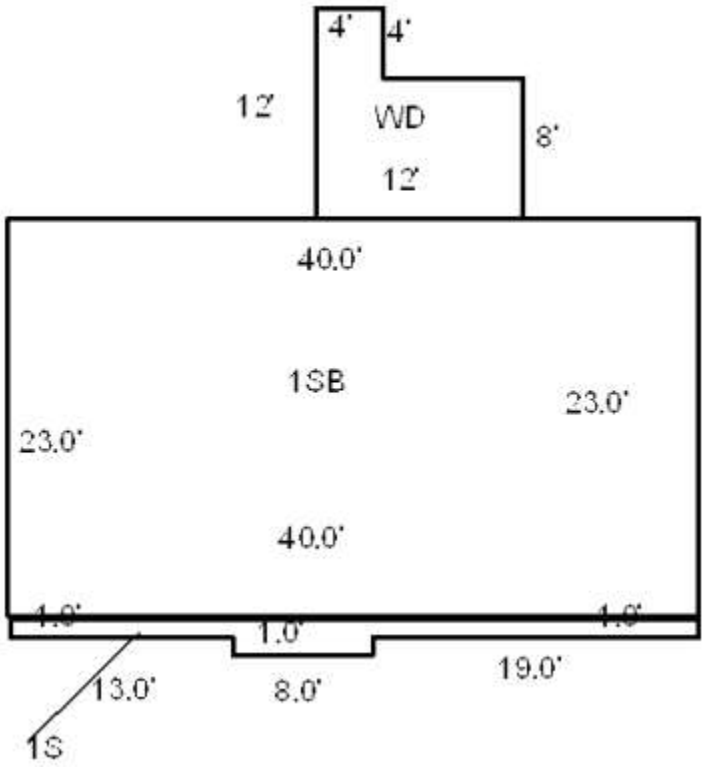
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	172,289

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	121,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1976	48	C 100	4.396	Avg.	74%	100%	95%	3.090
Wood Deck	1976	112	C 100	1.403	Avg.	74%	100%	95%	986
968 SFLA							Outbuilding Total		4,076

Accpt Land 98,900 Accepted Bldg 125,200 Total 224,100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Account: 671 Card: 1 of 1 Map/Lot: 010-006-1 Location: 422 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B17246P240
Reference 2	LOT SIZE:0
Tran/Land/Bldg	101 1 11
X.....	COND Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/14/2020
Sale Price	267,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Homesite (Fract)	72,675.00	80,179	100%	View/Envir	80,179
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.03					Land Total	95,854

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	960 Sqft	Grade C 110	Base	181,161
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	874 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,305
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

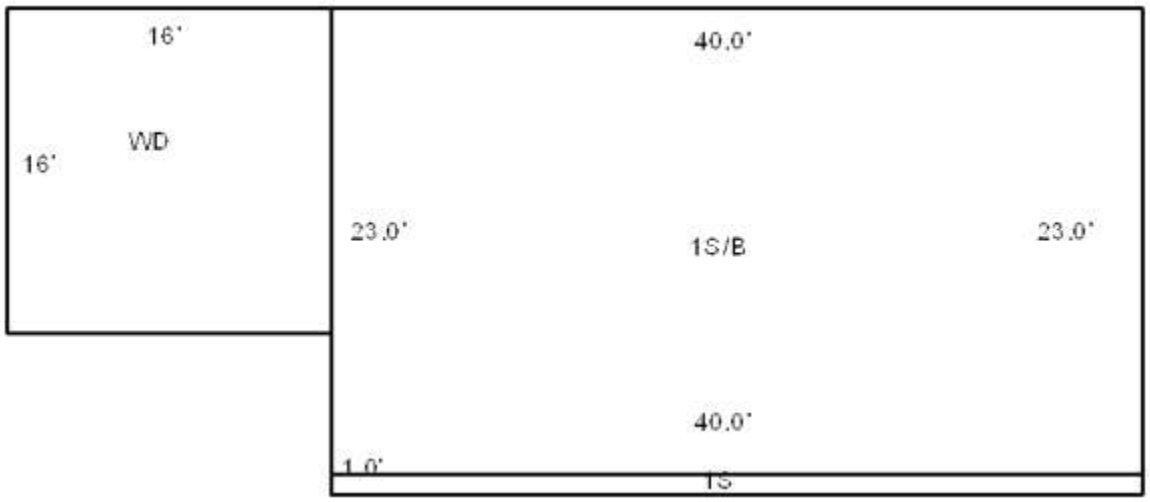
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	GOOD	TYPICAL	Good	Typical	203,218

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	160,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1974	256	C 110	3.529	Good	83%	100%	95%	2.783
CAMP OR CABIN...	1974	256	C 100	14.026	Avg+	76%	100%	95%	10.127
OPEN SCR PORCH	1974	196	C 100	8.888	Good	83%	100%	95%	7.008
960 SFLA							Outbuilding Total		19,918

Accpt Land	95,900	Accepted Bldg	180,200	Total	276,100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Map/Lot: 010-006
Account: 672 Card: 1 of 1 Location: 436 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography RollingLevel
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	01/20/2011
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B16041P211
Reference 2 LOT SIZE:2.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.50					Land Total	103,289

Dwelling Description

				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade C 100	Base	148,192
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,920
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

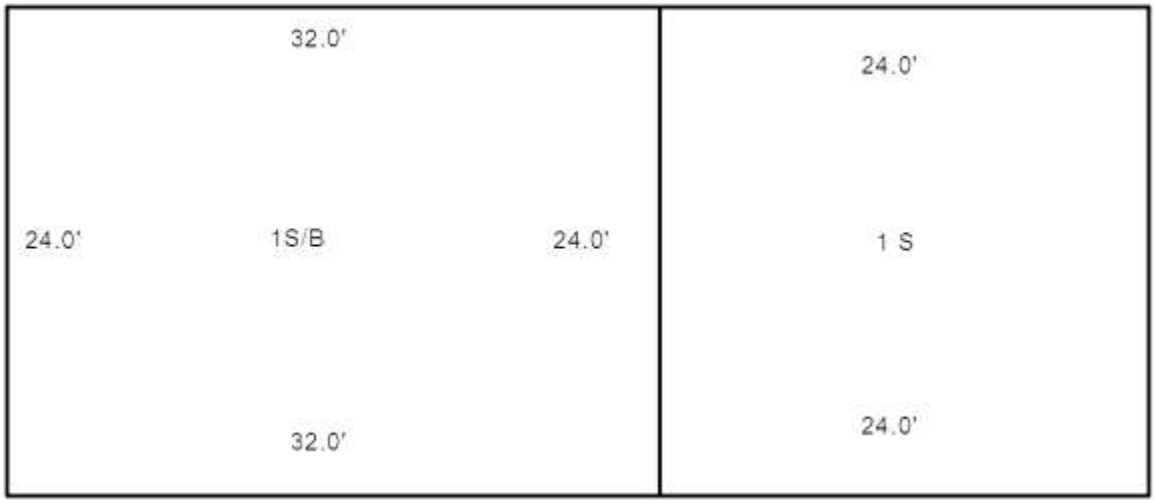
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	159,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	95%	109,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1972	576	C 100	52.750	Avg.	72%	100%	95%	36.081
Frame Shed	1988	224	C 100	3.506	Avg.	72%	100%	95%	2.398
1,344 SFLA							Outbuilding Total		38,479

Accpt Land 103,300 Accepted Bldg 147,900 Total 251,200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Name: HERRICK, BRIAN E
HERRICK, KATHARINE B
Map/Lot: 011-014
Account: 673 Card: 1 of 1 Location: 5 WEST FIFTY FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Private

Sale Data

Sale Date 10/15/2010
Sale Price 155,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1 B15987P908
Reference 2 LOT SIZE: .11
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	210,000	198,543	100%		198,543
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.11					Land Total	212,293

Dwelling Description

				Replacement Cost New	
Ranch	One Story	848 Sqft	Grade D 100	Base	129,201
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,357
Rooms	4	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	None			Insulation	-678
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

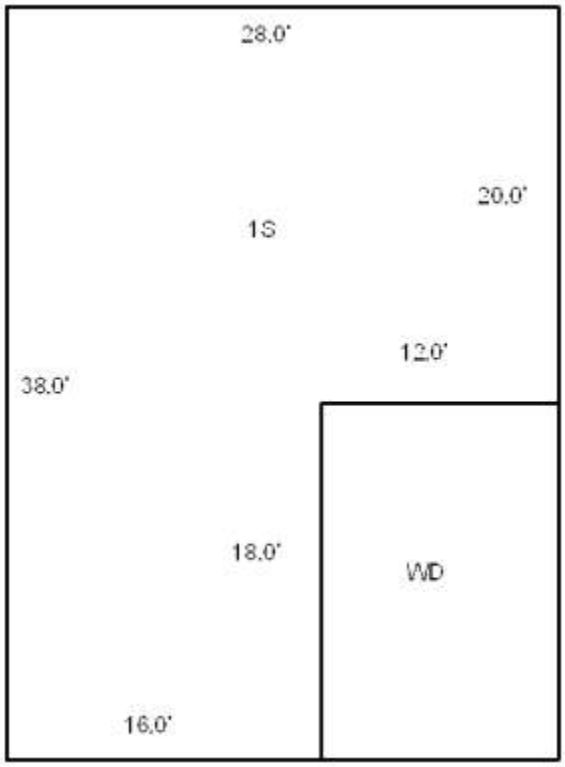
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Above Average	Typical	132,646

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	125%	121,039

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1940	216	D 100	2.165	Avg+	73%	100%	125%	1,975
848 SFLA							Outbuilding Total		1,975

Accpt Land 212,300 Accepted Bldg 123,000 Total 335,300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Account: 674 Card: 1 of 1 Map/Lot: 017-068 Location: 109 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/28/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17530P18
Reference 2	LOT SIZE: 2.42
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.42	Acres-Homesite (Fract)	74,130.00	89,078	100%		89,078
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.42					Land Total	100,628

Dwelling Description / **Replacement Cost New**

Conventional	Two & 1/2 Story	720 Sqft	Grade C 110	Base	246,412
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,940
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

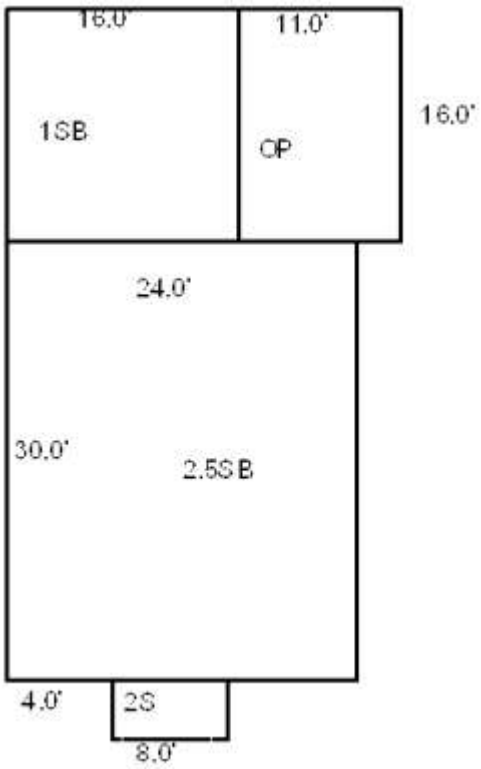
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1877	1970	TYPICAL	GOOD	Below Average	Inadeq.	258,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	92%	105%	150,089

Outbuildings/Additions/Improvements / **Percent Good** / **Value**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	RcnId
Open Frame Porch	1877	176	D 100	5.950	Fair	55%	100%	105%	3.436
1 Story/BSMT	1877	256	C 100	27.049	Avg.	67%	50%	105%	9.515
TWO STORY FRAME	1877	32	C 110	5.702	Avg-	60%	92%	105%	3.305
1.25 ST GARAGE..	1877	624	C 100	26.633	Avg-	60%	100%	105%	16.779
2,120 SFLA							Outbuilding Total		33,035

Accpt Land	100,600	Accepted Bldg	183,100	Total	283,700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Account: 675 Card: 1 of 1 Map/Lot: 017-040 Location: 50 ELM ST

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	COMMERCIAL 2	Sale Data	
Topography	LevelRolling	Sale Date	07/27/2004
Utilities	All Public	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B14170P328		
Reference 2	LOT SIZE: .54		
Tran/Land/Bldg	31 2 16		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 10		

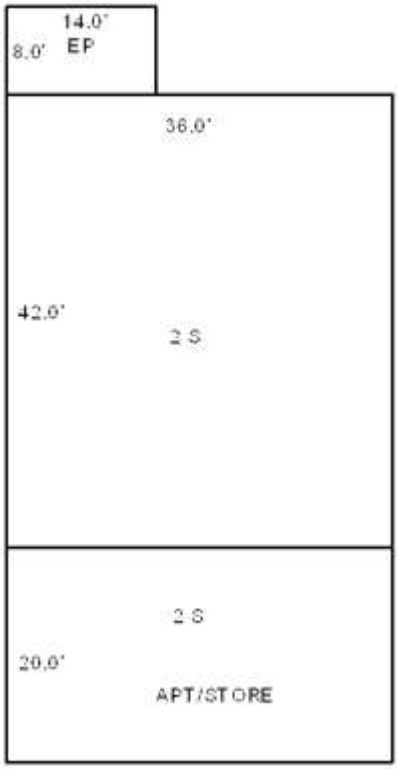
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	147,000	152,037	100%		152,037
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.54					Land Total	163,587

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1900	720	C 100	69.071	Avg-	60%	90%	105%	39.164
APT	1900	1512	C 100	142.309	Avg.	67%	90%	105%	90.103
Encl Frame Porch	1900	112	C 100	8.924	Avg.	67%	90%	105%	5.650
APT	1900	2232	C 100	207.671	Avg.	67%	90%	105%	131.487
BSMT UNFINISHED.	1900	2232	C 100	55.912	C Gr	67%	50%	105%	19.666
								Outbuilding Total	286,070

Accpt Land 163,600 Accepted Bldg 286,100 Total 449,700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APT/STORE

Name: REISCHL, ANDREW E
SINGLETON, TARA L

Map/Lot: 009-001-1
Account: 676 Card: 1 of 1 Location: 1215 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/20/2017
Sale Price	307,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17310P564
Reference 2	LOT SIZE:1.3
Tran/Land/Bldg	101 1 9
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	72,675.00	82,068	100%		82,068
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.30					Land Total	97,743

Dwelling Description | **Replacement Cost New**

Other	One & 3/4 Story	848 Sqft	Grade B 100	Base	238,581
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,654
Fin. Basement Area	30 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	594
Heating	100% Not Heated	Cooling	0% None	Heat	-3,858
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

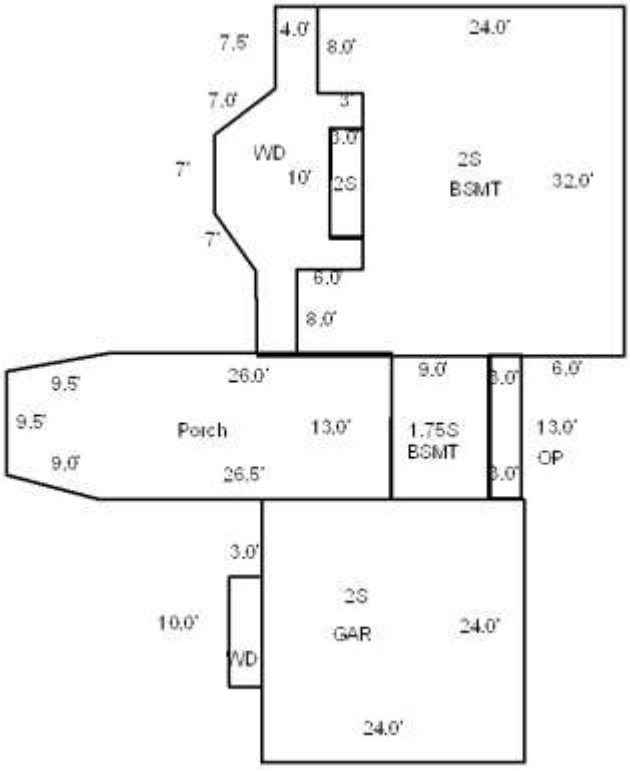
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	255,132

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	82%	100%	95%	198,748

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	1980	30	B 100	6.318	Avg+	82%	100%	95%	4.922
1.75 Story/BSMT	1980	117	B 100	24.106	Avg+	82%	100%	95%	18.779
Open Frame Porch	1980	39	B 100	2.142	Avg+	82%	100%	95%	1.668
OPEN SCR PORCH	1980	451	B 100	25.563	Avg+	82%	100%	95%	19.914
2 STORY GARAGE	1980	576	B 100	43.768	Avg+	82%	100%	95%	34.096
Wood Deck	1980	232	B 100	3.779	Avg+	82%	100%	95%	2.944
WD/WD	1980	30	B 100	978	Avg+	82%	100%	95%	762
Frame Garage	2003	360	C 100	13.569	Avg.	87%	100%	95%	11.215
Frame Shed	1990	80	C 100	1.252	Avg.	80%	100%	95%	952
1,749 SFLA							Outbuilding Total		95,252

Accpt Land	97,700	Accepted Bldg	294,000	Total	391,700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GAR
24.0'
WD
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Account: 677 Card: 1 of 1 Map/Lot: 005-016A Location: 635 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/04/2015
Sale Price	35,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17011P252
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	72,675.00	69,594	100%		69,594
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.25					Land Total	85,269

Dwelling Description

				Replacement Cost New	
Ranch	One Story	624 Sqft	Grade C 100	Base	129,934
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	936
Fin. Basement Area	562 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,128
Heating	100% Units	Cooling	0% None	Heat	1,248
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

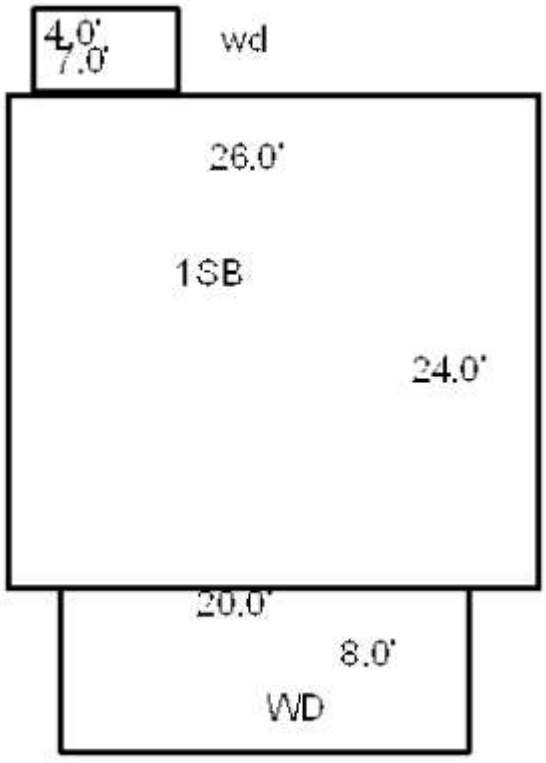
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	143,246

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	99,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1974	188	C 100	2.356	Avg.	73%	100%	95%	1.634
624 SFLA							Outbuilding Total		1,634

Accpt Land	85,300	Accepted Bldg	101,000	Total	186,300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Name: MORTON, AMANDA M
MORTON, MICHAEL T
Map/Lot: 004-086-1
Account: 678 Card: 1 of 1 Location: 48 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/23/2014
Sale Price	199,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16843P248
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	72,675.00	62,099	100%		62,099
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.08					Land Total	77,774

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 110	Base	233,572
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,805
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

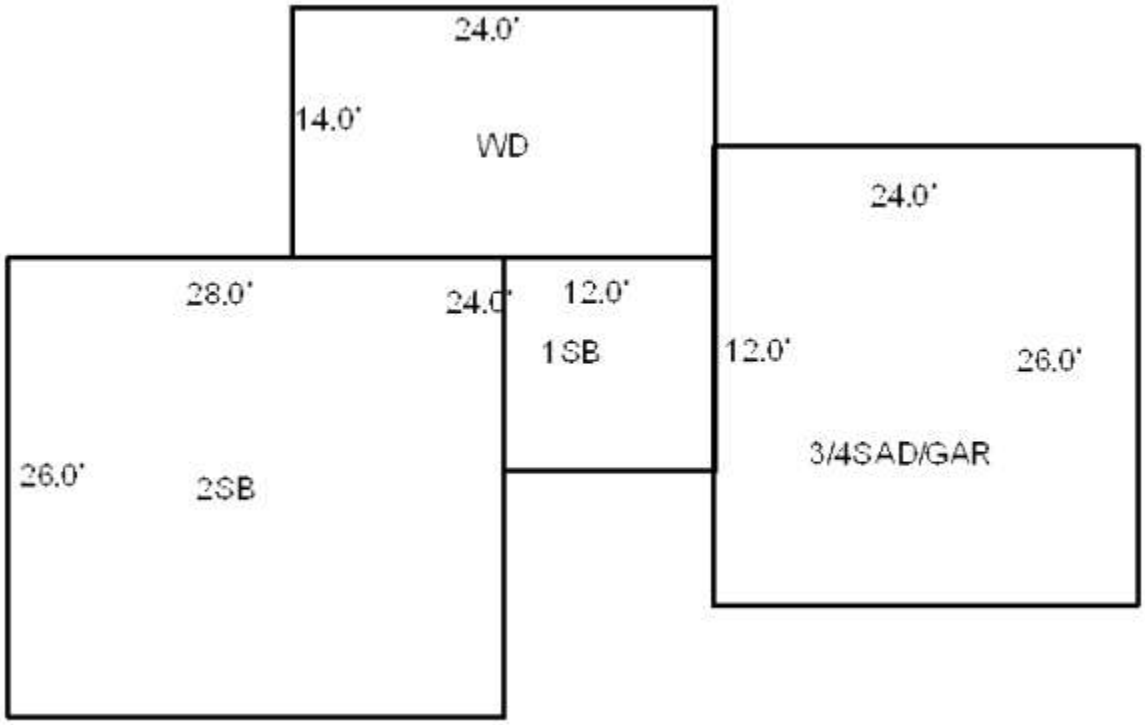
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	248,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	82%	100%	95%	193,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1980	144	C 110	16.736	Avg+	82%	100%	95%	13.038
1.75 ST GARAGE..	1980	624	C 110	36.961	Avg+	82%	100%	95%	28.793
WOOD DECK	1980	336	C 110	4.631	Avg+	82%	100%	95%	3.607
1,600 SFLA							Outbuilding Total		45,438

Accpt Land	77,800	Accepted Bldg	238,900	Total	316,700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26.0'
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Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography RollingBelow Street
Utilities SepticWell & Septic
Street Paved

Reference 1 B7456P0285
Reference 2 LOT SIZE:12
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.00	Acres-Rear Land 1-10	1,710.00	15,048	100%		15,048
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.00					Land Total	122,553

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade B 100	Base	391,461
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,360
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Floor & Stairs			Attic	3,120
FirePlaces	1			Fireplace	7,865
Insulation	Minimal			Insulation	-3,120
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

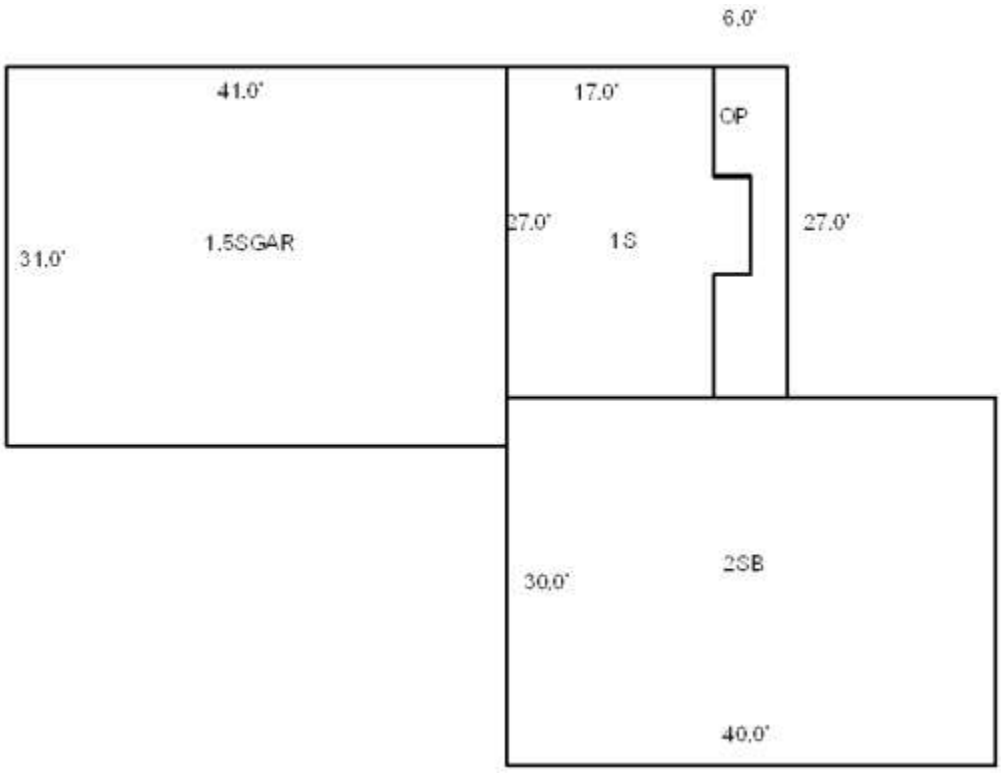
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1765	1950	GOOD	Old Type	Average	Typical	420,542

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	95%	259,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1765	1271	B 100	114.075	Avg.	67%	97%	95%	70.430
ONE STORY FRAME	1765	483	B 100	57.503	Avg.	67%	97%	95%	35.503
Open Frame Porch	1765	138	B 100	7.582	Avg.	67%	97%	95%	4.682
3,519 SFLA								Outbuilding Total	110,615

Accpt Land 122,600 Accepted Bldg 370,300 Total 492,900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Map/Lot: 006-045
Account: 680 Card: 1 of 1 Location: 101 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 01/05/2007
Sale Price 374,000
Sale Type Land & Buildings
Financing Unknown
Verified Family Member
Validity Related Parties

Reference 1 B15061P685
Reference 2 LOT SIZE:4.25
Tran/Land/Bldg 101 1 0
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.25	Acres-Rear Land 1-10	1,710.00	470	100%		470
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.25					Land Total	107,975

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 100	Base	337,755
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,862
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

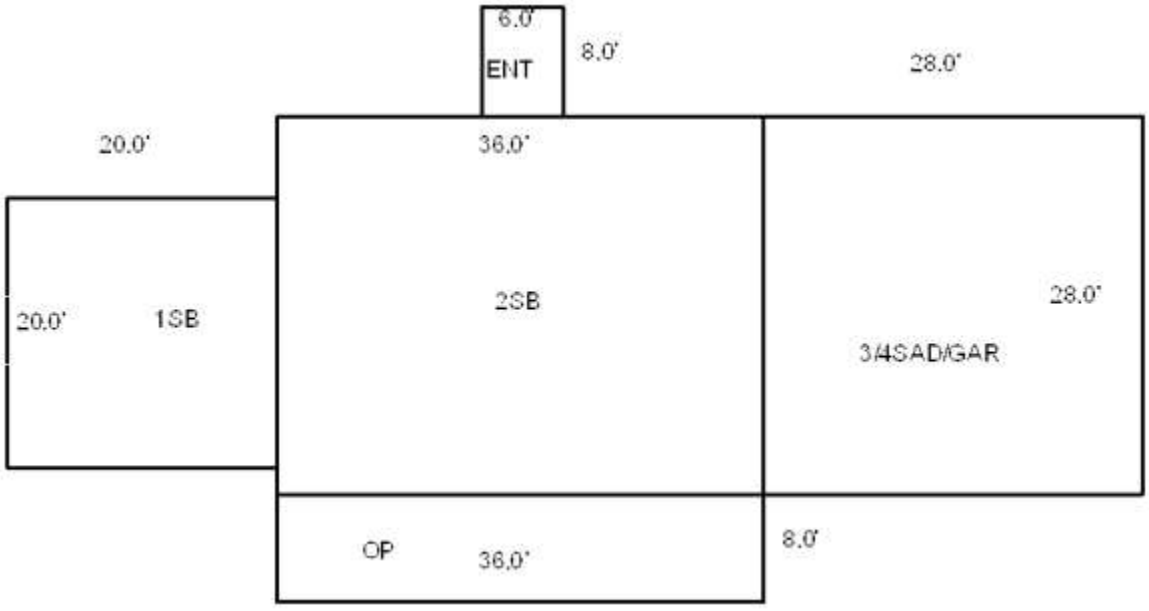
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	TYPICAL	Average	Typical	368,175

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	307,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2002	400	B 100	54.943	Avg.	88%	100%	95%	45,932
3/4S AD/GAR.....	2002	784	B 100	89.018	Avg.	88%	100%	95%	74,419
Open Frame Porch	2002	288	B 100	15.822	Avg.	88%	100%	95%	13,227
BSMT ENTRY.....	2002	48	B 100	976	Avg.	88%	100%	95%	816
3,004 SFLA							Outbuilding Total		134,394

Accpt Land 108,000 Accepted Bldg 442,200 Total 550,200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Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	01/06/2017
Sale Price	355,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17400P579
Reference 2	LOT SIZE:3.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.20	Acres-Homesite (Fract)	78,185.00	96,612	100%		96,612
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.20					Land Total	107,062

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	720 Sqft	Grade B 100	Base	291,214
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	585
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,872
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

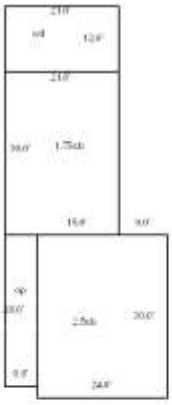
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	GOOD	GOOD	Above Average	Inadeq.	294,607

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	95%	95%	194,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1890	252	B 100	4.105	Avg+	73%	95%	95%	2.705
1.75 Story/BSMT	1890	630	B 100	129.804	Avg+	73%	95%	95%	85.518
Open Frame Porch	1890	168	B 100	9.230	Avg+	73%	95%	95%	6.081
LOFT BARN BSMT	1890	1800	C 100	74.452	Avg.	67%	100%	95%	47.389
Frame Shed	1890	676	C 100	10.579	Avg.	67%	100%	95%	6.734
2,902 SFLA							Outbuilding Total		148,427

Accpt Land	107,100	Accepted Bldg	342,500	Total	449,600



SKETCH CALCULATIONS	Area
Dwelling Area	
First Floor	
A1 : 24.0 x 30.0 =	720.0
	720.0
Total Dwelling Area	720.0
Outbuilding Area	
60 WOOD DECK	
A2 : 21.0 x 12.0 =	252.0
	252.0
65 1.75 Masonry	
A3 : 20.0 x 14.0 =	420.0
	420.0
31 OPEN FRAME PORCH	
A4 : 6.0 x 20.0 =	180.0
	180.0
Total Outbuilding Area	852.0

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	04/09/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	CORRECTIVE DEED 18678/287 (MERGE)
Reference 2	LOT SIZE: 31.3
Tran/Land/Bldg	101 1 11
X.....	MG Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
7.30	Acres-Rear 21+	665.00	5,340	100%		5,340
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 31.30					Land Total	142,105

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	448 Sqft	Grade C 110	Base	175,636
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 1/4 Bmt	Basement	123
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,957
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

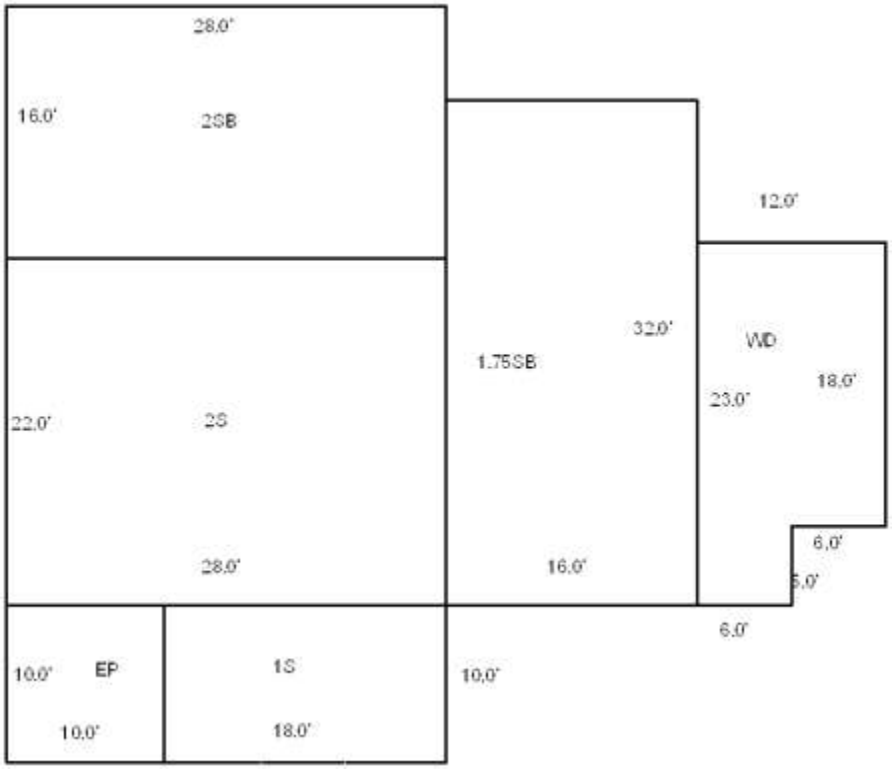
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1994	TYPICAL	TYPICAL	Above Average	Typical	191,212

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	97%	95%	128,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1830	616	C 110	109.778	Avg+	73%	97%	95%	73.847
Encl Frame Porch	1830	100	C 110	8.765	Avg+	73%	100%	95%	6.078
1 STORY	1830	180	C 110	18.132	Avg+	73%	97%	95%	12.197
1.75 Story/BSMT	1994	512	C 110	89.262	Avg+	73%	97%	95%	60.046
Wood Deck	1830	246	C 110	3.390	Avg+	73%	100%	95%	2.351
3,204 SFLA							Outbuilding Total		154,519

Accpt Land	142,100	Accepted Bldg	283,100	Total	425,200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18.0'

Account: 685 Card: 1 of 1 Map/Lot: 003-064 Location: 329 MAPLE ST

Neighborhood 56	MAPLE ST
Tree Growth	2026
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/27/2016
Sale Price	243,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17351P509
Reference 2	LOT SIZE: 24.9
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
0.90	Acres-Rear Land 1-10	2,400.00	2,376	100%		2,376
0.00	Acres-Softwood	950.00	10,450	100%		0
18.10	Acres-Mixed Wood	436.00	7,892	100%		7,892
1.90	Acres-Wasteland	50.00	105	100%		105
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 22.90					Land Total	105,523

Dwelling Description / **Replacement Cost New**

Cape Cod	Two Story	336 Sqft	Grade C 100	Base	145,532
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,016
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

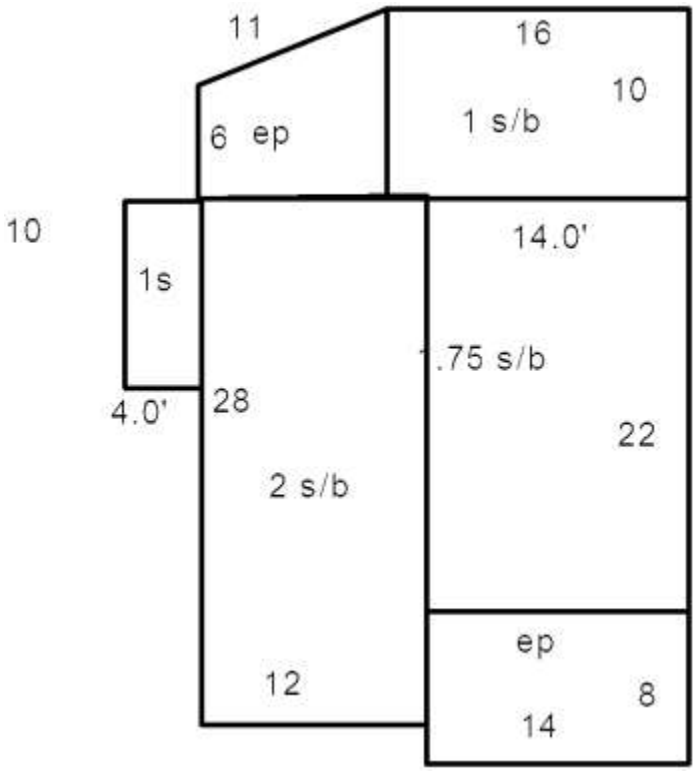
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1911	1968	TYPICAL	Old Type	Below Average	Typical	147,884

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	88,730

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1911	40	C 100	3.663	Avg-	60%	100%	100%	2.198
Encl Frame Porch	1911	112	C 100	8.924	Avg-	60%	100%	100%	5.354
1.75 Story/BSMT	1911	308	C 100	48.815	Avg-	60%	100%	100%	29.289
1 Story/BSMT	1911	160	C 100	16.906	Avg-	60%	100%	100%	10.144
ENCL. PORCH	1911	80	C 100	6.484	Avg-	60%	100%	100%	3.890
SHOP	1968	416	C 100	9.152	Avg.	68%	100%	100%	6.223
1,411 SFLA							Outbuilding Total		57,098

Accpt Land	105,500	Accepted Bldg	145,800	Total	251,300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22
2 s/b
ep
12
8
14

Account: 686 Card: 1 of 1 Map/Lot: 010-013 Location: BAUNEG BEG HILL RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/09/2016
Sale Price	210,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17325P463 DEED INCL'S LOT 015 & 020
Reference 2	LOT SIZE:14
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
4.00	Acres-Rear Land 11-20	630.00	2,772	100%		2,772
Total Acres 14.00					Land Total	11,242

Accpt Land	11,200	Accepted Bldg	0	Total	11,200

Map/Lot: 010-015
Account: 687 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/09/2016
Sale Price	210,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17325P463 DEED INCL'S LOT 015 & 020
Reference 2	LOT SIZE:41
Tran/Land/Bldg	130 1 99
X Coord	Y Coord
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
37.00	Acres-Rear 21+	665.00	27,066	75%	Size/Shape	20,299
0.00	Acres-Homesite (Fract)	630.00	2,772	100%		0
Total Acres 37.00					Land Total	20,299

Accpt Land	20,300	Accepted Bldg	0	Total	20,300

Map/Lot: 010-019
Account: 688 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B9744P0160 FARMLAND PROGRAM
Reference 2 LOT SIZE: 11
Tran/Land/Bldg 800 1 99
X..... FARM Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Past -Pasture 1	332.50	1,463	100%		1,463
3.00	Acres-Softwood	421.00	1,263	100%		1,263
2.50	Acres-Hardwood	344.00	860	100%		860
2.50	Acres-Wasteland	47.50	131	100%		131
Total Acres 12.00				Land Total		3,717

Accpt Land 3,700 Accepted Bldg 0 Total 3,700

Account: 689 Card: 1 of 1 Map/Lot: 010-029 Location: 562 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved
PERMIT STATUS UC FOR APRIL 1

Reference 1 B8693P0026 FARMLAND PROGRAM
Reference 2 LOT SIZE:12
Tran/Land/Bldg 800 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	50%	Fract. Sha	7,838
7.50	Past -Pasture 1	332.50	2,743	100%		2,743
0.50	Horti-Horticultural	475.00	261	100%		261
Total Acres 12.00					Land Total	102,672

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	988 Sqft	Grade D 100	Base	192,015
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	790
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,371
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-6,336
Attic	Floor & Stairs			Attic	1,581
FirePlaces	2			Fireplace	8,228
Insulation	Minimal			Insulation	-1,186
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

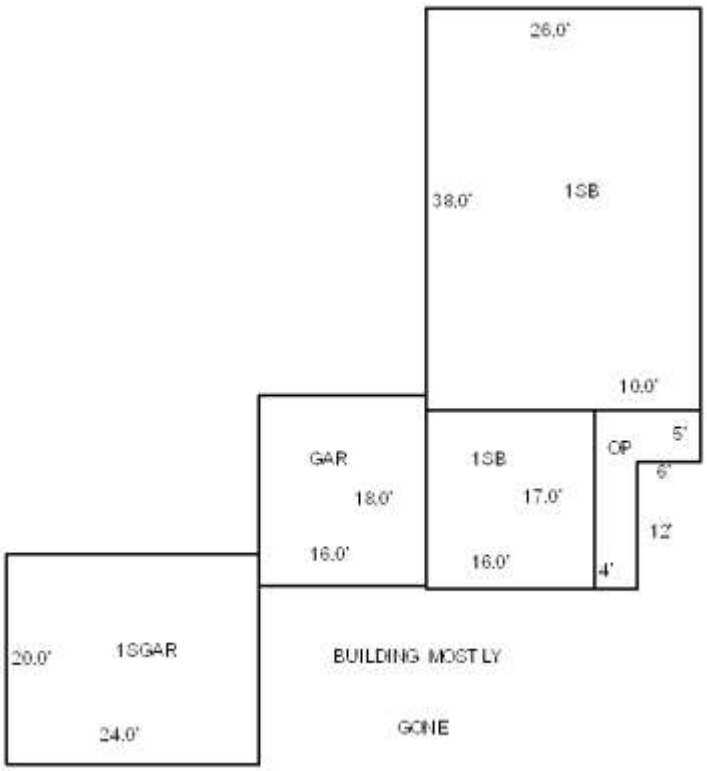
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1814	0	Field5	Field7	Poor	Typical	192,721

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	45%	%	95%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1814	480	D 100	40.574	Poor	45%	0%	95%	0
Frame Garage	1814	288	D 100	8.781	Poor	45%	0%	95%	0
1 Story/BSMT	1814	272	D 100	22.992	Poor	45%	0%	95%	0
Open Frame Porch	1814	98	D 100	3.313	Poor	45%	0%	95%	0
Frame Garage	1814	600	D 100	17.769	Poor	45%	10%	95%	760
1 ST BARN.....	1814	1287	D 100	33.205	Poor	45%	20%	95%	2,839
2,234 SFLA								Outbuilding Total	3,599

Accpt Land 102,700 Accepted Bldg 3,600 Total 106,300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1SGAR
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BUILDING MOSTLY
GONE

Account: 690 Card: 1 of 1 Map/Lot: 010-020 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/09/2016
Sale Price	210,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17325P463 DEED INCL'S LOT 015 & 020
Reference 2	LOT SIZE: 92.3
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
31.30	Acres-Rear 21+	665.00	22,896	100%		22,896
Total Acres 55.30				Land Total		143,986

Accpt Land	144,000	Accepted Bldg	0	Total	144,000

Account: 691 Card: 1 of 1 Map/Lot: 010-008 Location: STUB MARSH RD

Neighborhood	29 STUB MARSH RD
Tree Growth	2020
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/04/2002
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B11678P081 TG
Reference 2	LOT SIZE: 104 INCLDS FORMER 10-10
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Softwood	421.00	4,210	100%		4,210
56.00	Acres-Mixed Wood	436.00	24,416	100%		24,416
10.00	Acres-Hardwood	344.00	3,440	100%		3,440
2.00	Acres-Wasteland	47.50	105	100%		105
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
6.00	Acres-Rear 21+	665.00	4,389	100%		4,389
Total Acres 104.00				Land Total		65,820

Accpt Land 65,800 Accepted Bldg 0 Total 65,800

Map/Lot: 010-031
Account: 692 Card: 1 of 1 Location: 460 BAUNEG BEG HILL RD

Neighborhood 10 LINSCOTT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B10746P235
Reference 2	LOT SIZE:5.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.25	Acres-Rear Land 1-10	1,710.00	2,351	100%		2,351
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.25					Land Total	109,856

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade C 105	Base	237,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,210
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,838
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	27,720
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

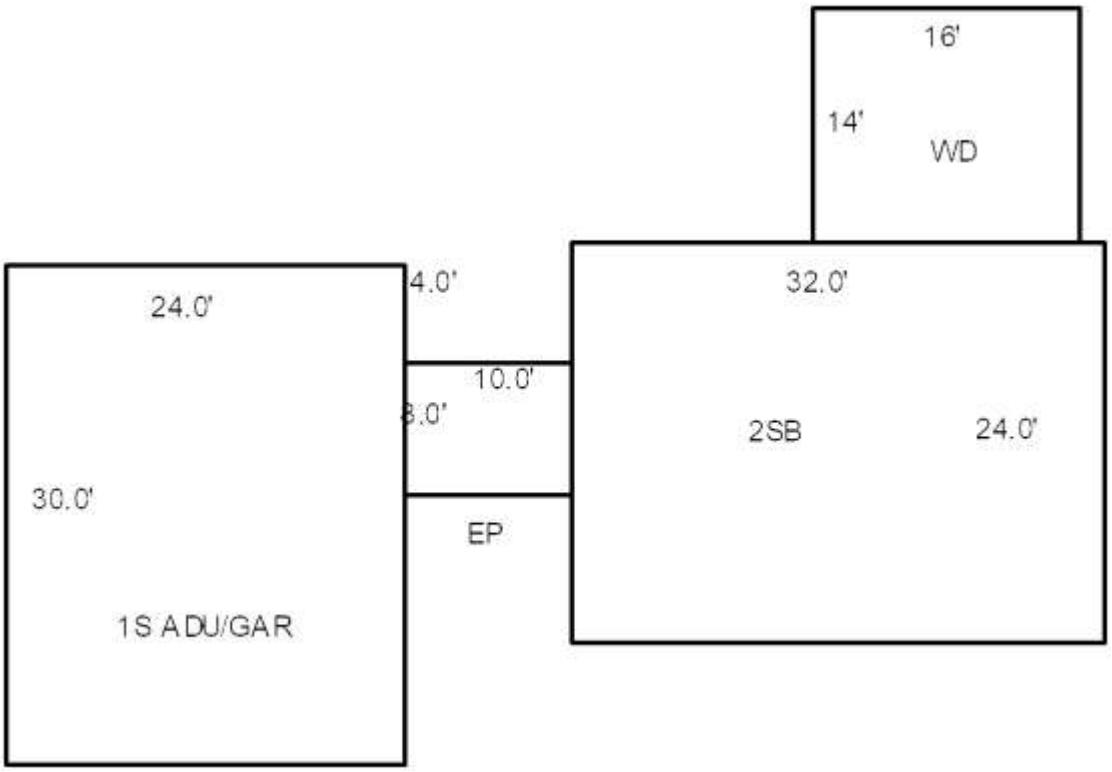
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	TYPICAL	Average	Typical	271,414

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	224,324

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ENCL. PORCH	2001	80	C 105	6.808	Avg.	87%	100%	95%	5.627
1S AD/GAR.....	2001	720	C 105	79.879	Good	91%	100%	95%	69.056
Wood Deck	2001	224	C 105	2.947	Avg.	87%	100%	95%	2.436
Frame Shed	2001	112	C 105	1.841	Avg.	87%	100%	95%	1.522
2,256 SFLA							Outbuilding Total		78,641

Accpt Land 109,900 Accepted Bldg 303,000 Total 412,900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1S ADU/GAR

Map/Lot: 010-014
Account: 693 Card: 1 of 1 Location: STUB MARSH RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B10074P0163
Reference 2 LOT SIZE:20
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
Total Acres 20.00					Land Total	15,400

Accpt Land 15,400 Accepted Bldg 0 Total 15,400

Map/Lot: 010-027
Account: 694 Card: 1 of 1 Location: 586 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B10671P114
Reference 2 LOT SIZE:20
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
6.00	Acres-Rear Land 11-20	950.00	6,270	100%		6,270
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 20.00					Land Total	132,585

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 100	Base	187,749
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,700
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	191,529

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	121,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	1800	1056	C 100	34.273	Avg-	60%	100%	95%	19,536
Barn	1800	2240	C 100	71.344	Fair	55%	100%	95%	37,277
Open Frame Porch	1950	80	C 100	3.381	Avg.	67%	100%	95%	2,152
1,080 SFLA							Outbuilding Total		58,965

Accpt Land 132,600 Accepted Bldg 180,900 Total 313,500

36.0'
1S/B
30.0'

Name: LALLY, NICOLE P
SMITH, ERIC B
Account: 695 Card: 1 of 1 Map/Lot: 009-003 Location: 1229 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	07/29/2016
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17288P807
Reference 2 LOT SIZE: 5.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.60	Acres-Rear Land 1-10	1,710.00	3,010	100%		3,010
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.60					Land Total	110,515

Dwelling Description

				Replacement Cost New	
Ranch	One Story	464 Sqft	Grade D 110	Base	96,491
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,225
Rooms	4	HEARTHS		HEARTHS	704
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

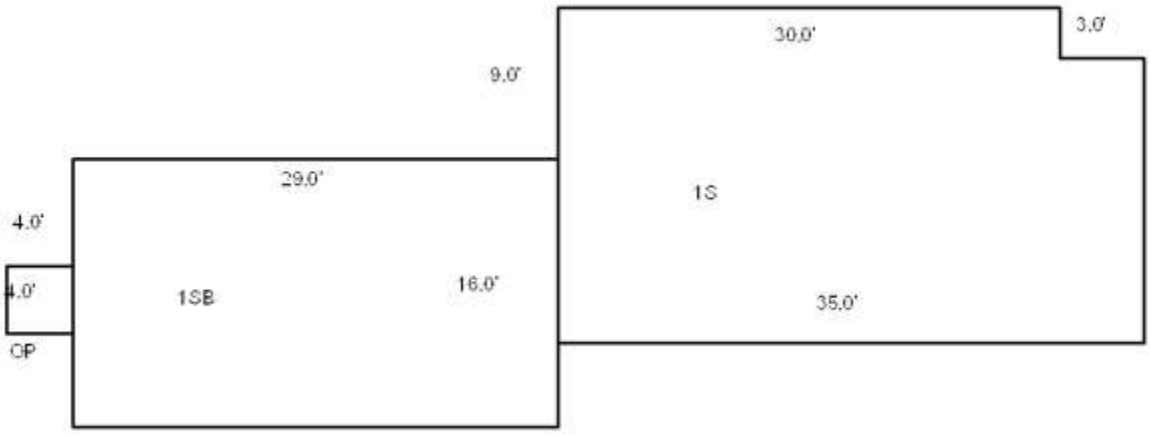
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	OLD TYPE	Old Type	Average	Typical	98,828

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	62,904

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1960	16	D 110	595	Avg.	67%	100%	95%	379
ONE STORY FRAME	1960	685	D 110	55,205	Avg.	67%	100%	95%	35,138
Frame Garage	1960	576	D 110	18,786	Avg.	67%	100%	95%	11,958
Open Frame Porch	1960	16	D 110	595	Avg.	67%	100%	95%	379
SHOP	1960	384	D 110	7,434	Avg.	67%	100%	95%	4,732
Frame Shed	1960	120	D 110	1,652	Avg.	67%	100%	95%	1,052
1,149 SFLA							Outbuilding Total		53,638

Accpt Land 110,500 Accepted Bldg 116,500 Total 227,000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Map/Lot: 004-028-06
Account: 696 Card: 1 of 1 Location: 3 MIDDLE ST

Neighborhood 54	STAPLES
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/05/2017
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17487P29
Reference 2	LOT SIZE: 0.75
Tran/Land/Bldg	106 1 98
X.....	HSEU Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

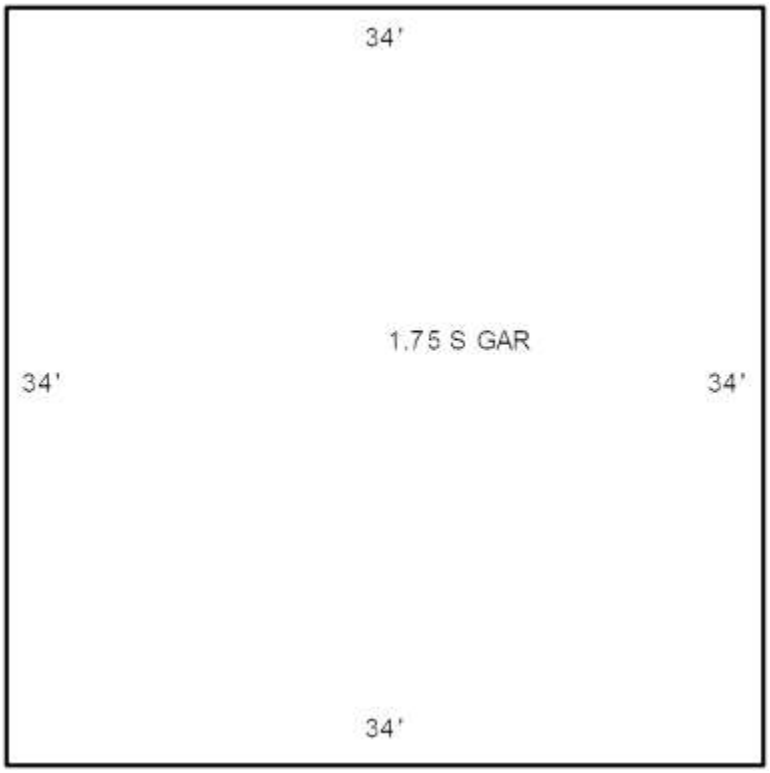
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
1.75 ST GARAGE..	2019	1156	C 100	61,372	Avg.	96%	100%	105%	61,863
								Outbuilding Total	61,863

Accpt Land	90,800	Accepted Bldg	61,900	Total 152,700


34'
1.75 S GAR
34'
34'
34'

Name: BARNETT, JOHN R
BARNETT, MARGARET E
Map/Lot: 005-050
Account: 697 Card: 1 of 1 Location: 107 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B3514P0230
Reference 2 LOT SIZE:10
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Ranch	One Story	972 Sqft	Grade C 100	Base	174,056
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,458
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,916
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

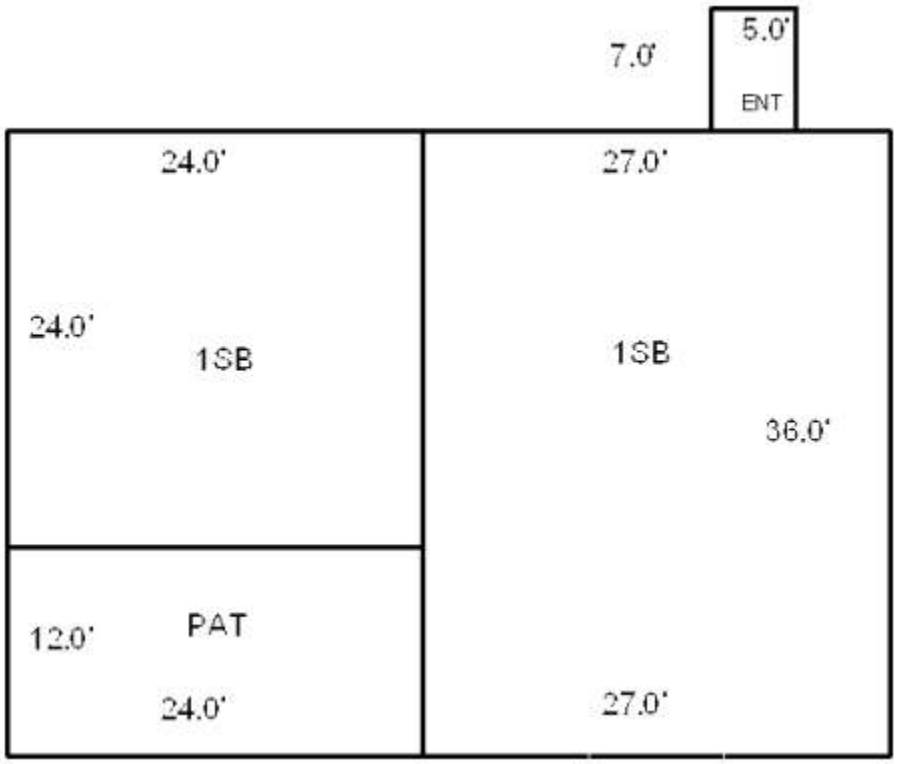
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	1986	GOOD	TYPICAL	Average	Typical	192,400

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	95%	131,602

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1985	576	C 100	60.860	Avg.	72%	100%	95%	41,628
PATIO	1971	288	C 100	1.803	Avg.	72%	100%	95%	1,233
BSMT ENTRY.....	1971	35	C 100	548	Avg.	72%	100%	95%	375
Frame Garage	1971	768	C 100	28.261	Avg.	72%	100%	95%	19,331
1 STORY	1986	256	C 100	23.444	Avg.	72%	100%	95%	16,036
1,804 SFLA							Outbuilding Total		78,603

Accpt Land 118,800 Accepted Bldg 210,200 Total 329,000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Neighborhood 42	PORTLAND ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved
Value Change	Data Correction
Reference 1	
Reference 2	LOT SIZE: 0.15
Tran/Land/Bldg	101 1 11
X.....	GRAD Y..... 2020
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	05/05/2022
Sale Price	365,000
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-Homesite (Fract)	74,130.00	67,452	100%		67,452
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.15					Land Total	79,002

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	416 Sqft	Grade C 110	Base	155,344
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Tile/Slate/Stone			Primary Floor	0
Secondary Floor	Laminate OPEN 4			Secondary	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	458
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,602
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

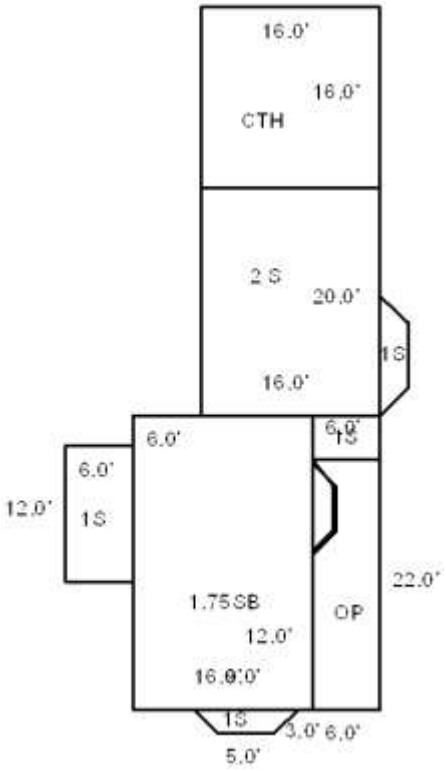
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	2012	TYPICAL	TYPICAL	Very Good	Typical	166,116

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	85%	100%	105%	148,259

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	1800	256	C 110	29.754	V.G.	85%	100%	105%	26.556
TWO STORY FRAME	1800	320	C 110	57.027	V.G.	85%	100%	105%	50.897
Frame Bay Window	1800	20	C 110	2.015	V.G.	85%	100%	105%	1.799
ONE STORY FRAME	1800	13	C 110	1.310	V.G.	85%	100%	105%	1.170
OPEN PORCH	1800	123	C 110	5.851	V.G.	85%	100%	105%	5.222
1 STORY	1800	72	C 110	7.253	V.G.	85%	100%	105%	6.473
1 STORY	1800	15	C 110	1.511	V.G.	85%	100%	105%	1.348
PATIO	1800	192	C 110	1.322	V.G.	85%	100%	105%	1.180
Canopy Low Cost	1800	192	C 110	2.317	V.G.	85%	100%	105%	2.067
Frame Shed	1800	96	C 110	1.652	V.G.	85%	100%	105%	1.474
1,744 SFLA								Outbuilding Total	98,186

Accpt Land	79,000	Accepted Bldg	246,400	Total	325,400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1S
3.0'
6.0'
5.0'

Name: CLIFFORD, JOHN A
CLIFFORD, KRISTINA J
Account: 699 Card: 1 of 1 Map/Lot: 018-028 Location: 5 SNOWS COURT

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL INDUSTRIAL
Topography LevelRolling
Utilities All Public
Street Gravel

Sale Data

Sale Date	07/16/2021
Sale Price	275,100
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B18199P237
Reference 2 LOT SIZE:0.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	82,300.00	77,072	60%	Access	46,243
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.20					Land Total	57,243

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	660 Sqft	Grade C 100	Base	192,578
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,465
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

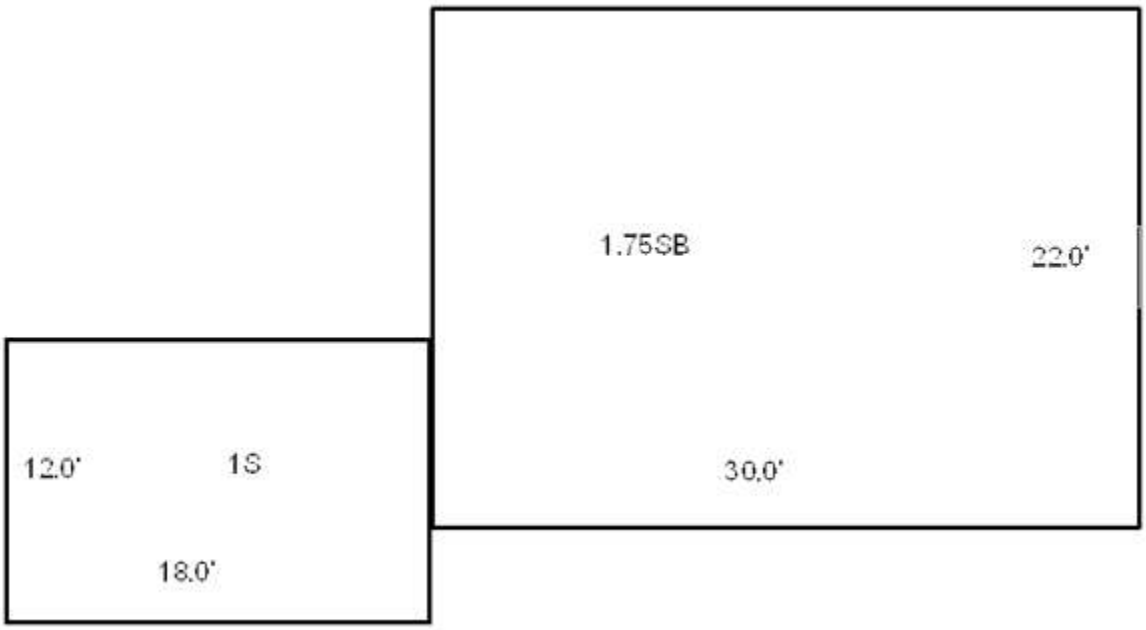
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	2021	GOOD	TYPICAL	Very Good	Typical	196,703

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	97%	100%	162,182

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1800	216	C 100	19.781	V.G.	85%	97%	100%	16.310
1,371 SFLA							Outbuilding Total		16,310

Accpt Land 57,200 Accepted Bldg 178,500 Total 235,700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12.0'
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30.0'
18.0'

Name: DAUGHERTY, NICOLE
BETTLEY, WILLIAM G
Map/Lot: 021-030
Account: 700 Card: 1 of 1 Location: 28 LITTLEFIELD CT

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/20/2017
Sale Price	226,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17630P724
Reference 2	LOT SIZE: .89
Tran/Land/Bldg	101 1 11
X.....	27 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Homesite (Fract)	74,130.00	80,598	100%		80,598
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.89					Land Total	92,148

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade C 100	Base	193,056
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,638
Fin. Basement Area	500 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,920
Heating	100% HW BB	Cooling	0% None	Heat	3,276
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
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	219,860

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	105%	186,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1965	240	C 100	21.979	Good	81%	100%	105%	18.693
Frame Garage	1965	320	C 100	12.128	Good	81%	100%	105%	10.315
Swimming Pool	1979	1	C 100	12.100	Avg.	99%	100%	105%	12.578
1,332 SFLA							Outbuilding Total		41,586

Accpt Land	92,100	Accepted Bldg	228,600	Total	320,700

20.0'
16.0'
GAR
39.0'
1SB
28.0'
1S
12.0'
20.0'

Name: HOLSHOUSER, ALLEN A
HOLSHOUSER, MARY J
Map/Lot: 004-093
Account: 701 Card: 1 of 1 Location: 454 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	All Public
Street	Paved

Reference 1	B1662P0447
Reference 2	LOT SIZE:3.66
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.66	Acres-Homesite (Fract)	72,675.00	91,018	100%		91,018
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.66					Land Total	106,693

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 100	Base	207,020
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,540
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

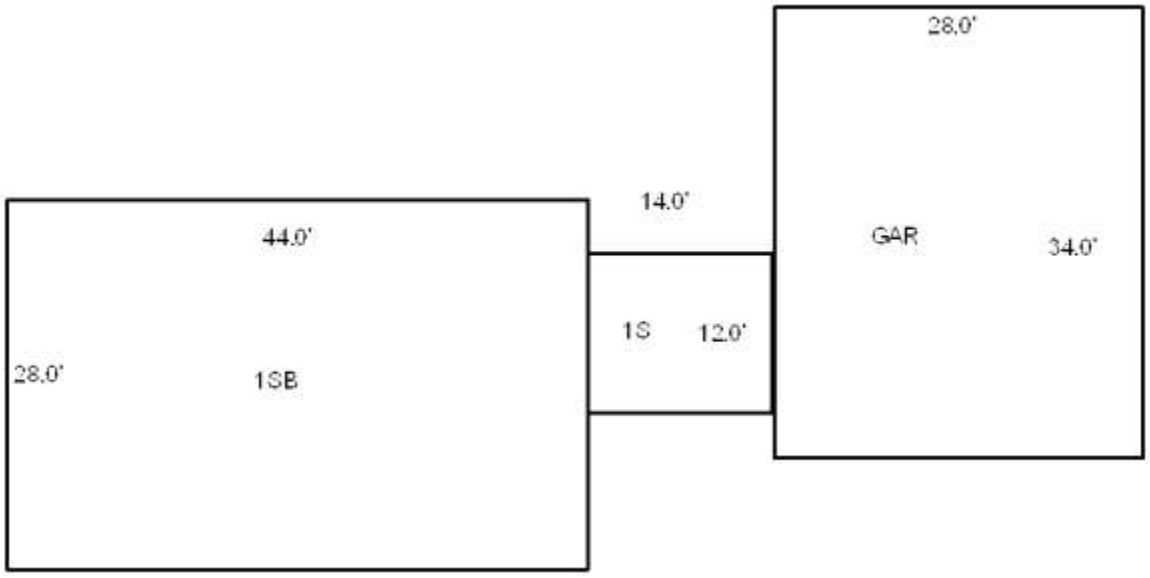
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1966	0	OLD TYPE	Old Type	Above Average	Typical	210,386

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	95%	151,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1985	168	C 100	15.385	Avg+	76%	100%	95%	11.108
Frame Garage	1985	952	C 100	34.887	Avg+	76%	100%	95%	25.188
1,400 SFLA							Outbuilding Total		36,296

Accpt Land 106,700 Accepted Bldg 188,200 Total 294,900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1SB

Map/Lot: 022-009
Account: 702 Card: 1 of 1 Location: 39 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B9863P108
Reference 2 LOT SIZE: .77
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	74,130.00	79,439	100%		79,439
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.77					Land Total	90,989

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,408 Sqft	Grade C 100	Base	252,268
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,408
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,224
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

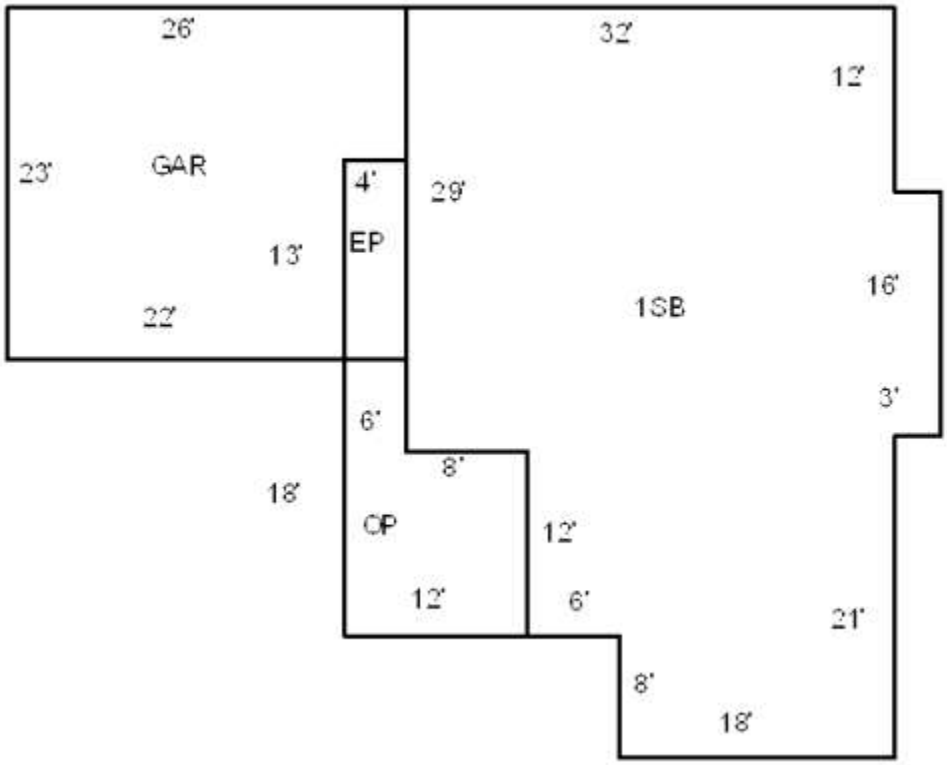
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	TYPICAL	TYPICAL	Above Average	Typical	263,950

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	202,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1953	168	C 100	7.100	Avg+	73%	100%	105%	5.442
Frame Garage	1953	546	C 100	20.266	Avg+	73%	100%	105%	15.534
Encl Frame Porch	1953	52	C 100	4.143	Avg+	73%	100%	105%	3.175
1,408 SFLA							Outbuilding Total		24,151

Accpt Land 91,000 Accepted Bldg 226,500 Total 317,500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8'
18'

Name: ROBERTS, KYLE V
DUFORD, ARMAND D

Map/Lot: 018-092
Account: 703 Card: 1 of 1 Location: 15 CHURCH AVE

Neighborhood 41 CHURCH ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	Level
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/16/2019
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18023P789
Reference 2	LOT SIZE: .44
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	74,130.00	75,116	100%		75,116
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.44					Land Total	86,666

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	660 Sqft	Grade C 100	Base	174,604
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,475
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

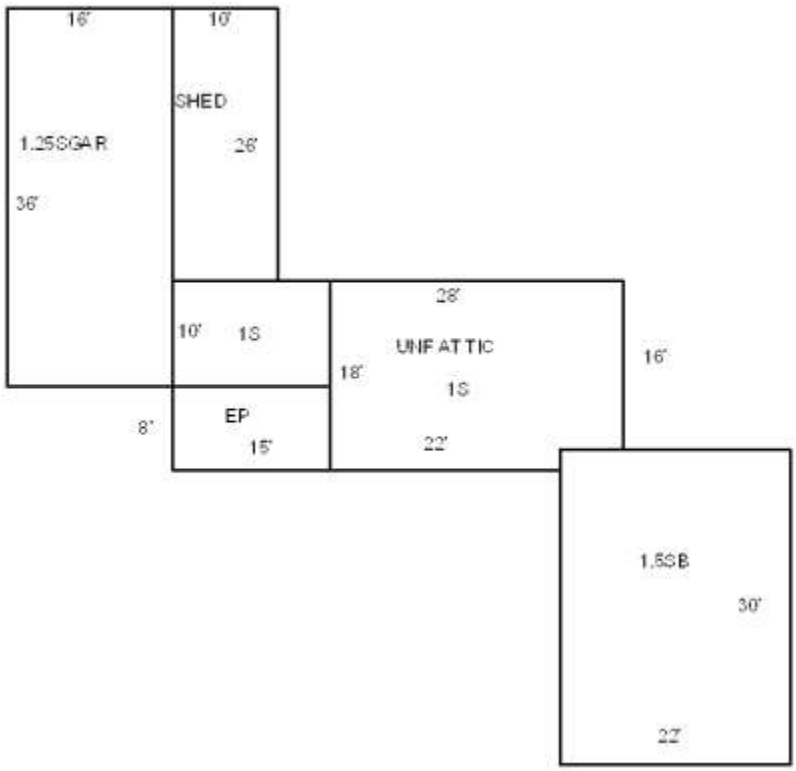
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1960	TYPICAL	TYPICAL	Average	Typical	185,659

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	126,693

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1870	576	C 100	24.644	Avg.	67%	97%	105%	16.817
Frame Shed	1870	260	C 100	4.069	Avg.	67%	97%	105%	2.776
ONE STORY FRAME	1870	150	C 100	13.737	Avg.	67%	97%	105%	9.374
ONE STORY FRAME	1870	492	C 100	45.057	Avg.	67%	97%	105%	30.746
Encl Frame Porch	1870	120	C 100	9.562	Avg.	67%	97%	105%	6.526
Finished Attic	1870	492	C 100	13.860	Avg.	67%	97%	105%	9.458
1,755 SFLA							Outbuilding Total		75,697

Accpt Land	86,700	Accepted Bldg	202,400	Total	289,100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EP
15'
22'
1.5SB
30'
22'

Name: HOOKE II, RICHARD A
CHAMBERLAIN, DAVID A
Map/Lot: 006-054
Account: 704 Card: 1 of 1 Location: 22 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/21/2019
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B18159P354
Reference 2	LOT SIZE:0.78
Tran/Land/Bldg	103 1 9
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	72,675.00	77,981	100%		77,981
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.78					Land Total	93,656

Dwelling Description

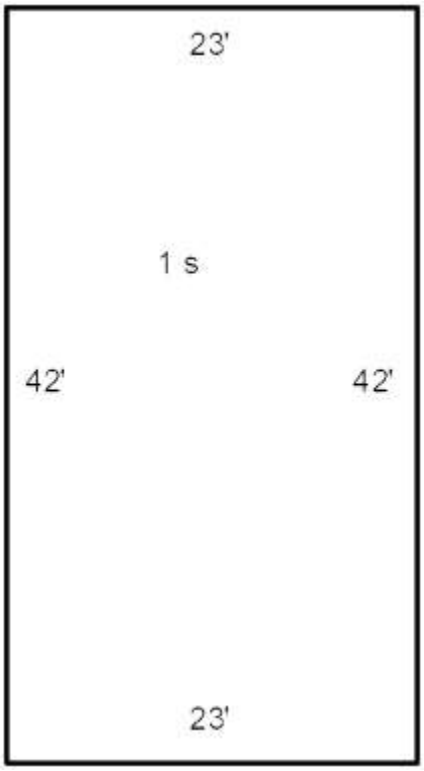
				Replacement Cost New	
Other	One Story	966 Sqft	Grade D 100	Base	107,128
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	193
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,932
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	966	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	109,253

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	95%	95%	94,657

Accpt Land	93,700	Accepted Bldg	94,700	Total	188,400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23'

Map/Lot: 003-091-2
Account: 705 Card: 1 of 1 Location: 219 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 05/16/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B10391P334
Reference 2 LOT SIZE: 4.68
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	75%	Access	70,251
0.68	Acres-Rear Land 1-10	3,045.00	2,278	100%		2,278
Total Acres 4.68					Land Total	72,529

Dwelling Description

				Replacement Cost New	
Ranch	One Story	516 Sqft	Grade D 100	Base	92,993
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-826
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-413
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	92,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
COND/DES/UTIL...	None	67%	60%	105%	38,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1960	410	D 100	26.135	Avg.	67%	60%	105%	11,031
516 SFLA							Outbuilding Total		11,031

Accpt Land 72,500 Accepted Bldg 49,900 Total 122,400

43.0'
1SB
12.0'
EP
41.0'
10.0'

Account: 706 Card: 1 of 1 Map/Lot: 006-069 Location: 420 VALLEY RD

Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	FIELD REV NEEDED
Reference 1	B2008P546
Reference 2	LOT SIZE:5.5
Tran/Land/Bldg	101 1 11
X Coord	Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Sale Data

Sale Date	07/15/1971
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.50	Acres-Rear Land 1-10	1,710.00	2,822	100%		2,822
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.50					Land Total	110,327

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	960 Sqft	Grade C 100	Base	255,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Field3	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,760
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

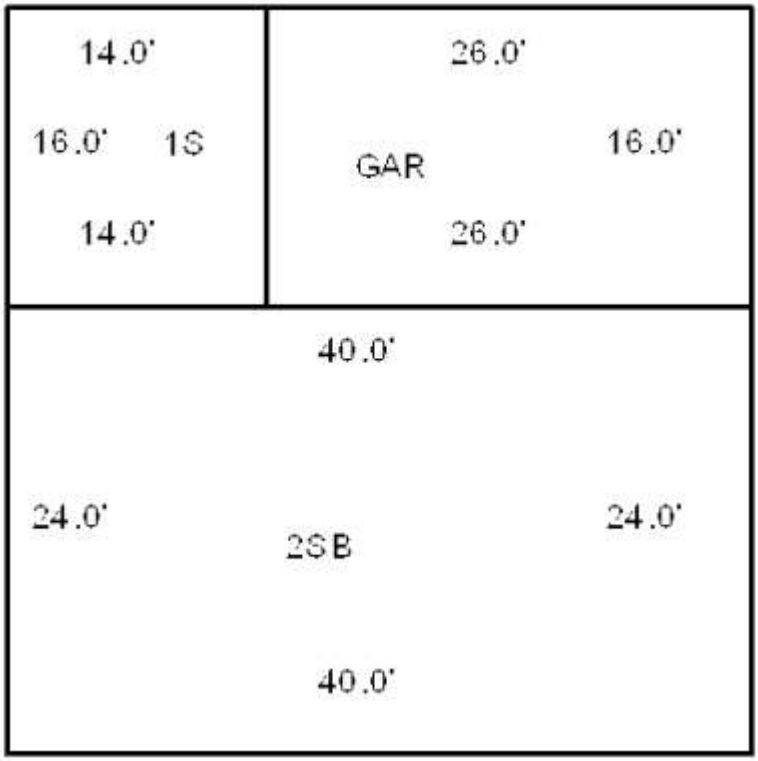
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	270,379

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	195,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1979	416	C 100	15.585	Avg.	76%	100%	95%	11.253
ONE STORY FRAME	1979	224	C 100	20.514	Avg.	76%	100%	95%	14.811
Jacuzzi #	1979	1	C 100	3.300	Avg.	76%	100%	95%	2.383
2,144 SFLA							Outbuilding Total		28,447

Accpt Land	110,300	Accepted Bldg	223,700	Total	334,000


14.0'
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Name: VERITAS PROPERTY MANAGEMENT, LLC
SULLIVAN, BRIAN

Map/Lot: 018-030
Account: 707 Card: 1 of 1 Location: 40 MARKET ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/25/2008
Sale Price	99,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15342P443
Reference 2	LOT SIZE: .09
Tran/Land/Bldg	300 2 17
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

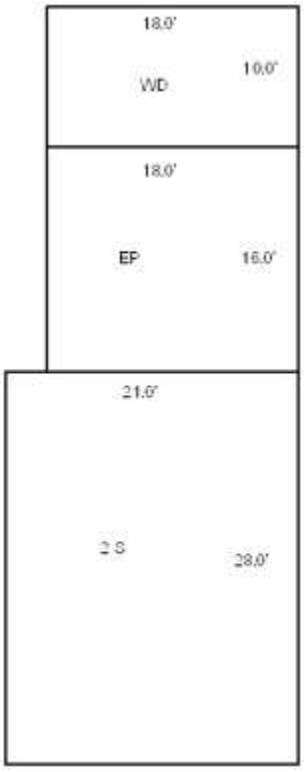
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	70,600.00	61,041	100%		61,041
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.09					Land Total	72,041

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1900	588	C 100	58.326	Good	78%	100%	100%	45.494
APT	0	588	C 100	58.429	C Gr	78%	65%	100%	29.624
BSMT UNFINISHED.	0	588	C 100	14.729	C Gr	78%	100%	100%	11.489
Encl Frame Porch	0	288	C 100	22.948	C Gr	78%	100%	100%	17.899
Wood Deck	0	180	C 100	2.255	C Gr	78%	100%	100%	1.759
Frame Shed	2011			----SOUND VALUE----					2.000
								Outbuilding Total	108,265

Accpt Land	72,000	Accepted Bldg	108,300	Total	180,300

SUNROOMS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16.0'
21.0'
2 S
28.0'

Map/Lot: 018-027-1
Account: 708 Card: 1 of 1 Location: 42 MARKET ST

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL INDUSTRIAL
Topography
Utilities All Public
Street Paved

Reference 1
Reference 2 LOT SIZE: .06
Tran/Land/Bldg 31 2 80
X..... cond Y..... 0
Exemption(s) Land Schedule 2

Sale Data

Sale Date	06/30/2021
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

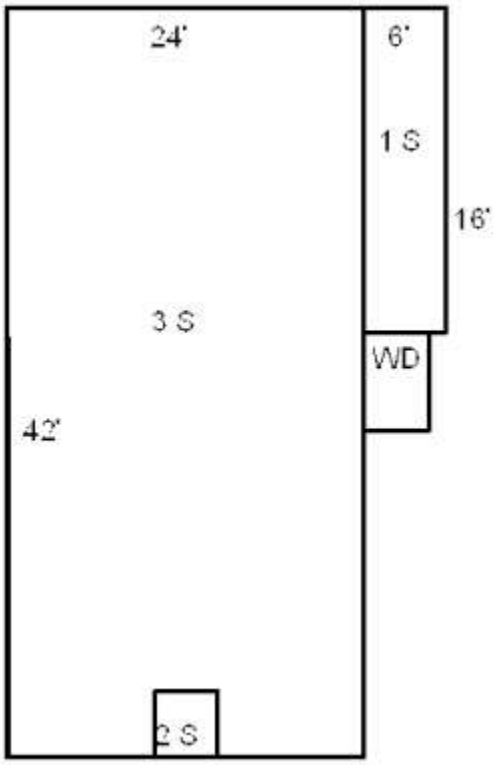
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Homesite (Fract)	82,300.00	68,329	100%		68,329
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.06					Land Total	79,329

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1900	1096	C 100	99.677	Avg+	73%	100%	100%	72.764
Wood Deck	1960	24	C 100	301	Avg+	73%	100%	100%	220
APT	1900	1012	C 100	96.919	Avg.	67%	100%	100%	64.936
APT	1900	1012	C 100	96.919	Avg.	67%	100%	100%	64.936
BSMT UNFINISHED.	0	1012	C 100	25.351	Avg.	67%	50%	100%	8.492
								Outbuilding Total	211,348

Accpt Land 79,300 Accepted Bldg 211,300 Total 290,600


24'
6'
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3 S
WD
42'
2 S

Name: HOUSTON, BETH M
HOUSTON, WILLIAM ADE
Map/Lot: 010-017
Account: 709 Card: 1 of 1 Location: 477 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/12/2014
Sale Price	387,600
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B16889P622 LOT 17A REF: B14366P387
Reference 2	LOT SIZE: 60 INCL 17A
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
36.00	Acres-Rear 21+	665.00	26,334	100%		26,334
Total Acres 60.00					Land Total	147,424

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	303,571
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,544
Rooms	12	HEARTHS		HEARTHS	3,520
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	31,944
Attic	None			Attic	0
FirePlaces	4			Fireplace	20,631
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

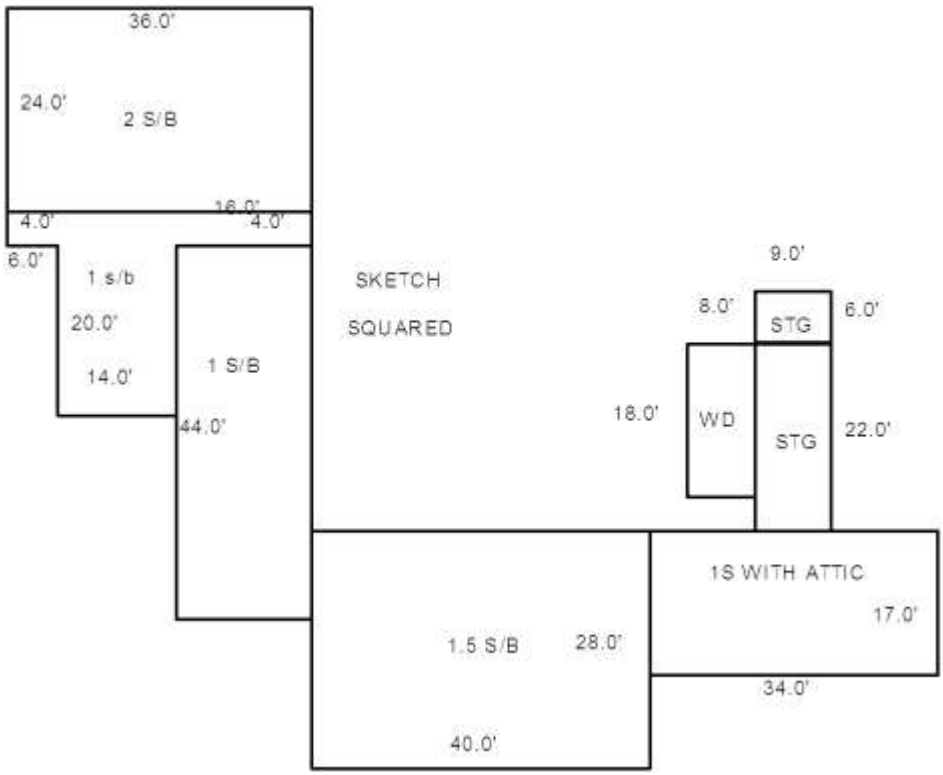
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2010	TYPICAL	TYPICAL	Average	Typical	366,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	233,240

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORAGE	1900	252	C 110	3.474	Avg.	67%	100%	95%	2.212
Wood Deck	1900	144	C 110	1.984	Avg.	67%	100%	95%	1.263
1 STORY	1900	578	C 110	58.226	Avg.	67%	100%	95%	37.060
ONE STORY FRAME	1970	704	C 110	70.919	Avg.	67%	100%	95%	45.140
Wood Deck	1970	460	C 110	6.340	Avg.	67%	100%	95%	4.036
Frame Garage	1979	962	C 110	38.772	Avg.	67%	100%	95%	24.678
2 Story/BSMT	2014	864	B 100	189.877	Avg.	100%	100%	95%	180.383
ONE STORY FRAME	2014	424	B 100	50.479	Avg.	100%	100%	95%	47.955
Open Frame Porch	2015	288	C 110	13.388	Avg.	67%	100%	95%	8.522
5,114 SFLA							Outbuilding Total		351,249

Accpt Land	147,400	Accepted Bldg	584,500	Total	731,900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SKETCH
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WD
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22.0'
1S WITH ATTIC
17.0'
1.5 S/B
28.0'
34.0'
40.0'

Account: 710 Card: 1 of 1 Map/Lot: 010-030 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B16650P637
Reference 2	LOT SIZE:41.5
Tran/Land/Bldg	106 1 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/16/2013
Sale Price	157,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
17.50	Acres-Rear 21+	665.00	12,801	100%		12,801
Total Acres 41.50				Land Total		133,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LOFT BARN BSMT	1830	2400	C 100	98,866	Good	78%	100%	95%	73,259
Frame Shed	1830	192	C 100	3,005	Avg-	60%	100%	95%	1,713
						Outbuilding Total			74,972

Accpt Land	133,900	Accepted Bldg	75,000	Total	208,900

Account: 711 Card: 1 of 1 Map/Lot: 001-058 Location: 180 BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/23/2021
Sale Price	355,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B12274P76
Reference 2	LOT SIZE:6.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
2.90	Acres-Rear Land 1-10	2,280.00	7,273	100%		7,273
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 6.90					Land Total	116,515

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 100	Base	276,084
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,880
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

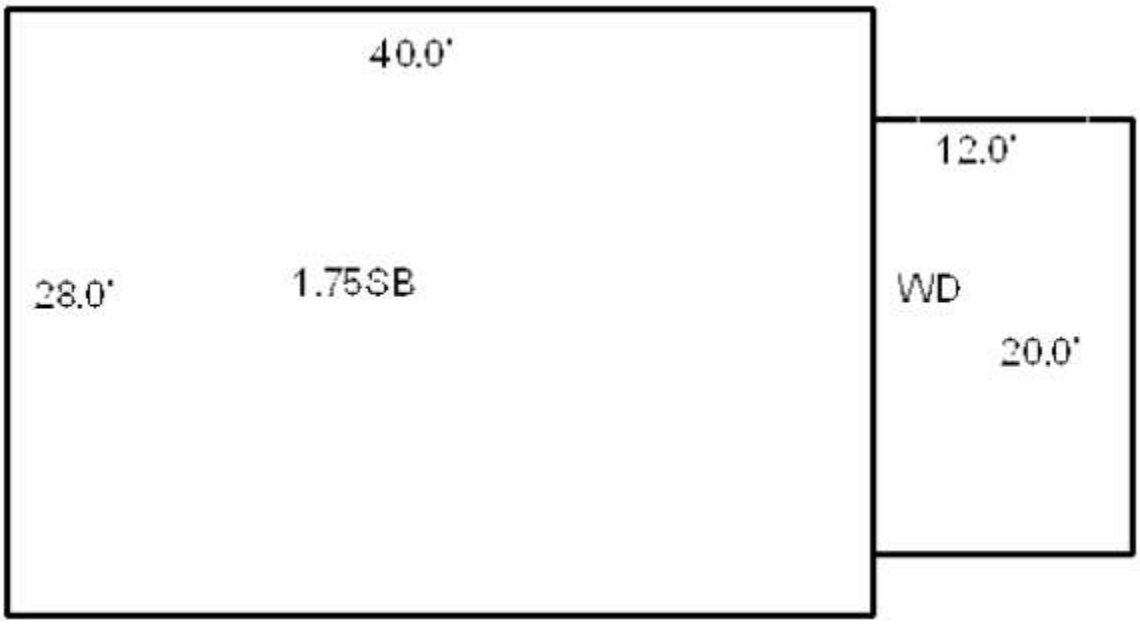
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	297,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	229,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	240	C 100	3,007	Avg.	81%	100%	95%	2,314
Frame Garage	1990	720	C 100	26,532	Avg.	81%	100%	95%	20,416
1,960 SFLA							Outbuilding Total		22,730

Accpt Land	116,500	Accepted Bldg	251,800	Total	368,300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12.0'
28.0'
1.75SB
WD
20.0'

Account: 712 Card: 1 of 1 Map/Lot: 010-005-1 Location: 411 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B17677P821
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	06/23/2021
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,560 Sqft	Grade C 100	Base	339,008
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,190
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

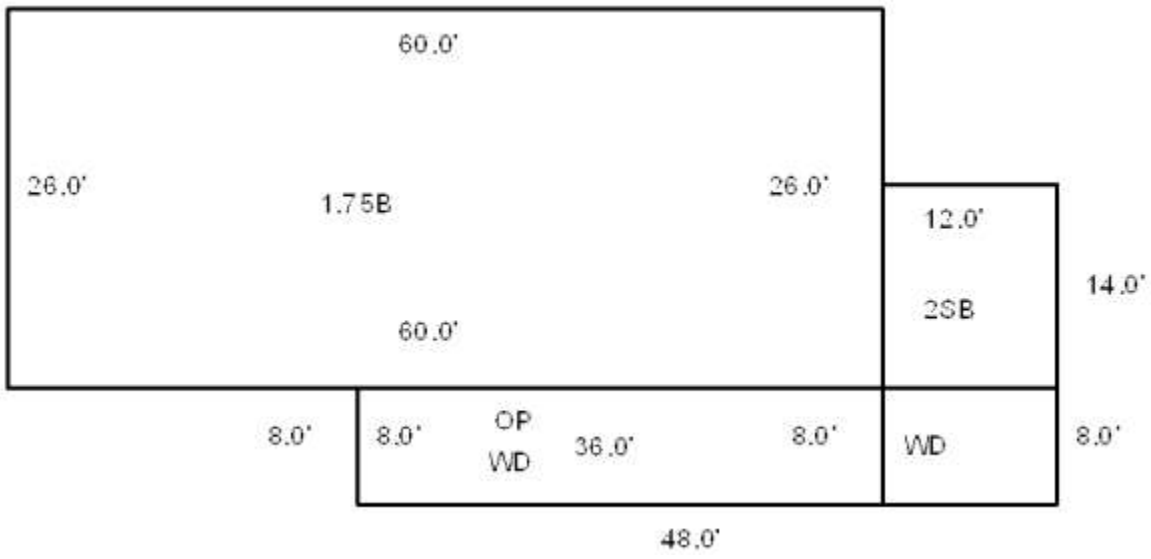
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	371,428

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	264,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1978	168	C 100	27.218	Avg.	75%	100%	95%	19.393
Wood Deck	1978	384	C 100	4.812	Avg.	75%	100%	95%	3.429
Open Frame Porch	1978	288	C 100	12.171	Avg.	75%	100%	95%	8.672
1.25 ST BARN....	1978	720	C 100	28.510	Avg.	75%	100%	95%	20.313
3,066 SFLA							Outbuilding Total		51,807

Accpt Land	118,800	Accepted Bldg	316,400	Total 435,200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36.0'
8.0'
WD
8.0'
48.0'

Account: 713 Card: 1 of 1 Map/Lot: 006-021 Location: OAK WOODS RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE:7.5
Tran/Land/Bldg	900 12 0
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 99

Sale Data

Sale Date	03/01/2011
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Exempt Property

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.50	Acres-Rear Land 1-10	770.00	6,353	100%		6,353
Total Acres 7.50				Land Total		6,353

Accpt Land	6,400	Accepted Bldg	0	Total	6,400

Name: MAHONEY, MICHELLE R AKA ST. PIERRE,
ST PIERRE, CHRISTOPHER P
Account: 714 Card: 1 of 1

Map/Lot: 006-008
Location: 211 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	12/07/2012
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16485P215
Reference 2 LOT SIZE:3.76
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.76	Acres-Homesite (Fract)	72,675.00	91,263	100%		91,263
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.76					Land Total	106,938

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	234,203
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,890
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

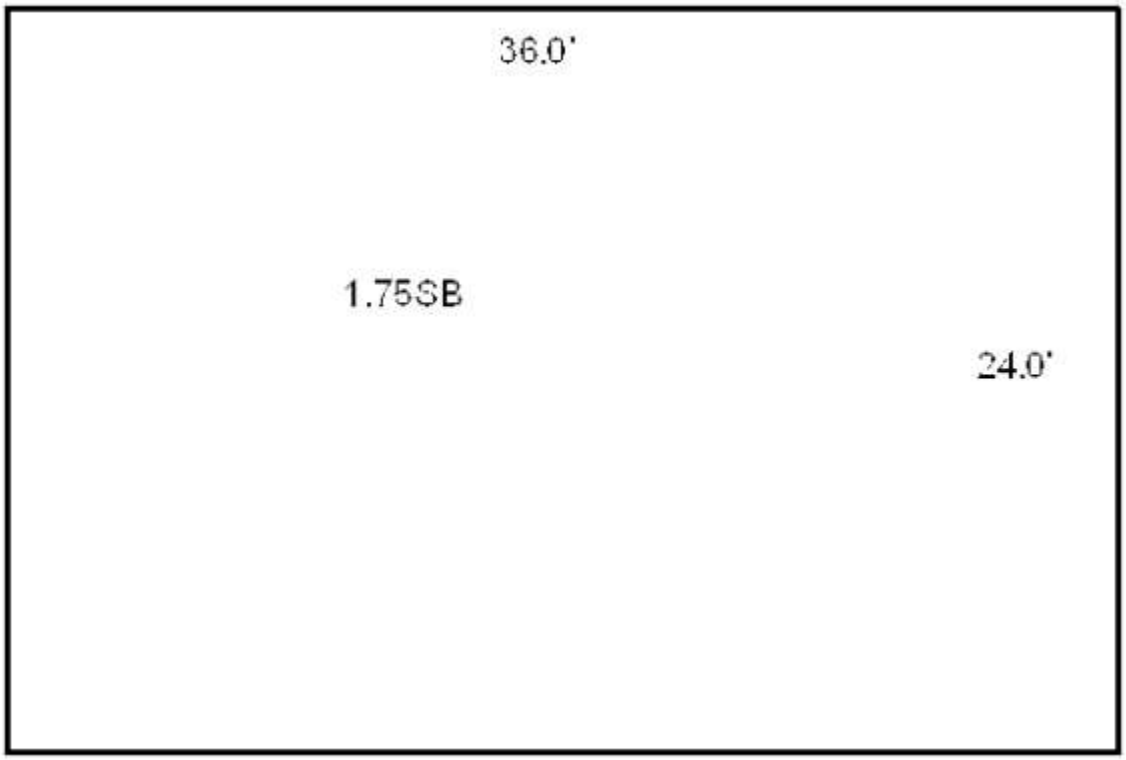
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	246,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	180,029

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1982	160	C 100	2.005	Avg.	77%	100%	95%	1.467
Frame Shed	1982	120	C 100	1.878	Avg.	77%	100%	95%	1.374
1,512 SFLA							Outbuilding Total		2,841

Accpt Land 106,900 Accepted Bldg 182,900 Total 289,800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1.75SB
24.0'

Name: CHILICKI, MARK E
CHILICKI, STACEY B
Map/Lot: 006-007
Account: 716 Card: 1 of 1 Location: 387 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/23/2009
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15771P906
Reference 2	LOT SIZE: 17.29
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
3.29	Acres-Rear Land 11-20	950.00	3,438	100%		3,438
Total Acres 17.29					Land Total	129,753

Dwelling Description

Conventional	Two Story	920 Sqft	Grade B 100	Replacement Cost New Base	316,658
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,196
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,176
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,392
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

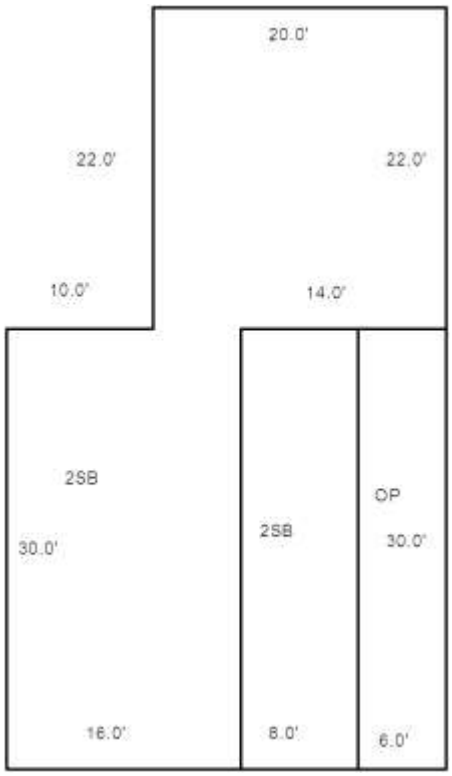
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2000	TYPICAL	TYPICAL	Above Average	Typical	327,422

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	227,067

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BSMT	1910	240	C 100	40.572	Avg+	73%	30%	95%	8,441
Open Frame Porch	1910	180	B 100	9.889	Avg+	73%	100%	95%	6,858
1.25 ST GARAGE..	1910	1080	C 100	45.520	Avg.	67%	100%	95%	28,973
Frame Shed	1910			- - - - S O U N D V A L U E - - - -					20,000
2,320 SFLA							Outbuilding Total		64,272

Accpt Land	129,800	Accepted Bldg	291,300	Total	421,100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Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B2008P0731
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	100%		83,250
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.50					Land Total	98,925

Dwelling Description / Replacement Cost New

Conventional	One & 1/2 Story	704 Sqft	Grade C 100	Base	169,366
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,640
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

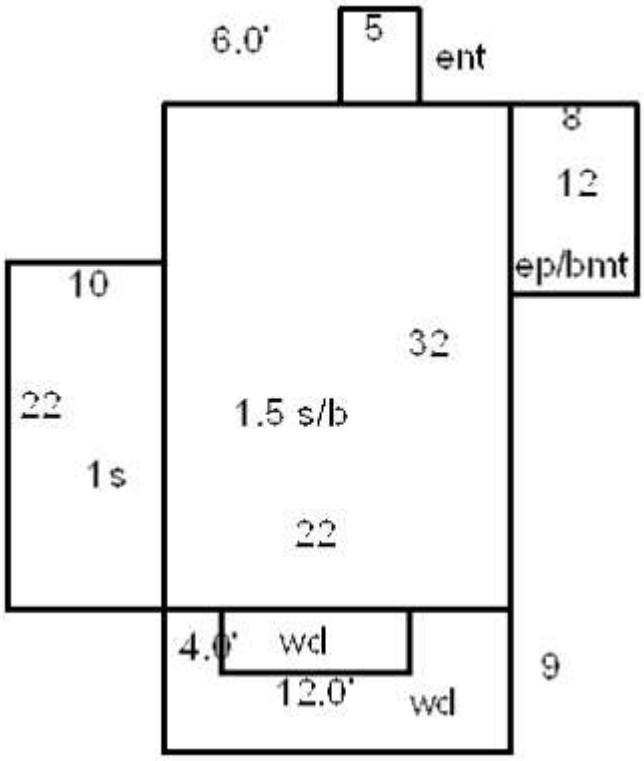
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	173,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	122,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ENC.PORCH/BSMT	1976	96	C 100	8.996	Avg.	74%	100%	95%	6.324
Wood Deck	1976	198	C 100	2.481	Avg.	74%	100%	95%	1.744
WOOD DECK	1976	48	C 100	601	Avg.	74%	100%	95%	423
ONE STORY FRAME	1976	220	C 100	20.148	Avg.	74%	100%	95%	14.164
BSMT ENTRY.....	1976	30	C 100	470	Avg.	74%	100%	95%	331
Frame Garage	1976	1152	C 100	42.089	Avg.	74%	100%	95%	29.589
Swimming Pool	1976	1	C 100	12.100	Poor	53%	100%	95%	6.092
ENCL. PORCH	1976	315	D 100	20.167	Avg.	74%	100%	95%	14.178
Frame Shed	1980	120	C 100	1.878	Avg-	69%	100%	95%	1.231
1,276 SFLA							Outbuilding Total		74,076

Accpt Land	98,900	Accepted Bldg	196,300	Total	295,200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12.0'
wd
9

Name: LUKACS, PAUL M
LUKACS, CEDAR M
Map/Lot: 017-054
Account: 718 Card: 1 of 1 Location: 83 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/18/2016
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17306P745
Reference 2	LOT SIZE: .73
Tran/Land/Bldg	105 1 14
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	74,130.00	79,017	100%		79,017
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.73					Land Total	90,567

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	936 Sqft	Grade C 100	Base	254,238
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	13				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	31,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

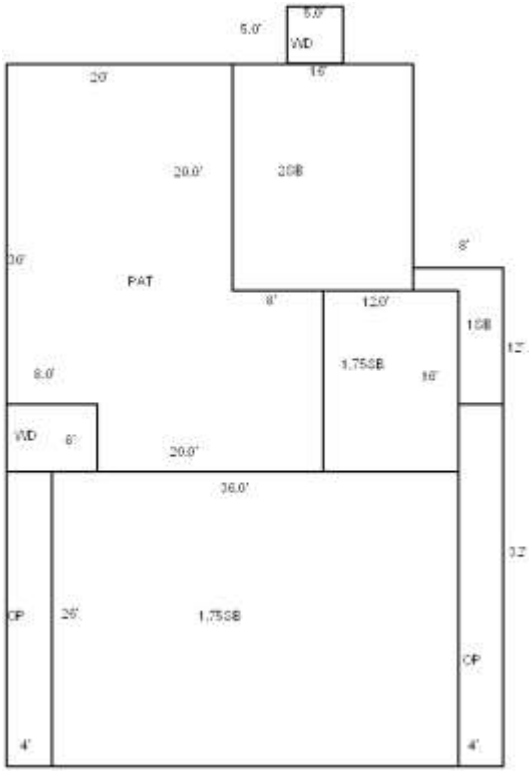
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1930	TYPICAL	TYPICAL	Average	Typical	291,768

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	89%	105%	182,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Patio	1900	800	C 100	5.008	Avg.	67%	100%	105%	3.523
TWO STORY FRAME	1900	320	C 100	51.843	Avg.	67%	89%	105%	32.460
1.75 Story/BSMT	1900	192	C 100	30.430	Avg.	67%	89%	105%	19.052
Wood Deck	1900	48	C 100	601	Avg.	67%	100%	105%	423
Open Frame Porch	1900	104	C 100	4.395	Avg.	67%	100%	105%	3.092
OPEN SCR PORCH	1900	128	C 100	6.014	Avg.	67%	100%	105%	4.230
1 STORY/BASEMENT	1900	56	C 100	5.917	Avg.	67%	89%	105%	3.704
WOOD DECK	1900	25	C 100	313	Avg.	67%	100%	105%	220
2,670 SFLA							Outbuilding Total		66,704

Accpt Land	90,600	Accepted Bldg	249,400	Total	340,000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1.75SB
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4'

Name: HUPE, RICHARD A
HUPE, RUTH

Map/Lot: 005-051-1
Account: 719 Card: 1 of 1 Location: 226 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/01/1972
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B1948P0709
Reference 2	LOT SIZE:16
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
2.00	Acres-Rear Land 11-20	950.00	2,090	100%		2,090
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 16.00					Land Total	128,405

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,196 Sqft	Grade C 100	Base	202,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,588
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

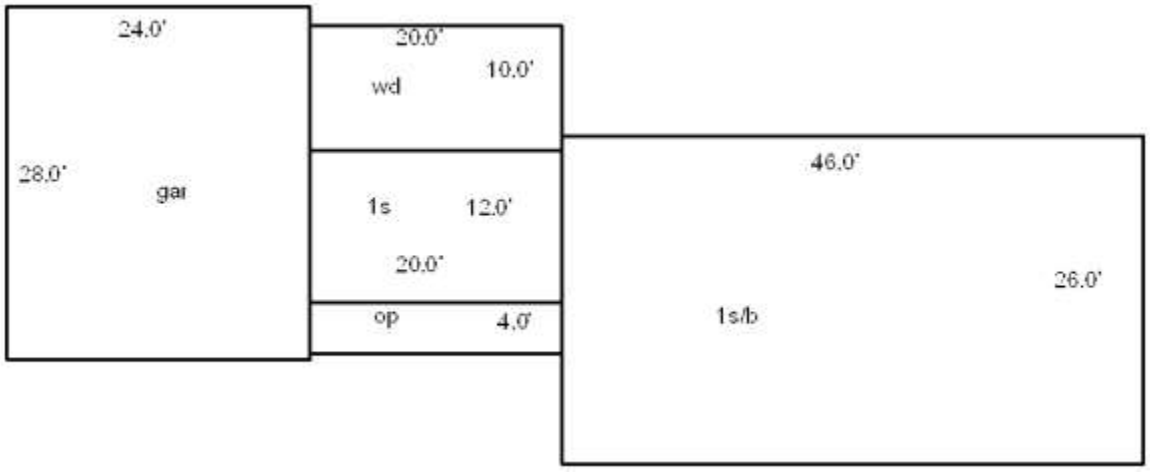
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	207,838

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	95%	142,161

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1993	672	C 100	24.804	Avg.	72%	100%	95%	16.966
Wood Deck	1972	200	C 100	2.506	Avg.	72%	100%	95%	1.714
ONE STORY FRAME	1993	240	C 100	21.979	Avg.	72%	100%	95%	15.034
Open Frame Porch	1972	80	C 100	3.381	Avg.	72%	100%	95%	2.312
1.25 ST GARAGE..	1978	900	C 100	38.064	Avg.	72%	100%	95%	26.036
AV POLE SHED....	1978	888	D 100	8.902	Avg-	67%	100%	95%	5.666
1,436 SFLA							Outbuilding Total		67,728

Accpt Land	128,400	Accepted Bldg	209,900	Total	338,300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Account: 720 Card: 1 of 1 Map/Lot: 002-017 Location: DYER ST

Neighborhood 13	LOWER MAIN
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18128P21
Reference 2	LOT SIZE:1
Tran/Land/Bldg	400 3 40
X.....	OV Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/11/2019
Sale Price	1,478,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	82,300.00	90,530	100%		90,530
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	101,530

Land	108,900	Bldg Override	1,814,300	Total	1,923,200

Account: 721 Card: 1 of 1 Map/Lot: 002-031
Location: DYER ST

Neighborhood 44 DYER ST

Zoning/Use INDUSTRIAL
Topography
Utilities All Public
Street No Street

Reference 1 B18128P21
Reference 2
Tran/Land/Bldg 430 4 99
X..... OV Y..... 0
Exemption(s) Land Schedule 2

Sale Data

Sale Date	12/11/2019
Sale Price	5,400,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
3.67	Acres-Rear Land 11-20	1,500.00	6,056	100%		6,056
Total Acres 17.67				Land Total		136,448

Land 840,900 Bldg Override 0 Total 840,900

Account: 722 Card: 1 of 1 Map/Lot: 018-123 Location: 11 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18128P21
Reference 2	LOT SIZE:2.9
Tran/Land/Bldg	400 3 40
X.....	OV Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/11/2019
Sale Price	5,400,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

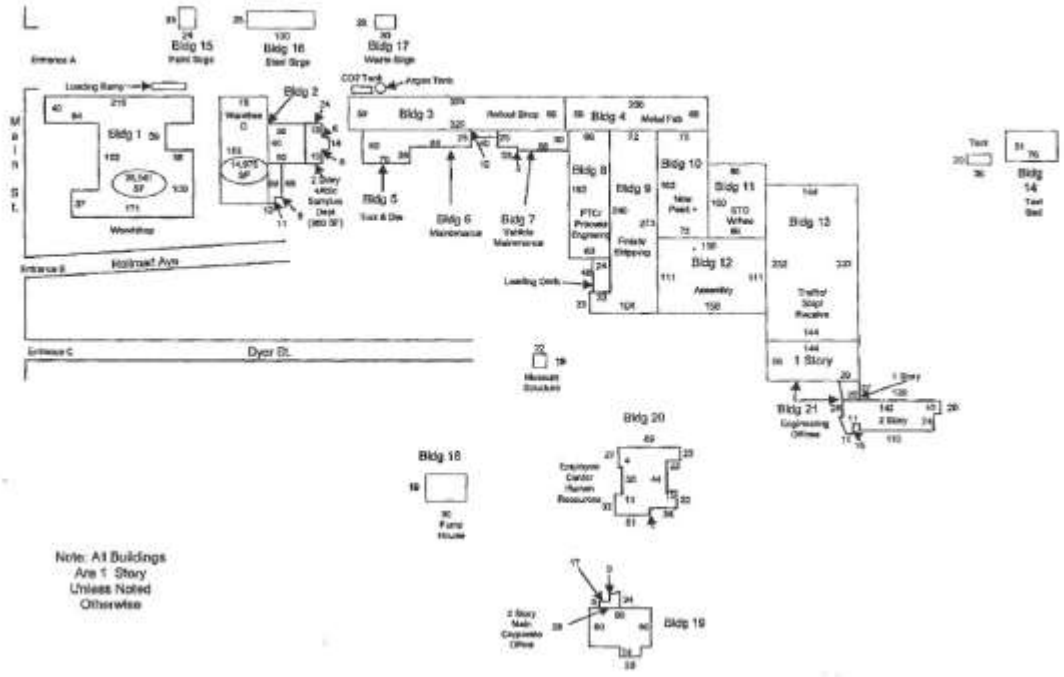
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Homesite (Fract)	82,300.00	100,701	100%		100,701
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.90					Land Total	111,701

Land	210,500	Bldg Override	1,835,400	Total	2,045,900

Improvement Description and Analysis

Below are dimensional sketches of the improvements followed by a summary of the square footages or other applicable units-of-measure.



Account: 723 Card: 1 of 1 Map/Lot: 002-031A
Location: 38 DYER ST

Neighborhood 44	DYER ST
Zoning/Use	INDUSTRIAL
Topography	
Utilities	All Public
Street	No Street
Reference 1	B18128P21
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	400 3 40
X.....	OV Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/11/2019
Sale Price	7,625,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	82,300.00	99,217	100%		99,217
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.50					Land Total	110,217

Land	181,500	Bldg Override	533,400	Total	714,900

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B0779P0269
Reference 2	LOT SIZE: 1.17
Tran/Land/Bldg	900 14 57
X.....	EX Y..... 0
Exemption(s)	8 0 0 Land Schedule 4

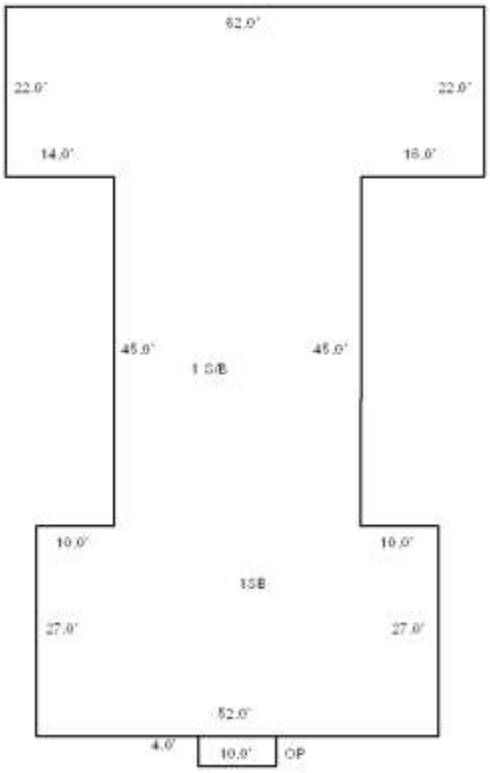
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.17	Acres-Homesite (Fract)	74,130.00	82,833	100%		82,833
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.17					Land Total	94,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LIBRARY	1926	4208	C 100	640.817	Avg+	73%	100%	105%	491.186
BSMT UNFINISHED	1926	4208	C 100	105.410	C Gr	73%	100%	105%	80.796
Open Frame Porch	1926	40	C 100	1.690	C Gr	73%	100%	105%	1.296
OPEN PORCH	1926	112	C 100	4.854	C Gr	73%	100%	105%	3.720
								Outbuilding Total	576,998

Accpt Land	94,400	Accepted Bldg	577,000	Total	671,400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Name: WEATHERLY, IVAN G
WEATHERLY, CATHERINE B
Map/Lot: 007-006-1
Account: 725 Card: 1 of 1 Location: 905 BEECH RIDGE RD

Neighborhood 71 BK BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B6430P0272
Reference 2 LOT SIZE: 15
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	Acres-Rear Land 11-20	950.00	1,045	100%		1,045
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.00					Land Total	104,402

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,324 Sqft	Grade C 90	Base	196,816
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	298
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,383
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	GOOD	Average	Typical	201,873

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	95%	95%	154,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1996	20	C 90	1.435	Avg.	85%	95%	95%	1.101
1 ST BARN.....	2000	240	C 90	7.852	Avg.	85%	95%	95%	6.023
Frame Shed	2000	144	C 90	2.029	Avg.	85%	95%	95%	1.557
1.25 ST BARN....	1996	1344	C 100	51.960	Avg.	83%	90%	95%	36.873
Shed.....	1996	144	C 90	2.029	Avg.	85%	95%	95%	1.557
1,324 SFLA							Outbuilding Total		47,111

Accpt Land 104,400 Accepted Bldg 202,000 Total 306,400

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76
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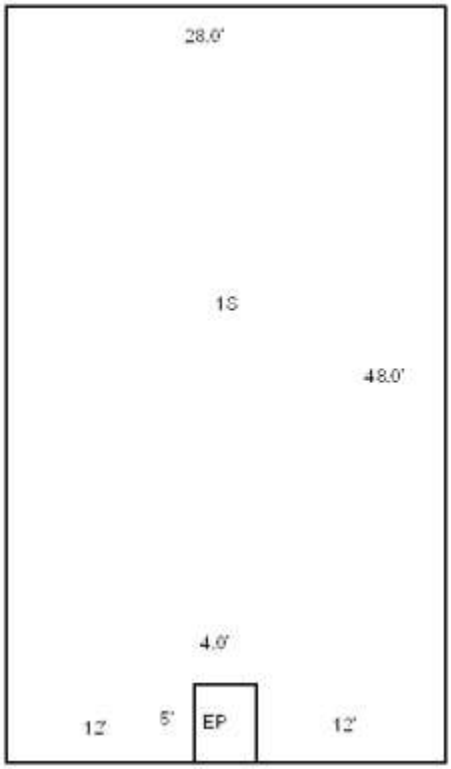
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Name: KONDOS, LORI A.
KONDOS, CHRISTOPHER
Map/Lot: 008-028-1
Account: 726 Card: 1 of 1 Location: 8 MOUNTAIN VIEW WY

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE: 9.41
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/10/2020
Sale Price	324,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%	Restrictio	82,647
5.41	Acres-Rear Land 1-10	1,710.00	10,176	100%		10,176
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.41					Land Total	108,498

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	494 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,781
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

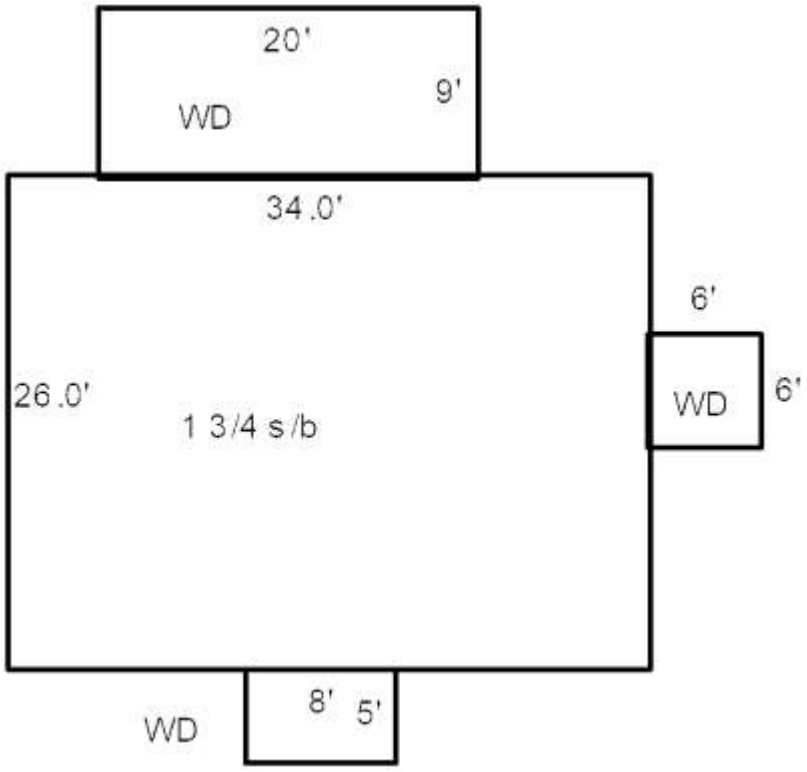
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	254,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	219,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2008	180	C 100	2.255	Avg.	91%	100%	95%	1.949
WOOD DECK	2008	76	C 100	952	Avg.	91%	100%	95%	823
Frame Shed	2021	160	B 90	2.930	Avg.	97%	100%	95%	2.700
LEAN TO	2021	128	C 100	956	Avg.	91%	100%	95%	826
1,547 SFLA							Outbuilding Total		6,298

Accpt Land 108,500 Accepted Bldg 226,100 Total 334,600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Map/Lot: 010-071
Account: 727 Card: 1 of 1 Location: 585 TWOMBLEY RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15586P651
Reference 2 LOT SIZE: 2.0 TOTAL IN SANFORD & NB
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	03/18/2009
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	50%	Size/Shape	42,840
Total Acres 2.00					Land Total	42,840

Accpt Land	42,800	Accepted Bldg	0	Total	42,800

Map/Lot: 003-045
Account: 728 Card: 1 of 1 Location: 412 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	JUNK YARD
Reference 2	LOT SIZE:9.6
Tran/Land/Bldg	106 1 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/08/2020
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.60	Acres-Rear Land 1-10	1,710.00	10,534	100%		10,534
Total Acres 9.60					Land Total	102,364

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2022	960	B 90	41,154	Avg.	98%	100%	95%	38,314
							Outbuilding Total		38,314

Accpt Land	102,400	Accepted Bldg	38,300	Total	140,700

Map/Lot: 024-008
Account: 729 Card: 1 of 1 Location: 132 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingBelow Street
Utilities	All Public
Street	Paved

Reference 1	B11083P297
Reference 2	LOT SIZE:0.9
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	74,130.00	80,688	100%		80,688
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.90					Land Total	92,238

Dwelling Description

				Replacement Cost New	
Other	One Story	1,080 Sqft	Grade D 100	Base	116,063
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,160
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

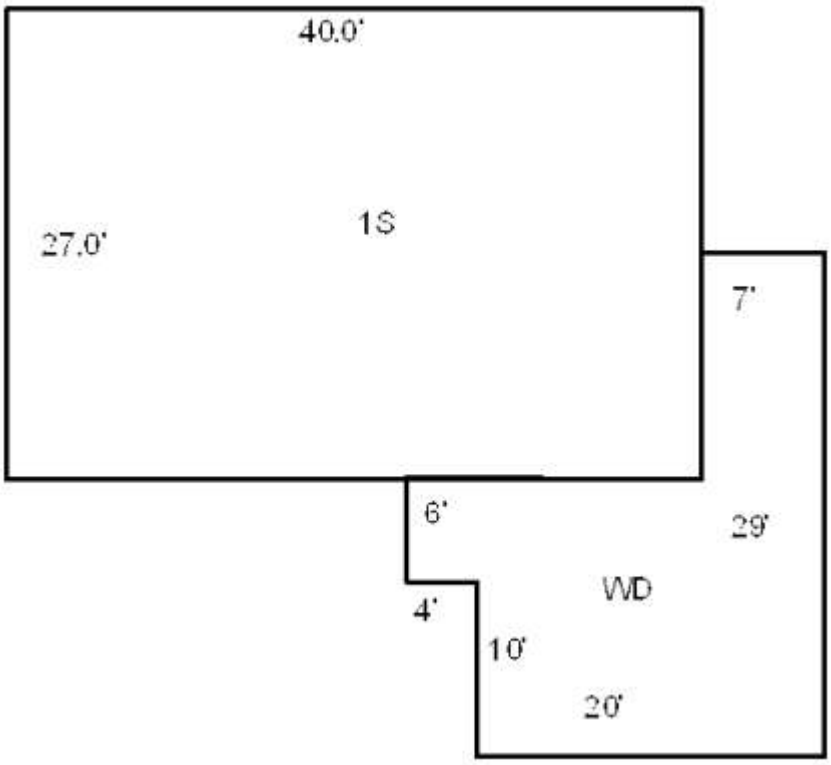
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	118,655

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	95%	105%	95,870

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1989	435	C 100	5.451	Avg.	81%	95%	105%	4.404
Frame Garage	1999	864	C 100	31.718	Avg.	81%	95%	105%	25.627
Frame Shed	1996	96	D 100	1.202	Avg.	81%	95%	105%	971
1,080 SFLA							Outbuilding Total		31,002

Accpt Land	92,200	Accepted Bldg	126,900	Total	219,100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Account: 730 Card: 1 of 1 Map/Lot: 003-059 Location: GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1540P0123
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	10%	Size/Shape	7,459
Total Acres 0.50					Land Total	7,459

Accpt Land	7,500	Accepted Bldg	0	Total	7,500

Account: 731 Card: 1 of 1 Map/Lot: 005-038 Location: 754 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Below Street
Utilities	Well & SepticSeptic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B16998P803
Reference 2	LOT SIZE: 28.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	04/08/2015
Sale Price	278,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
4.70	Acres-Rear 21+	665.00	3,438	100%		3,438
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 28.70					Land Total	140,203

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,200 Sqft	Grade C 100	Base	271,233
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,400
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

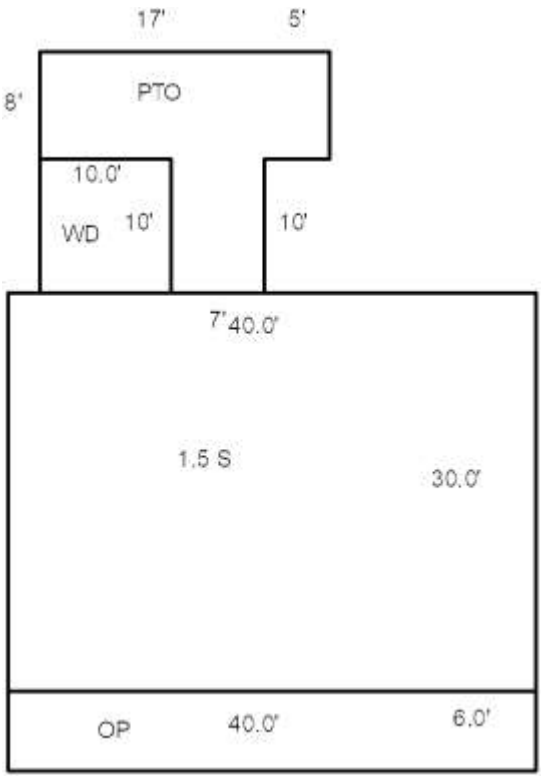
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	291,633

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	252,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	240	C 100	10.142	Avg.	91%	100%	95%	8.768
Frame Shed	2007	96	C 100	1.502	Avg.	91%	100%	95%	1.299
Wood Deck	2008	100	C 100	1.253	Avg.	91%	100%	95%	1.083
PATIO	2021	246	C 100	1.540	Avg.	91%	100%	95%	1.331
AB.GR. POOL.....	2008	1	C 100	0	Avg.	91%	100%	95%	0
1,800 SFLA								Outbuilding Total	12,481

Accpt Land	140,200	Accepted Bldg	264,600	Total	404,800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Neighborhood 18	LEBANON RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Gravel

Sale Data

Sale Date	07/28/2020
Sale Price	220,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1	TG
Reference 2	LOT SIZE: 112.68 (split 7/28/2020)
Tran/Land/Bldg	700 1 99
X.....	SP Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
14.00	Acres-Mixed Wood	436.00	6,104	100%		6,104
98.68	Acres-Hardwood	344.00	33,946	100%		33,946
Total Acres 112.68					Land Total	40,050

Accpt Land	40,100	Accepted Bldg	0	Total	40,100

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Private

Sale Data

Sale Date	08/11/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1
Reference 2 LOT SIZE: .48
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	210,000	230,059	100%		230,059
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.48					Land Total	243,809

Dwelling Description

Ranch	One Story	450 Sqft	Grade C 100	Replacement Cost New	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	107,874
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	563
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,125
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-450
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

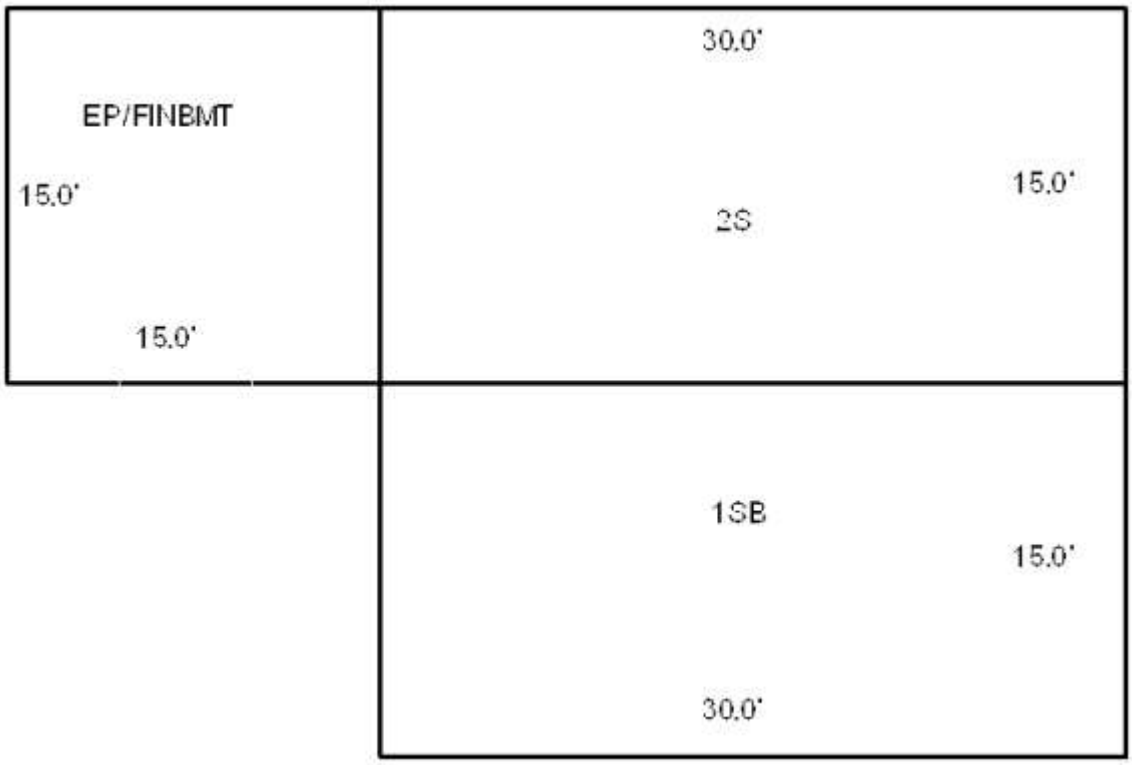
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	109,912

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	125%	92,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1960	450	C 100	72.904	Avg.	67%	100%	125%	61.058
1 STORY/BASEMENT	1960	225	C 100	23.774	Avg.	67%	100%	125%	19.911
Wood Deck	1960	330	C 100	4.135	Avg.	67%	100%	125%	3.462
Frame Shed	1960	144	C 100	2.254	Avg.	67%	100%	125%	1.888
1,575 SFLA								Outbuilding Total	86,319

Accpt Land	243,800	Accepted Bldg	178,400	Total	422,200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Name: HALL, STANLEY L
HALL, SUSAN K
Map/Lot: 003-090
Account: 734 Card: 1 of 1 Location: 167 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/05/2016
Sale Price	306,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Other Non Valid

Reference 1	B17163P915 INCLUDES 003-089
Reference 2	LOT SIZE: 30.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
6.80	Acres-Rear 21+	735.00	5,498	100%		5,498
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 30.80					Land Total	158,071

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	832 Sqft	Grade C 100	Base	223,802
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,248
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,640
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

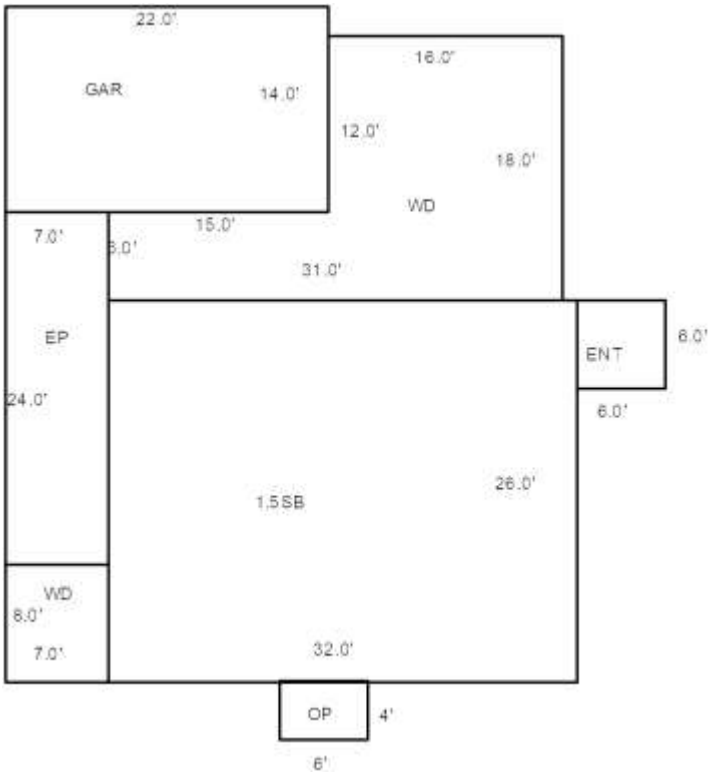
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Average	Typical	228,690

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	160,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1952	308	C 100	11.696	Avg.	67%	100%	105%	8.228
Encl Frame Porch	1952	168	C 100	13.386	Avg.	67%	100%	105%	9.417
Wood Deck	1952	56	C 100	702	Avg.	67%	100%	105%	494
WOOD DECK	1952	378	C 100	4.736	Avg.	67%	100%	105%	3.332
BSMT ENTRY.....	1952	36	C 100	563	Avg.	67%	100%	105%	396
1 ST BARN.....	1952	1024	C 100	33.271	Avg.	67%	100%	105%	23.407
Frame Garage	1952	400	C 100	15.009	Avg.	67%	100%	105%	10.559
Open Frame Porch	1952	24	C 100	1.014	Avg.	67%	100%	105%	713
1,456 SFLA							Outbuilding Total		56,546

Accpt Land 158,100 Accepted Bldg 217,400 Total 375,500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Name: JONES, STEVEN
JONES, NICOLE

Map/Lot: 006-020
Account: 735 Card: 1 of 1 Location: 639 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/24/2018
Sale Price	319,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Reference 1	B17808P558
Reference 2	LOT SIZE:5.83
Tran/Land/Bldg	101 1 11
X.....	113 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.83	Acres-Rear Land 1-10	1,710.00	3,442	100%		3,442
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.83					Land Total	110,947

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,064 Sqft	Grade B 100	Base	322,647
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,075
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,148
Heating	100% HW BB	Cooling	0% None	Heat	6,224
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

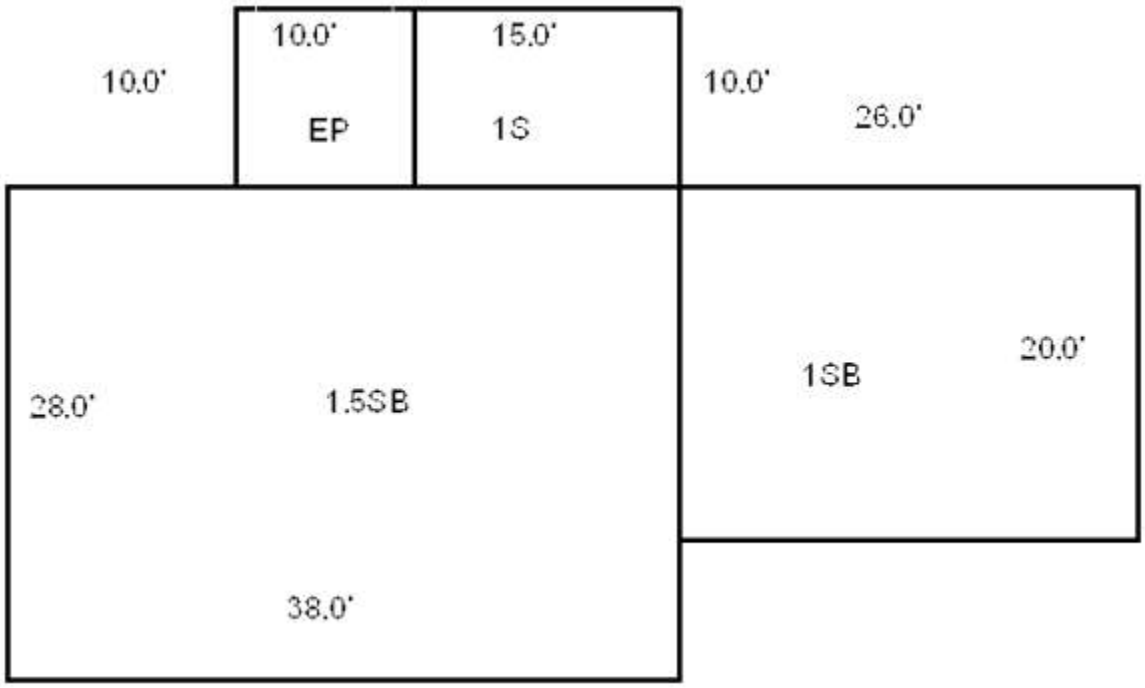
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1686	1970	TYPICAL	TYPICAL	Good	Typical	355,295

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	263,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1686	520	B 100	71.426	Good	78%	100%	95%	52,926
ONE STORY FRAME	1686	150	B 100	17.858	Good	78%	100%	95%	13,233
Encl Frame Porch	1686	100	B 100	10.358	Good	78%	100%	95%	7,675
Frame Shed	1970	120	C 100	1.878	Avg.	69%	100%	95%	1,231
Patio	1970	100	C 100	626	Avg.	69%	100%	95%	410
OPEN SCR PORCH	2006	192	C 100	8.719	Avg.	89%	100%	95%	7,372
2,266 SFLA							Outbuilding Total		82,847

Accpt Land 110,900 Accepted Bldg 346,100 Total 457,000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10.0'
10.0'
EP
1S
26.0'
20.0'
1SB
28.0'
1.5SB
38.0'

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/13/2009
Sale Price	162,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15706P765
Reference 2	LOT SIZE:1.06
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.06	Acres-Homesite (Fract)	74,130.00	82,020	100%		82,020
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.06					Land Total	93,570

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	217,842
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,267
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,802
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

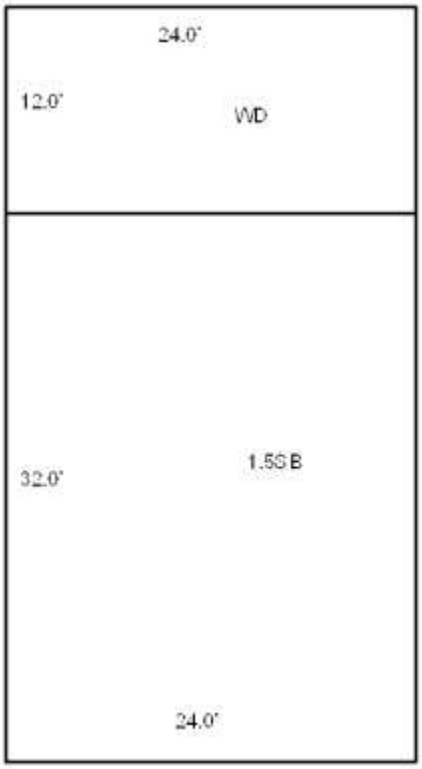
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	222,911

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	105%	180,224

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1981	288	C 110	3.970	Avg.	77%	100%	105%	3.210
Frame Shed	1981	96	C 100	1.502	Avg.	75%	100%	105%	1.182
1,152 SFLA							Outbuilding Total		4,392

Accpt Land	93,600	Accepted Bldg	184,600	Total	278,200


24.0'
12.0'
WD
1.5S B
32.0'
24.0'

Account: 738 Card: 1 of 1 Map/Lot: 006-074 Location: 510 VALLEY RD

Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B1836P0633
Reference 2	LOT SIZE:2.08
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	02/14/2020
Sale Price	118,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.08	Acres-Homesite (Fract)	72,675.00	86,017	100%		86,017
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.08					Land Total	101,692

Dwelling Description

				Replacement Cost New	
Ranch	One Story	512 Sqft	Grade D 100	Base	94,439
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-819
Rooms	4	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-410
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

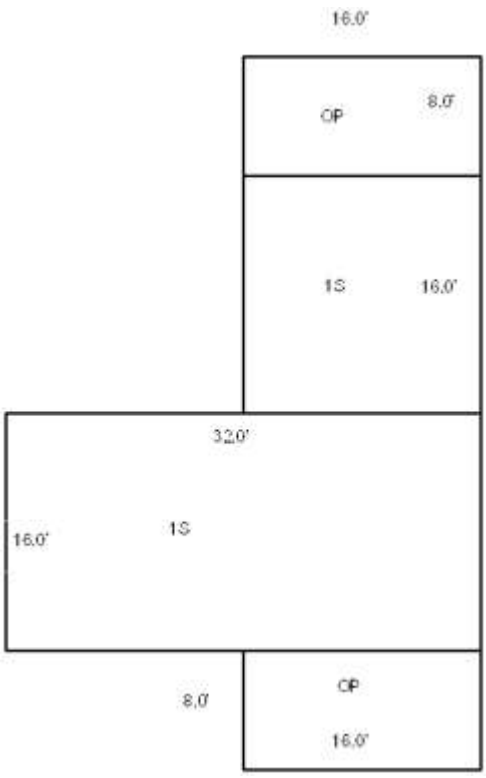
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1977	OLD TYPE	TYPICAL	Below Average	Typical	93,850

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
COND/DES/UTIL...	None	60%	50%	95%	26,747

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1930	128	D 100	4.327	Avg-	60%	50%	95%	1.233
ONE STORY FRAME	1994	256	D 100	18.755	Avg.	82%	100%	95%	14.610
Open Frame Porch	1994	128	D 100	4.327	Avg.	82%	100%	95%	3.371
Frame Garage	1977	324	D 100	9.818	Avg-	60%	50%	95%	2.799
Frame Shed	1930	96	D 100	1.202	Avg-	60%	50%	95%	342
768 SFLA							Outbuilding Total		22,355

Accpt Land	101,700	Accepted Bldg	49,100	Total	150,800


16.0'
OP
8.0'
1S
16.0'
32.0'
16.0'
1S
8.0'
OP
16.0'

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B9330P0119
Reference 2	LOT SIZE: 14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%		68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 14.00					Land Total	103,357

Dwelling Description

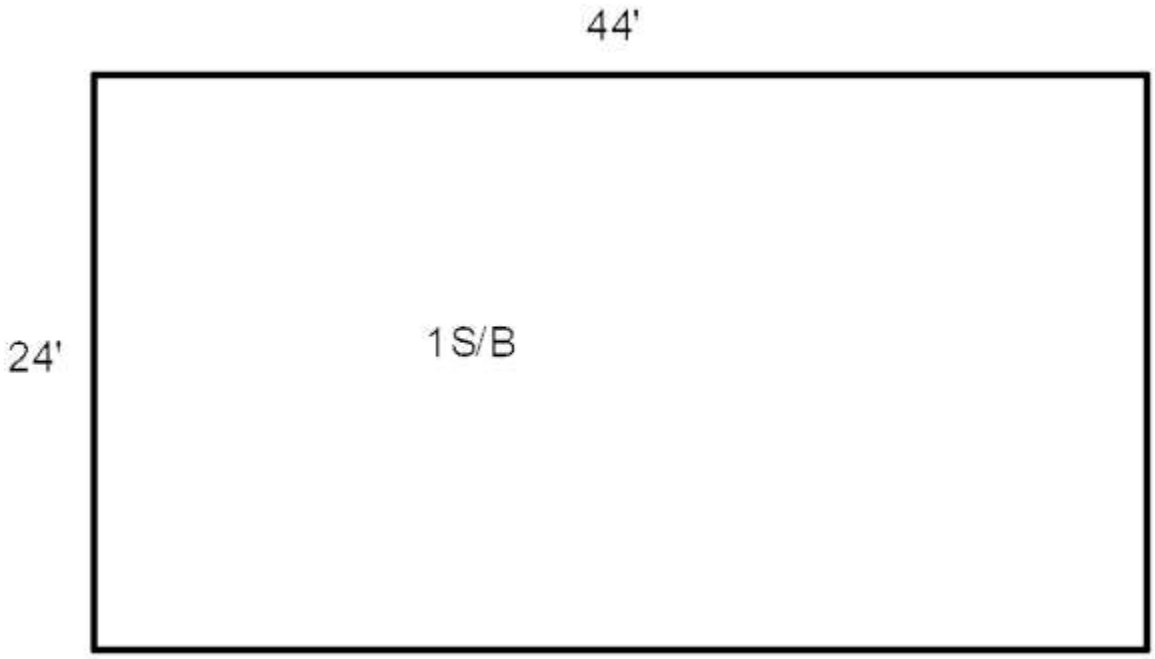
				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	184,706
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,640
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,056	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	196,850

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	40%	95%	73,307

Accpt Land	103,400	Accepted Bldg	73,300	Total	176,700


44'
24'
1S/B

Account: 741 Card: 1 of 1 Map/Lot: 008-014 Location: OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B9019P0315 TG
Reference 2	LOT SIZE: 57
Tran/Land/Bldg	700 1 99
X.....	TG Y Coord
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
17.00	Acres-Softwood	421.00	7,157	100%		7,157
3.00	Acres-Hardwood	344.00	1,032	100%		1,032
37.00	Acres-Mixed Wood	436.00	16,132	100%		16,132
Total Acres 57.00					Land Total	24,321

Accpt Land	24,300	Accepted Bldg	0	Total	24,300

Map/Lot: 006-023-1
Account: 742 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood	25 OAK WOODS RD
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/31/2009
Sale Price	32,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B15797P851 TG
Reference 2	LOT SIZE: 12.4
Tran/Land/Bldg	700 1 99
X.....	TG Y Coord
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.50	Acres-Softwood	421.00	4,000	100%		4,000
2.90	Acres-Mixed Wood	436.00	1,264	100%		1,264
Total Acres 12.40					Land Total	5,264

Accpt Land	5,300	Accepted Bldg	0	Total	5,300

Account: 743 Card: 1 of 1 Map/Lot: 007-038 Location: TURKEY ST

Neighborhood 15	TURKEY ST
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2151P0383 TG
Reference 2	LOT SIZE: 16
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
12.00	Acres-Softwood	421.00	5,052	100%		5,052
4.00	Acres-Hardwood	344.00	1,376	100%		1,376
Total Acres 16.00					Land Total	6,428

Accpt Land	6,400	Accepted Bldg	0	Total	6,400

Account: 744 Card: 1 of 1 Map/Lot: 007-037 Location: TURKEY ST

Neighborhood 15	TURKEY ST
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B2161P0383 TG
Reference 2	LOT SIZE: 74
Tran/Land/Bldg	700 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Softwood	421.00	421	100%		421
59.00	Acres-Mixed Wood	436.00	25,724	100%		25,724
10.00	Acres-Hardwood	344.00	3,440	100%		3,440
Total Acres 74.00				Land Total		121,415

Accpt Land 121,400 Accepted Bldg 0 Total 121,400

Name: LAUGHLIN, HENRY A. III, TRUSTEE
HENRY A. LAUGHLIN III REV LIVING TRUST
Map/Lot: 002-027
Account: 745 Card: 1 of 1 Location: WELLS ST

Neighborhood 99	LANDLOCKED
Tree Growth	2020
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	11/04/2011
Sale Price	13,100
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16202P526 TG
Reference 2	LOT SIZE:32.5 REAR
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
23.50	Acres-Softwood	421.00	9,894	100%		9,894
5.00	Acres-Mixed Wood	436.00	2,180	100%		2,180
2.00	Acres-Hardwood	344.00	688	100%		688
2.00	Acres-Wasteland	47.50	105	100%		105
Total Acres 32.50				Land Total		12,867

Accpt Land	12,900	Accepted Bldg	0	Total	12,900

Name: LAUGHLIN, HENRY A. III, TRUSTEE
HENRY A. LAUGHLIN III REV LIVING TRUST
Account: 746 Card: 1 of 1 Map/Lot: 002-029 Location: WELLS ST

Neighborhood 99	LANDLOCKED
Tree Growth	2020
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B16202P526 TG
Reference 2	LOT SIZE:7.5 Rear of land in Wells
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Softwood	421.00	1,684	100%		1,684
3.00	Acres-Hardwood	344.00	1,032	100%		1,032
0.50	Acres-Wasteland	47.50	26	100%		26
Total Acres 7.50					Land Total	2,742

Accpt Land 2,700 Accepted Bldg 0 Total 2,700

Account: 747 Card: 1 of 1 Map/Lot: 012-018 Location: 64 WEST FOURTH ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	07/14/1995
Sale Price	0
Sale Type	.....
Financing	.....
Verified	.....
Validity	Validity

Reference 1	B7479P0077
Reference 2	LOT SIZE: .26
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	210,000	216,378	100%		216,378
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.26					Land Total	230,128

Dwelling Description

				Replacement Cost New	
Ranch	One Story	904 Sqft	Grade C 110	Base	181,978
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,492
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,983
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

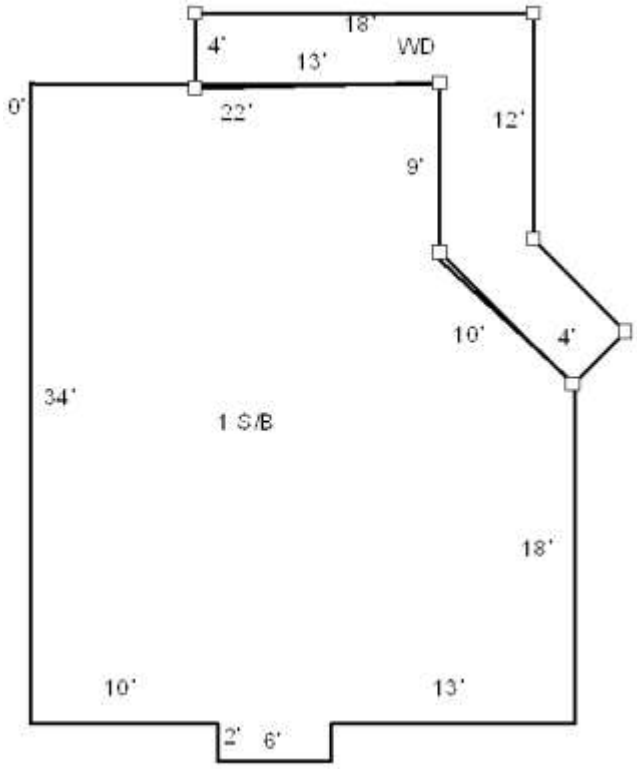
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	192,261

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	125%	216,294

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2007	145	C 110	1.999	Avg.	90%	100%	125%	2,249
904 SFLA						Outbuilding Total			2,249

Accpt Land	230,100	Accepted Bldg	218,500	Total	448,600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4'
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22'
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9'
10'
4'
34'
1 S/B
18'
10'
13'
2'
6'

Map/Lot: 011-006
Account: 748 Card: 1 of 1 Location: 11 WEST FIFTY THIRD ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Private

Reference 1 B1601P0454
Reference 2 LOT SIZE: .19
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	210,000	209,696	100%		209,696
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.19					Land Total	223,446

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade D 110	Base	157,186
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,774
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-887
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Above Average	Typical	154,525

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	125%	164,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1989	420	D 110	4.631	Avg+	85%	100%	125%	4.920
Patio	1989	130	D 110	716	Avg+	85%	100%	125%	761
Frame Shed	1989	112	D 110	1.542	Avg+	85%	100%	125%	1.639
1,008 SFLA							Outbuilding Total		7,320

Accpt Land 223,400 Accepted Bldg 171,500 Total 394,900

42.0'
5'
PAT
1S
24.0'
26'
WD
10'
42.0'

Account: 749 Card: 1 of 1 Map/Lot: 005-023 Location: 709 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	05/01/2012
Sale Price	229,300
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 3.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	0 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.75	Acres-Homesite (Fract)	72,675.00	91,239	100%		91,239
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.75					Land Total	106,914

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,292 Sqft	Grade C 105	Base	329,126
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,357
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	58% Units	Cooling	0% None	Heat	760
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,374
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

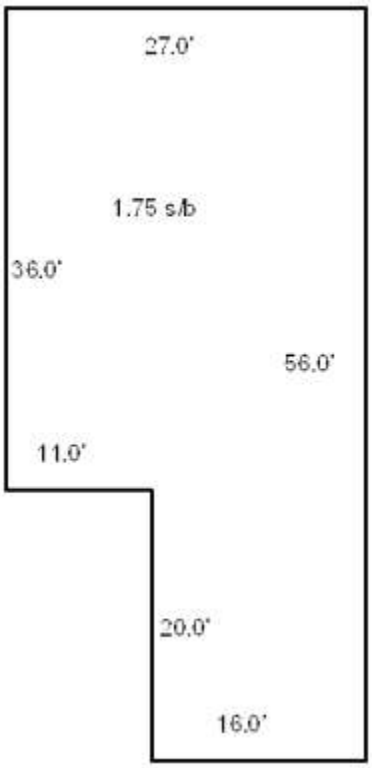
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1950	OLD TYPE	TYPICAL	Average	Typical	328,869

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	209,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Patio	1970	200	C 105	1.315	Avg.	67%	100%	95%	837
Wood Deck	1970	64	C 105	842	Avg-	62%	100%	95%	496
WOOD DECK	1970	208	C 105	2.736	Avg-	62%	100%	95%	1.611
Wood Deck	1970	100	C 105	1.316	Avg.	67%	100%	95%	838
1 ST BARN.....	1880	870	C 100	28.450	Avg.	67%	100%	95%	18.109
2,261 SFLA							Outbuilding Total		21,891

Accpt Land 106,900 Accepted Bldg 231,200 Total 338,100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Name: HARTMANN, ERNEST, ESTATE OF
C/O KATE HARTMANN
Map/Lot: 005-005B
Account: 750 Card: 1 of 1 Location: CLARK RD

Neighborhood 68 CLARK

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B16869P588
Reference 2 LOT SIZE:21.3
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
7.30	Acres-Rear Land 11-20	950.00	7,629	100%		7,629
Total Acres 21.30					Land Total	118,269

Accpt Land 118,300 Accepted Bldg 0 Total 118,300

Map/Lot: 009-028
Account: 751 Card: 1 of 1 Location: 136 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel
PERMIT STATUS	FIELD REV NEEDED
Value Change	Other
Reference 1	B18095P540
Reference 2	LOT SIZE:13
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	11/08/2019
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%	Excess Frt	72,497
3.86	Acres-Rear Land 1-10	1,350.00	5,732	100%		5,732
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 7.86					Land Total	90,604

Dwelling Description

				Replacement Cost New	
Other	One Story	1,200 Sqft	Grade D 100	Base	125,468
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,400
Rooms	6	HEARTHS		HEARTHS	640
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

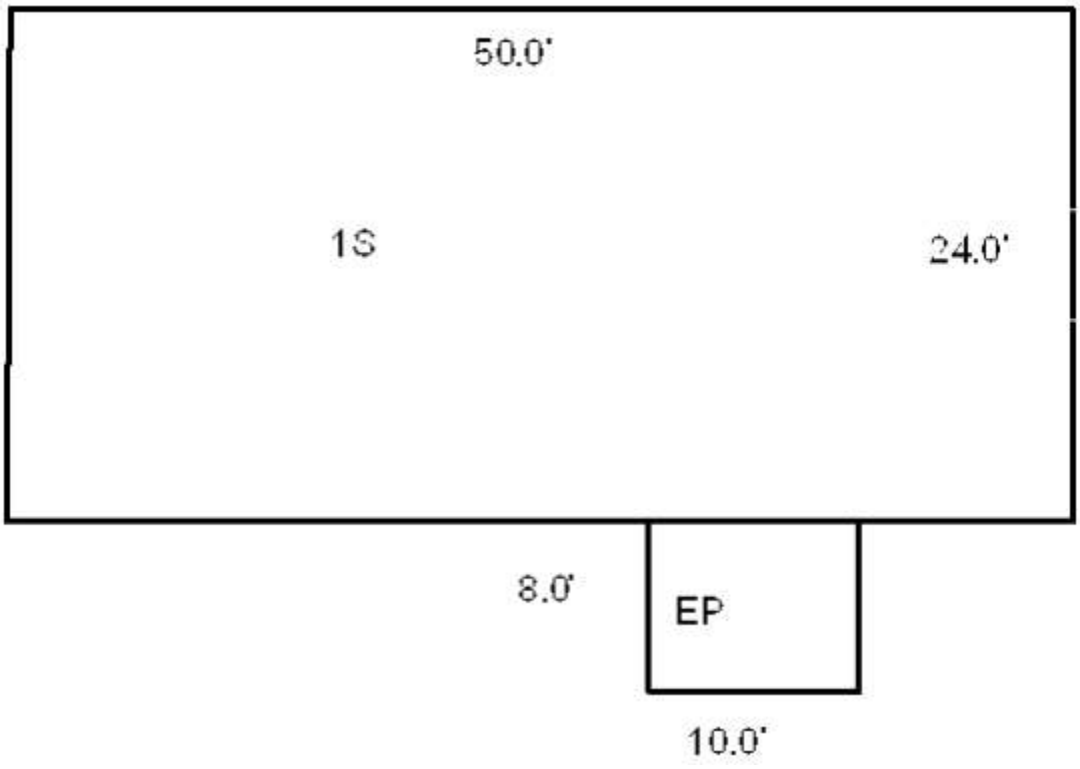
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	135,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	95%	95%	97,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1988	80	D 100	5,099	Avg.	80%	95%	95%	3,681
Frame Shed	1988	240	D 100	3,005	Avg.	80%	95%	95%	2,170
1,200 SFLA							Outbuilding Total		5,851

Accpt Land	90,600	Accepted Bldg	103,600	Total	194,200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EP
10.0'

Name: LAPPIN, DONALD P
LAPPIN, BARBARA
Map/Lot: 003-050
Account: 752 Card: 1 of 1 Location: 361 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B10483P041
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	864 Sqft	Grade C 100	Base	193,894
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	23,760
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

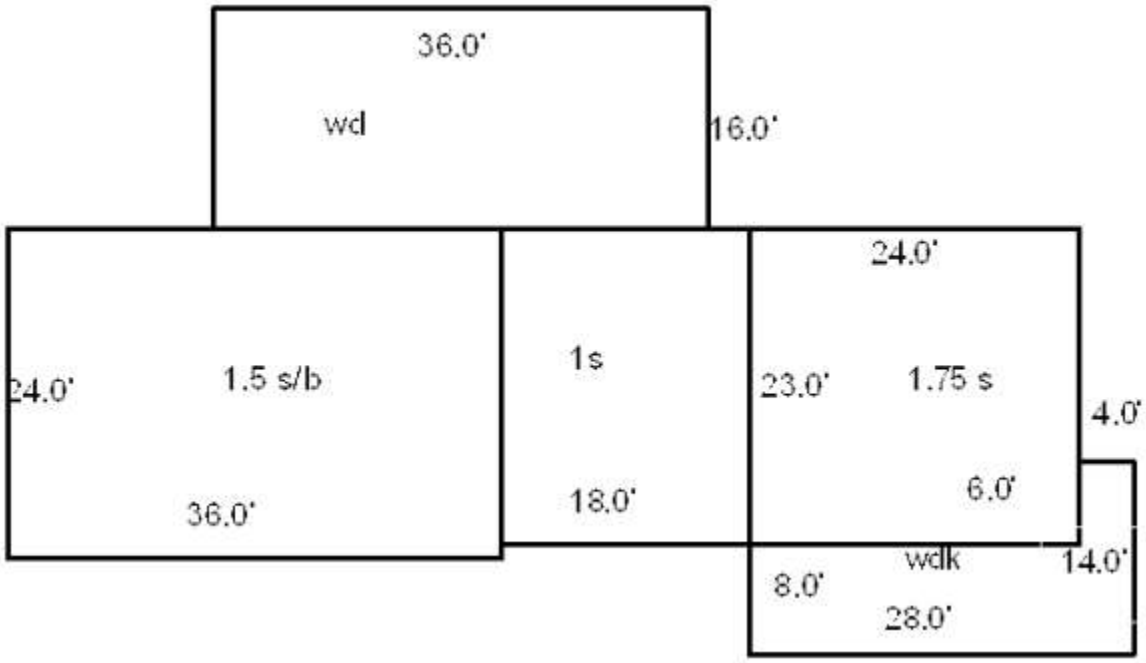
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	223,638

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	161,467

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	414	C 100	37.914	Avg.	76%	100%	95%	27.374
1 & 3/4 STORY FR	1980	552	C 100	79.709	Avg.	76%	100%	95%	57.550
Wood Deck	1980	248	C 100	3.107	Avg.	76%	100%	95%	2.243
WOOD DECK	1980	576	C 100	7.217	Avg.	76%	100%	95%	5.211
2,676 SFLA							Outbuilding Total		92,378

Accpt Land 109,400 Accepted Bldg 253,800 Total 363,200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Map/Lot: 008-044
Account: 753 Card: 1 of 1 Location: 327 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticSeptic
Street Paved

Sale Data

Sale Date	12/14/2016
Sale Price	65,000
Sale Type	Land Only
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1 B17384P989
Reference 2 LOT SIZE: 11.3
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.30	Acres-Rear Land 1-10	1,710.00	13,731	100%		13,731
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 11.30					Land Total	121,236

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,996 Sqft	Grade B 100	Base	395,050
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,892
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,784
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

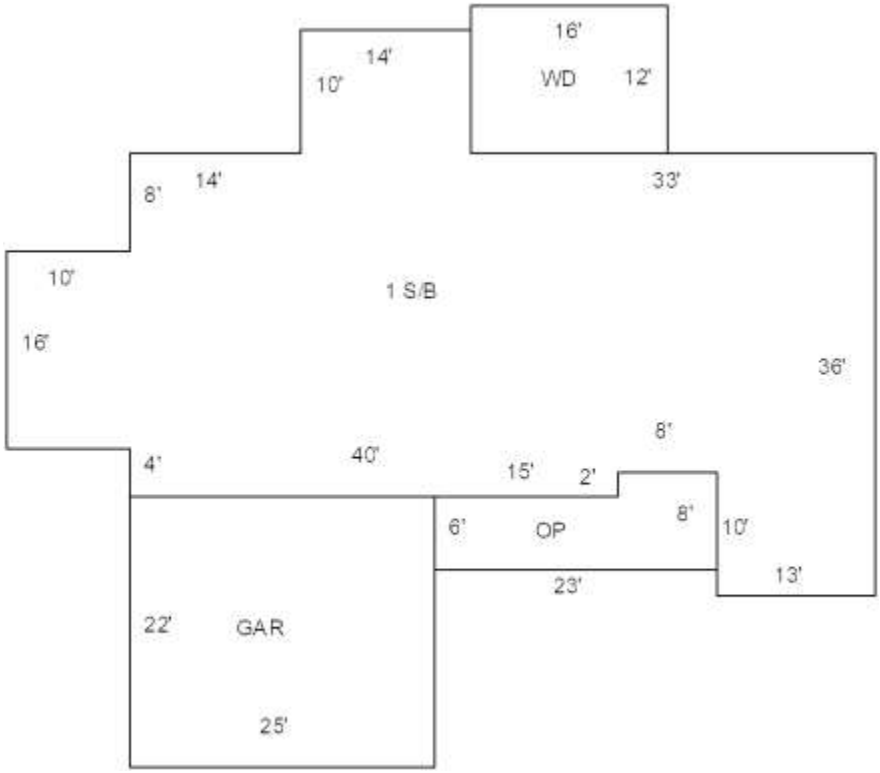
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	417,022

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	376,362

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2017	550	B 100	26,533	Avg.	95%	100%	95%	23,946
Open Frame Porch	2017	154	B 100	8,460	Avg.	95%	100%	95%	7,635
Wood Deck	2017	185	B 100	3,013	Avg.	95%	100%	95%	2,719
1,996 SFLA							Outbuilding Total		34,300

Accpt Land	121,200	Accepted Bldg	410,700	Total	531,900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13'
22'
GAR
25'

Neighborhood 23	FORD QUINT RD
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	10/12/2021
Sale Price	102,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 19.9
Tran/Land/Bldg	130 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
5.00	Acres-Rear Land 11-20	950.00	5,225	100%		5,225
Total Acres 19.00				Land Total		115,865

Accpt Land	115,900	Accepted Bldg	0	Total	115,900

Name: JOHN AND DEBORAH HARVEY 2022 TRUST
HARVEY, JOHN R and DEBORAH E ,
Account: 755 Card: 1 of 1 Map/Lot: 008-020 Location: 949 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	01/27/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 LOT SIZE:6.1
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) 1 17 86 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.10	Acres-Rear Land 1-10	1,710.00	3,950	100%		3,950
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.10					Land Total	111,455

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,446 Sqft	Grade B 110	Base	334,838
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,102
Fin. Basement Area	1146 Sqft, Grade B	Basement Gar	None	Fin Bsmt	29,498
Heating	100% HW BB	Cooling	0% None	Heat	6,203
Rooms	6	HEARTHS		HEARTHS	1,144
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	18,876
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	393,661

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	359,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2019	126	B 110	7.614	Avg.	96%	100%	95%	6,944
Frame Garage	2019	672	B 110	35.470	Avg.	96%	100%	95%	32,348
Wood Deck	2019	96	B 110	1.720	Avg.	96%	100%	95%	1,568
Wood Deck	2019	126	B 110	2.258	Avg.	96%	100%	95%	2,060
ONE STORY FRAME	1977	400	D 100	29.306	Avg-	67%	60%	95%	11,192
Frame Shed	1980	192	D 100	2.404	Avg-	69%	40%	95%	631
Frame Shed	1980	130	D 100	1.627	Avg-	69%	40%	95%	427
SOLAR CL3 /KW	2019			- - - - S O U N D V A L U E - - - -					15,000
1,846 SFLA							Outbuilding Total		70,170

Accpt Land	111,500	Accepted Bldg	429,200	Total	540,700

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Name: HOGAN, CONNOR H
HOGAN, JOHN J. (ESTATE OF)
Map/Lot: 007-032-3
Account: 756 Card: 1 of 1 Location: 507 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	RollingBelow Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/22/2015
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17004P517
Reference 2	LOT SIZE: 12.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	55%	Topography	50,506
8.40	Acres-Rear Land 1-10	1,710.00	15,800	55%	Topography	8,690
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	60%	Fract. Sha	9,405
Total Acres 12.40					Land Total	68,601

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	638 Sqft	Grade D 100	Base	153,262
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% HW BB	Cooling	0% None	Heat	510
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,224
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

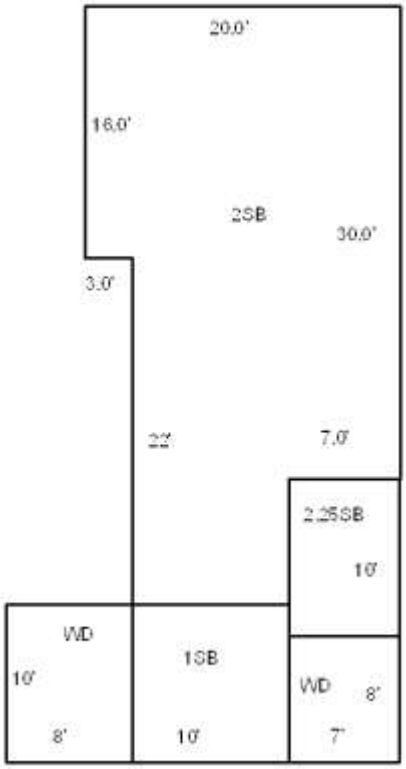
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Fair	Typical	158,634

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	66%	40%	95%	39,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1979	100	D 100	8,453	Fair	66%	40%	95%	2,120
Wood Deck	1979	80	D 100	802	Avg-	68%	100%	95%	518
WOOD DECK	1979	56	D 100	562	Fair	66%	40%	95%	141
2 1/4 S/BSMT	1979	70	D 100	9,940	Fair	66%	40%	95%	2,493
1,376 SFLA							Outbuilding Total		5,272

Accpt Land 68,600 Accepted Bldg 45,100 Total 113,700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Map/Lot: 019-031
Account: 757 Card: 1 of 1 Location: 157 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use INDUSTRIAL
Topography RollingBelow Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B8622P0183
Reference 2 LOT SIZE:8.5
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
4.50	Acres-Rear Land 1-10	2,400.00	11,880	100%		11,880
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 8.50					Land Total	126,872

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 100	Base	264,037
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,680
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	Floor & Stairs			Attic	1,872
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

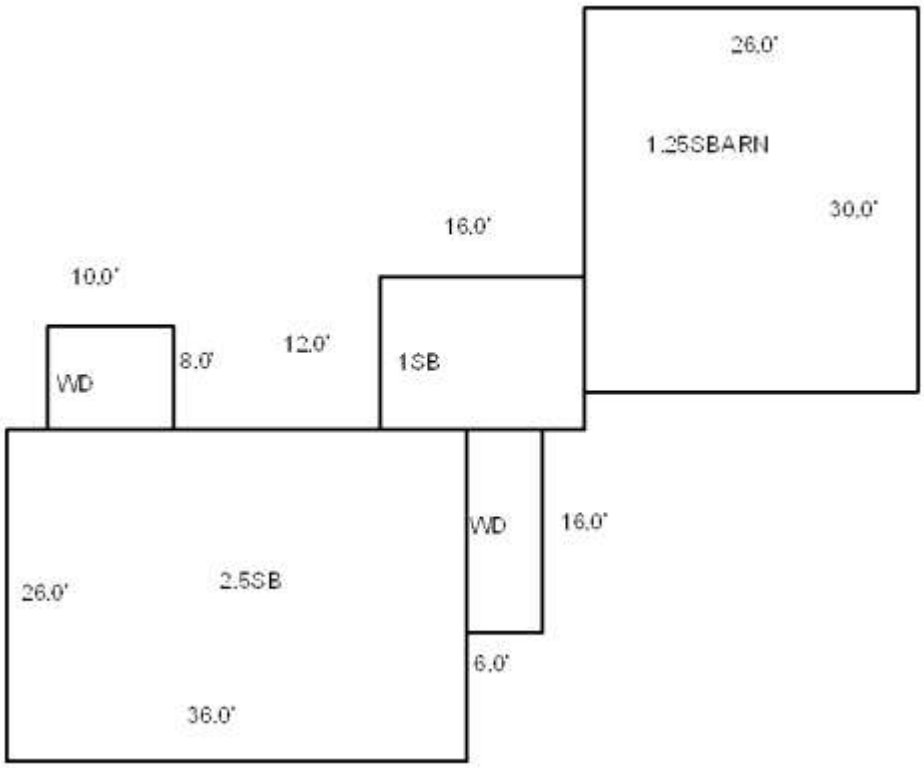
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1950	TYPICAL	TYPICAL	Average	Typical	282,085

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	188,997

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST BARN....	1870	780	C 100	30.764	Avg.	67%	100%	100%	20.612
1 Story/BSMT	1870	192	C 100	20.287	Avg.	67%	100%	100%	13.592
Wood Deck	1870	80	C 100	1.002	Avg.	67%	100%	100%	671
WOOD DECK	1870	96	C 100	1.203	Avg.	67%	100%	100%	806
LOFT BARN BSMT	1870	2280	D 100	75.186	Fair	55%	100%	100%	41.352
2,064 SFLA							Outbuilding Total		77,033

Accpt Land 126,900 Accepted Bldg 266,000 Total 392,900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Map/Lot: 005-002
Account: 758 Card: 1 of 1 Location: 276 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B5026P0223
Reference 2 LOT SIZE:40
Tran/Land/Bldg 101 1 11
X..... 9 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
16.00	Acres-Rear 21+	665.00	11,704	100%		11,704
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	50%		7,838
Total Acres 40.00					Land Total	140,632

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	620 Sqft	Grade B 100	Base	244,735
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-3,224
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,612
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

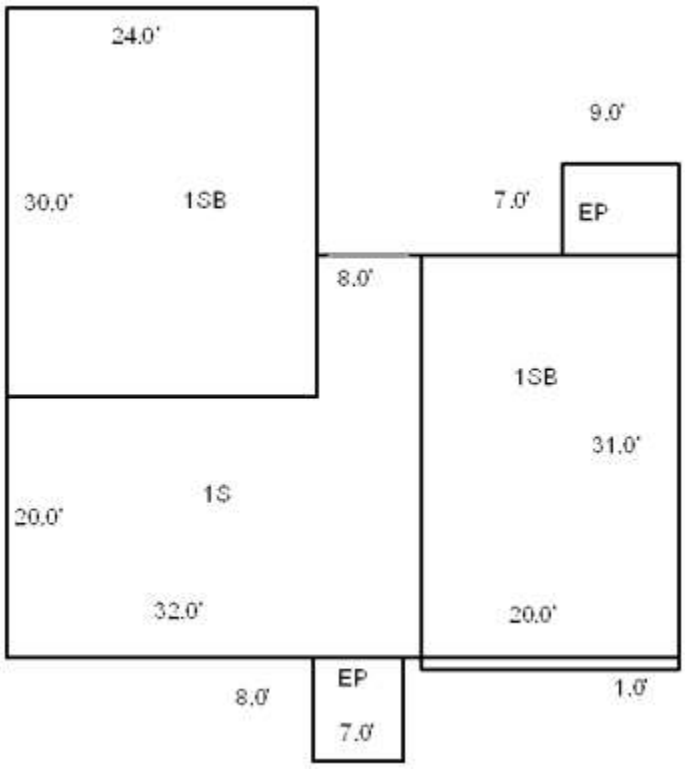
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	GOOD	Average	Typical	230,812

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	30%	95%	53,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	20	B 100	2.382	Avg.	81%	30%	95%	550
1 STORY	1990	728	B 100	86.671	Avg.	81%	30%	95%	20.008
1 Story/BSMT	1990	720	B 100	98.898	Avg.	81%	30%	95%	22.831
Encl Frame Porch	1990	63	B 100	6.526	Avg.	81%	30%	95%	1.507
Encl Frame Porch	1990	56	B 100	5.801	Avg.	81%	30%	95%	1.340
2,708 SFLA								Outbuilding Total	46,236

Accpt Land 140,600 Accepted Bldg 99,500 Total 240,100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Name: CASE, STEPHEN SCOTT, ESTATE OF
C/O JESSICA CASE PER REP.

Map/Lot: 001-043
Account: 759 Card: 1 of 1 Location: CASE RD

Neighborhood 6	RANDALL RD		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography		Sale Date	11/19/1998
Utilities	Well & SepticNoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B9157P0050		
Reference 2	LOT SIZE:45.75		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
10.00	Acres-Rear Land 1-10	1,440.00	15,840	100%		15,840
10.00	Acres-Rear Land 11-20	800.00	8,800	100%		8,800
21.75	Acres-Rear 21+	560.00	13,398	100%		13,398
Total Acres 45.75				Land Total		115,368

Accpt Land 115,400 Accepted Bldg 0 Total 115,400

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B14969P592
Reference 2	LOT SIZE: .76
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	210,000	224,747	100%		224,747
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
0.38	Acres-Rear Land 1-10	7,000.00	2,926	100%		2,926
Total Acres 0.76					Land Total	241,423

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	540 Sqft	Grade C 100	Base	176,975
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	810
Fin. Basement Area	615 Sqft, Grade C	Basement Gar	None	Fin Bsmt	12,177
Heating	100% HW BB	Cooling	0% None	Heat	3,240
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

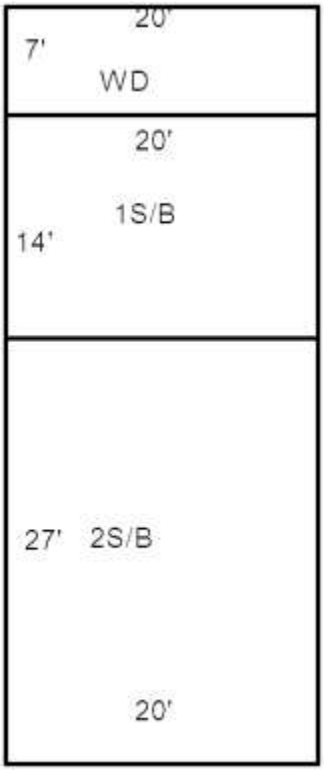
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	2005	TYPICAL	TYPICAL	Good	Typical	201,922

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	125%	222,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1987	180	C 100	7.607	Avg.	78%	100%	125%	7.416
Frame Garage	1987	520	C 100	19.330	Avg.	78%	100%	125%	18.846
Frame Shed	1987	128	C 100	2.003	Avg.	78%	100%	125%	1.952
1 STORY/BSMT	1987	280	C 100	29.585	Avg.	78%	100%	125%	28.845
Wood Deck	1987	140	C 100	1.754	Good	88%	100%	125%	1.930
1,360 SFLA							Outbuilding Total		58,989

Accpt Land	241,400	Accepted Bldg	281,100	Total	522,500


20'
7'
WD
20'
1S/B
14'
27'
2S/B
20'

Neighborhood 62 HIGH ST

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography
Utilities All Public
Street No Street

Reference 1 B18153P773
Reference 2 LOT SIZE: .55
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	01/22/2020
Sale Price	212,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	74,130.00	76,811	100%		76,811
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.55					Land Total	88,361

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	816 Sqft	Grade C 110	Base	267,517
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Full Bmt	Basement	898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	0% None	Heat	5,610
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-2,244
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

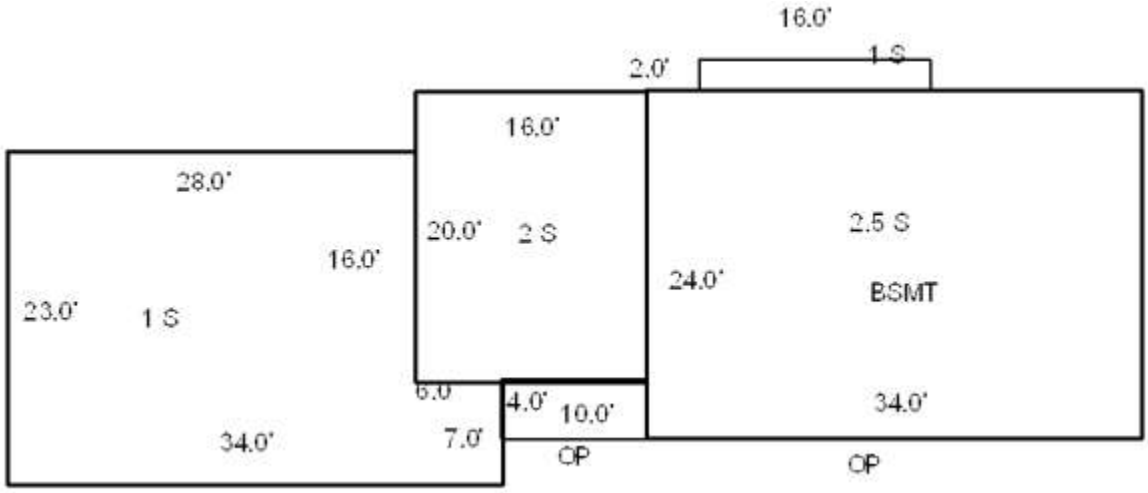
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1865	0	TYPICAL	TYPICAL	Average	Field8	280,493

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	90%	105%	177,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	1865	320	C 110	57.027	Avg.	67%	90%	105%	36.106
ONE STORY FRAME	1865	686	C 110	69.106	Avg.	67%	90%	105%	43.754
ONE STORY FRAME	1865	32	C 110	3.224	Avg.	67%	90%	105%	2.041
Open Frame Porch	1865	40	C 110	1.859	Avg.	67%	90%	105%	1.177
3,398 SFLA								Outbuilding Total	83,078

Accpt Land	88,400	Accepted Bldg	260,700	Total	349,100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2.5 S
16.0'
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6.0
4.0'
10.0'
34.0'
34.0'
7.0'
OP
OP

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B10360P19
Reference 2	LOT SIZE: .30
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	74,130.00	72,293	100%		72,293
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.30					Land Total	83,843

Dwelling Description / Replacement Cost New

Conventional	Two & 1/2 Story	720 Sqft	Grade B 100	Base	305,774
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	6,435
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	27,456
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

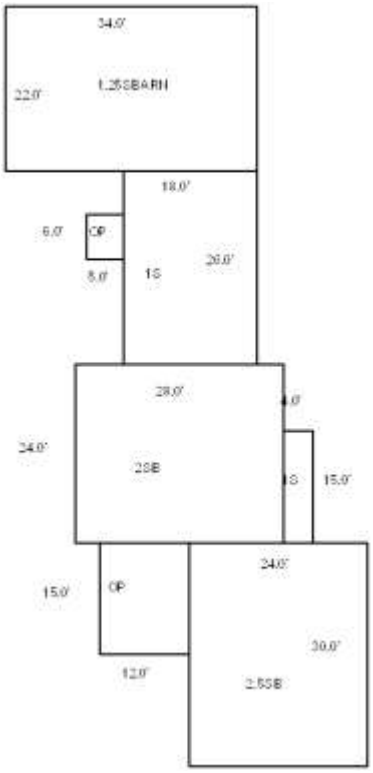
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1855	1960	TYPICAL	TYPICAL	Above Average	Typical	340,601

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	261,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1855	748	B 100	38.431	Avg+	73%	100%	105%	29.458
ONE STORY FRAME	1855	468	B 100	55.717	Avg+	73%	100%	105%	42.707
Open Frame Porch	1855	30	B 100	1.648	Avg+	73%	100%	105%	1.263
2 Story/BSMT	1855	672	B 100	147.683	Avg+	73%	100%	105%	113.199
1 STORY	1855	60	B 100	7.144	Avg+	73%	100%	105%	5.476
OPEN PORCH	1855	180	B 100	10.046	Avg+	73%	100%	105%	7.701
3,672 SFLA							Outbuilding Total		199,804

Accpt Land	83,800	Accepted Bldg	460,900	Total	544,700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22.0'
1.5SBARN
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1S
20.0'
28.0'
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24.0'
2SB
1S
15.0'
24.0'
15.0'
OP
30.0'
12.0'
2.5SB

Map/Lot: 007-041
Account: 763 Card: 1 of 1 Location: 54 NATURES WAY

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	06/19/2009
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15662P212
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%		82,647
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	100,203

Dwelling Description

				Replacement Cost New	
Ranch	One Story	884 Sqft	Grade C 100	Base	162,899
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,105
Fin. Basement Area	1201 Sqft, Grade C	Basement Gar	None	Fin Bsmt	23,780
Heating	100% Not Heated	Cooling	0% None	Heat	-1,768
Rooms	5	HEARTHS		HEARTHS	1,600
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

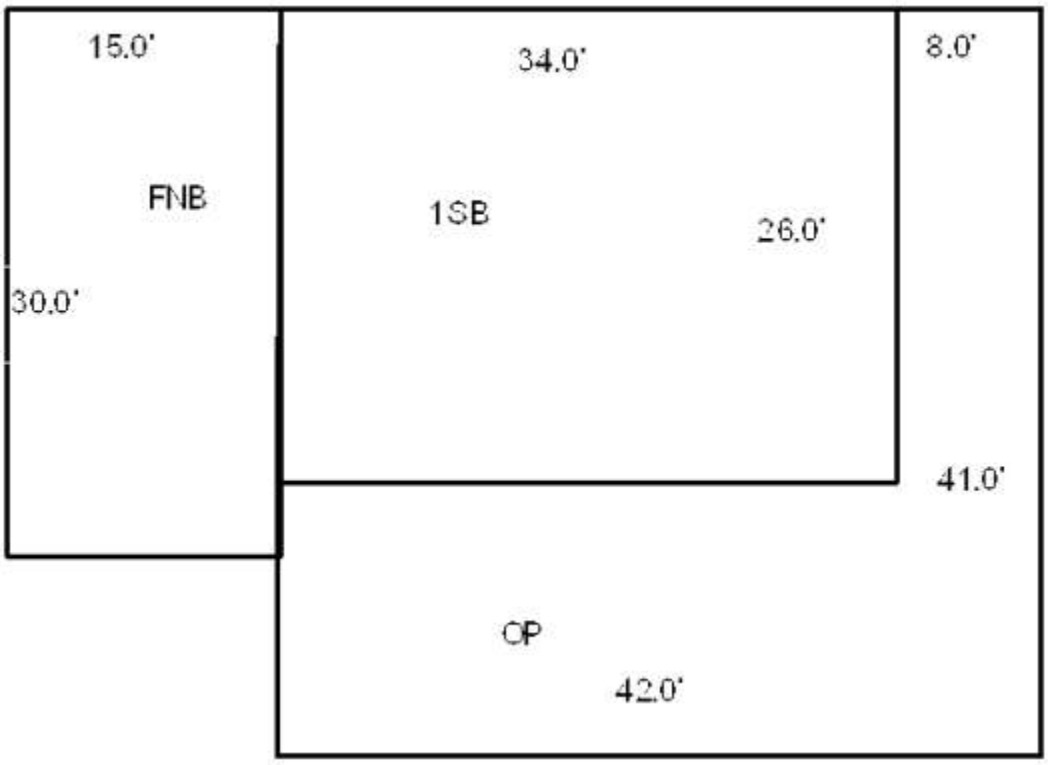
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	201,586

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	80%	100%	95%	153,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT FIN GD	1988	450	C 100	56,349	Avg.	80%	75%	95%	32,119
Open Frame Porch	1988	838	C 100	35,414	Avg.	80%	75%	95%	20,186
884 SFLA							Outbuilding Total		52,305

Accpt Land 100,200 Accepted Bldg 205,500 Total 305,700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OP
42.0'

Account: 764 Card: 1 of 1 Map/Lot: 002-020 Location: 158 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B18026P26
Reference 2	LOT SIZE:0.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	03/14/2022
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
0.56	Acres-Homesite (Fract)	74,130.00	76,949	100%		76,949
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	50%		5,775
Total Acres 0.56					Land Total	82,724

Dwelling Description

				Replacement Cost New	
Other	One Story	960 Sqft	Grade D 100	Base	101,325
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,920
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

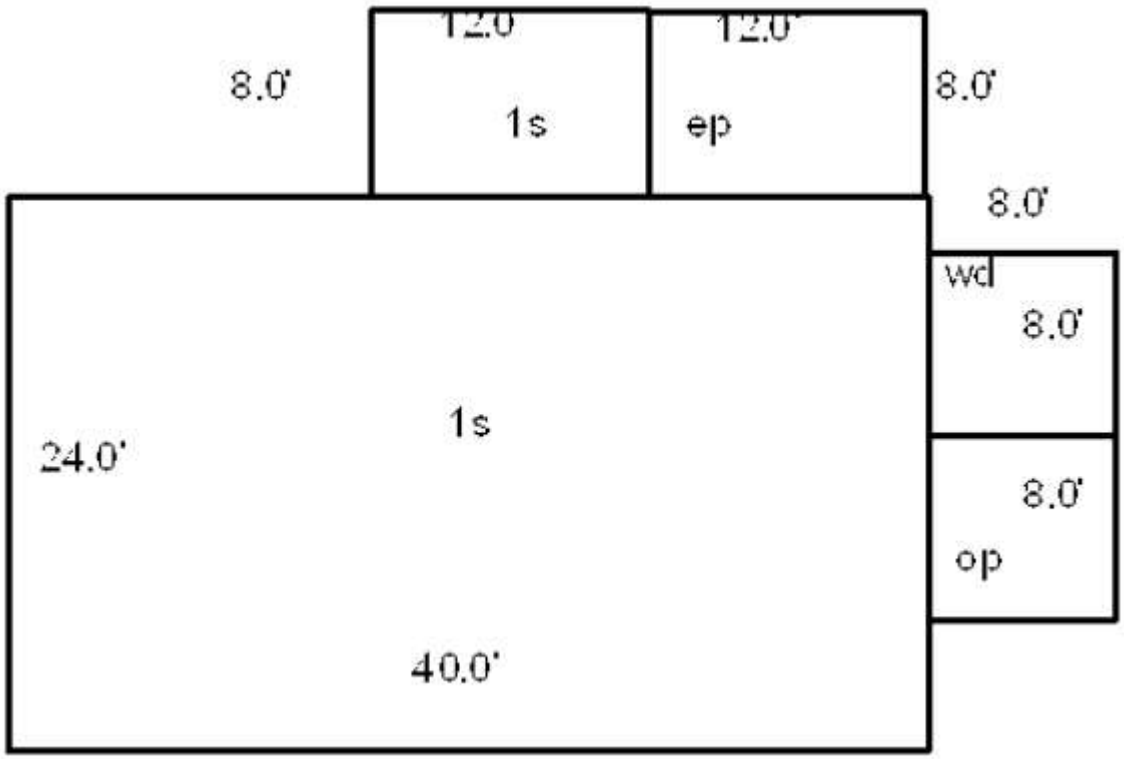
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Poor	Typical	103,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
COND/DES/UTIL...	None	57%	20%	105%	12,358

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1980	96	D 100	7.034	Poor	57%	20%	105%	842
Encl Frame Porch	1980	96	D 100	6.119	Poor	57%	20%	105%	733
Wood Deck	1980	64	D 100	642	Poor	57%	20%	105%	77
Open Frame Porch	1980	64	D 100	2.164	Poor	57%	20%	105%	259
Frame Garage	1980	720	D 100	21.226	Avg.	74%	100%	105%	16,492
1,056 SFLA							Outbuilding Total		18,403

Accpt Land	82,700	Accepted Bldg	30,800	Total	113,500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Neighborhood	62 HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	
Reference 2	LOT SIZE: 0.81
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	12/16/2022
Sale Price	405,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	74,130.00	79,843	100%		79,843
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.81					Land Total	91,393

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	956 Sqft	Grade C 110	Base	270,943
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	1,577
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	6,257
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

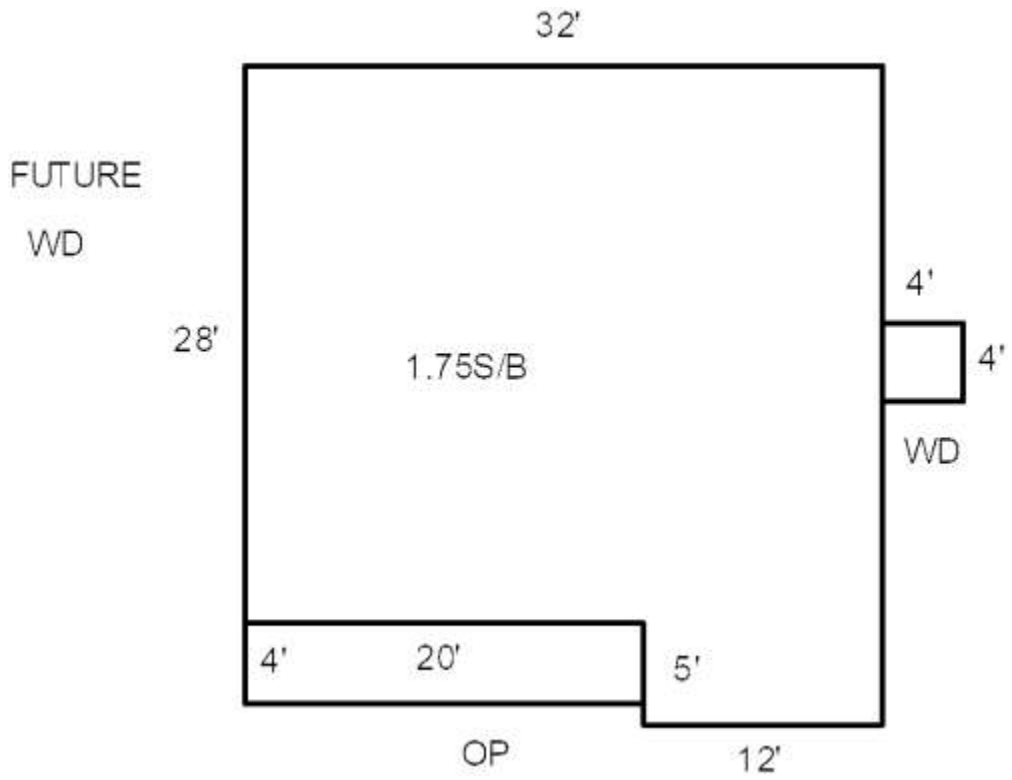
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	293,297

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	98%	100%	105%	301,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2022	80	C 110	3.719	Avg.	98%	100%	105%	3.827
Wood Deck	2022	16	C 110	220	Avg.	98%	100%	105%	227
1,673 SFLA							Outbuilding Total		4,054

Accpt Land	91,400	Accepted Bldg	305,900	Total	397,300


32'
FUTURE
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28'
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5'
OP
12'

Name: BRIERLEY, BRET
BRIERLEY, DONNA
Map/Lot: 003-130A
Account: 767 Card: 1 of 2 Location: 8 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	109 1 13
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/19/2021
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	72,675.00	80,708	100%		80,708
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.10					Land Total	96,383

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	198,038
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

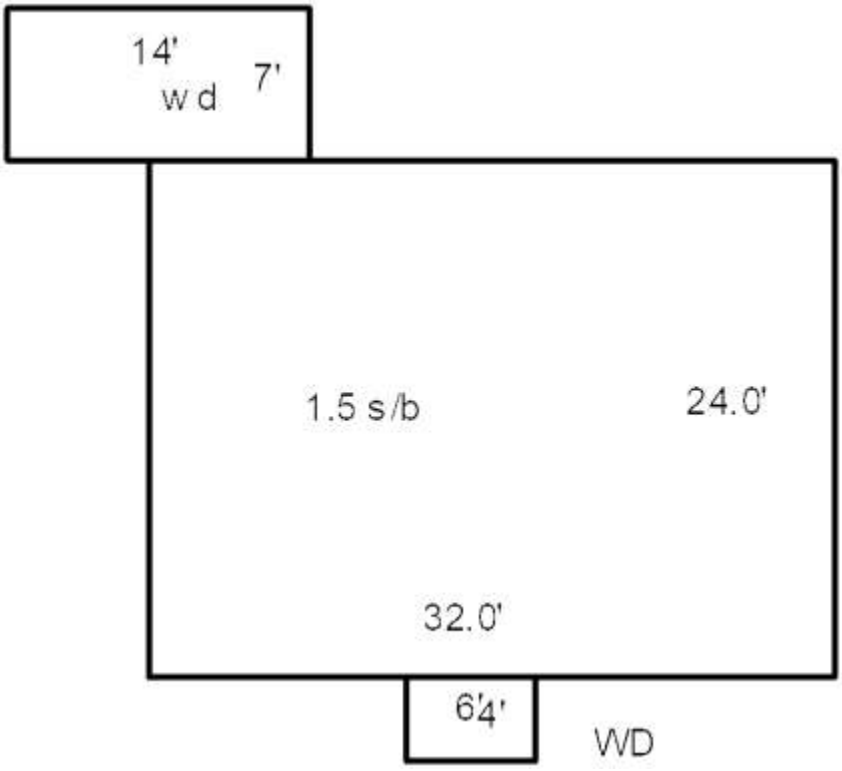
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2022	GOOD	TYPICAL	Very Good	Typical	216,616

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	174,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1950	98	D 90	884	V.G.	85%	100%	95%	713
STOR SHED MET	1950	120	D 90	1.549	Avg.	67%	50%	95%	493
STOR SHED MET	1950	120	D 90	1.549	Avg.	67%	50%	95%	493
WOOD DECK	1950	24	C 100	301	V.G.	85%	100%	95%	243
1,152 SFLA							Outbuilding Total		1,942

Accpt Land	96,400	Accepted Bldg	176,900	Total	273,300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24.0'
32.0'
6'4'
WD

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B6820P0288
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/19/2021
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade D 90	Base	146,498
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Wood	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,814
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,603
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

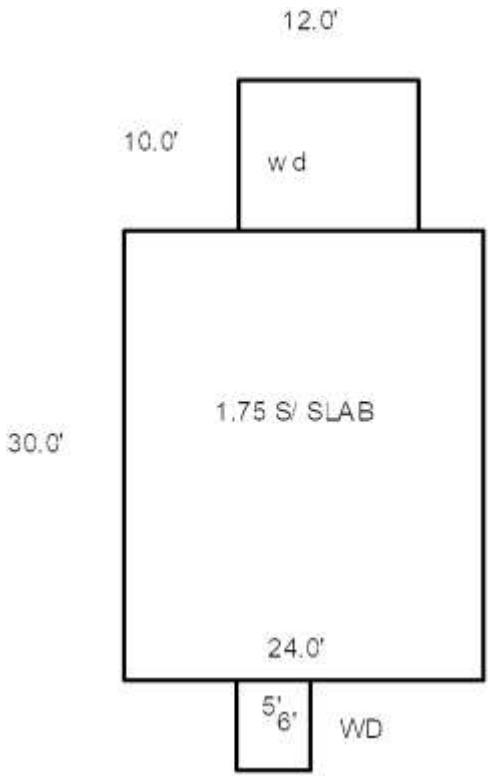
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	2022	TYPICAL	TYPICAL	Above Average	Typical	155,915

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	119,977

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	120	D 90	1.083	Avg+	81%	100%	95%	833
WOOD DECK	1978	30	D 90	271	Avg+	81%	100%	95%	209
1,260 SFLA							Outbuilding Total		1,042

Accpt Land	0	Accepted Bldg	121,000	Total	121,000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1.75 S/ SLAB
30.0'
24.0'
5'6'
WD

Card	Land	Calculated Building	Calc. Total	Land	Correlated Building	Total
1	96,400	176,900	273,300	96,400	176,900	273,300
2	0	121,000	121,000	0	121,000	121,000
TOTAL	96,400	297,900	394,300	96,400	297,900	394,300

Map/Lot: 015-006
Account: 768 Card: 1 of 1 Location: 11 ELMWOOD CT

Neighborhood 34 ELMWOOD CT

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/15/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15962P293
Reference 2	LOT SIZE:0.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	18 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	74,130.00	77,482	100%		77,482
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.60					Land Total	89,032

Dwelling Description

				Replacement Cost New	
Ranch	One Story	896 Sqft	Grade C 110	Base	180,862
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,232
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	Floor & Stairs			Attic	1,971
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

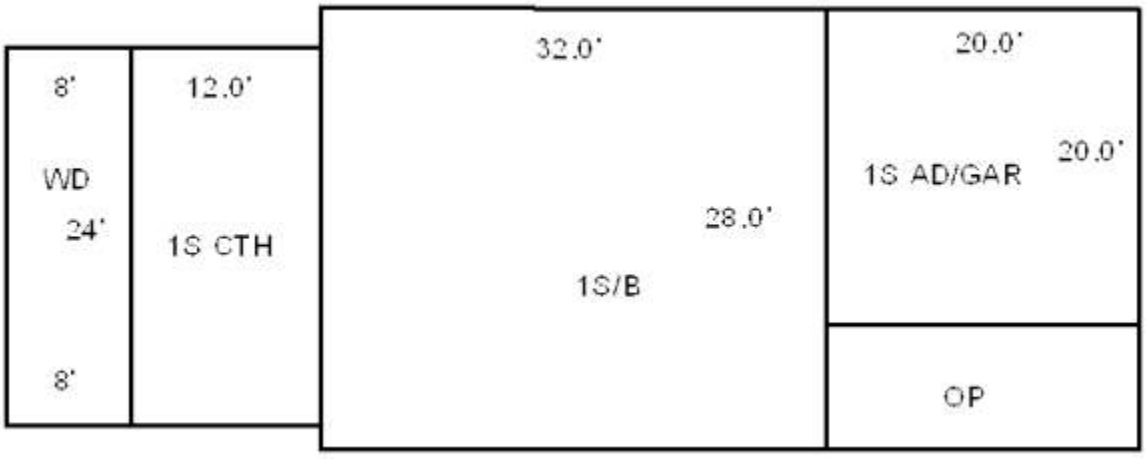
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	2007	TYPICAL	TYPICAL	Very Good	Typical	191,351

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	180,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S AD/GAR.....	1979	400	C 110	46.490	V.G.	90%	100%	105%	43.933
1 ST CATH CEILING	1979	288	C 110	33.520	V.G.	90%	100%	105%	31.676
Wood Deck	1979	192	C 110	2.647	V.G.	90%	100%	105%	2.501
OPEN PORCH	1979	160	C 110	7.571	V.G.	90%	100%	105%	7.155
Frame Shed	1979	96	C 110	1.652	V.G.	90%	100%	105%	1.561
1,584 SFLA							Outbuilding Total		86,826

Accpt Land	89,000	Accepted Bldg	267,700	Total	356,700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12.0'
32.0'
20.0'
WD
24'
1S CTH
28.0'
1S/B
1S AD/GAR
20.0'
8'
OP

Neighborhood 13 LOWER MAIN

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/26/2021
Sale Price	332,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	17629P392
Reference 2	LOT SIZE: .77
Tran/Land/Bldg	101 1 11
X.....	108 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	74,130.00	79,439	100%		79,439
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.77					Land Total	90,989

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	690 Sqft	Grade B 90	Base	240,073
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	807
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,037
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,178
Attic	Floor & Stairs			Attic	1,615
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

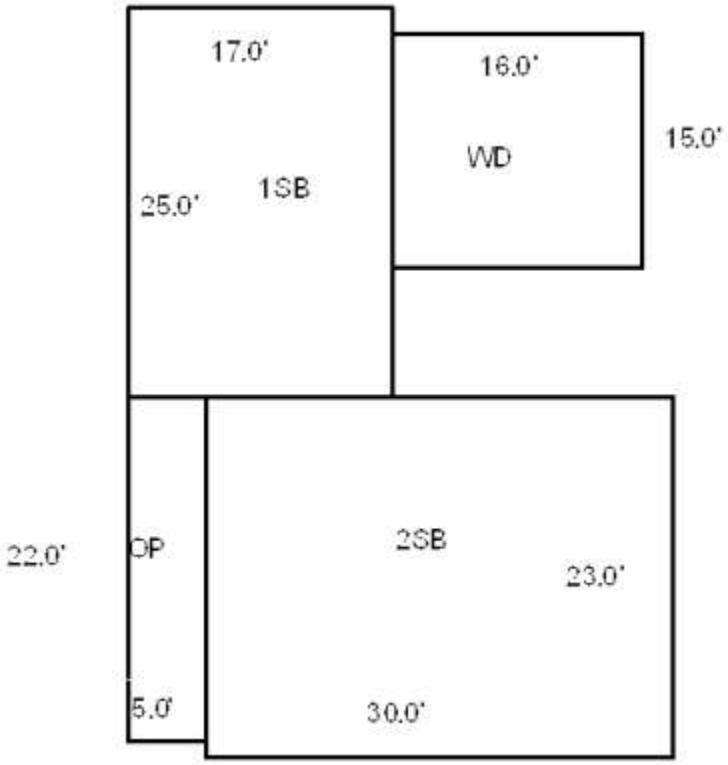
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	1960	TYPICAL	TYPICAL	Above Average	Typical	252,710

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	193,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1885	425	B 90	52.540	Avg+	73%	100%	105%	40.272
Wood Deck	1885	240	B 90	3.518	Avg+	73%	100%	105%	2.696
Open Frame Porch	1885	110	B 90	5.440	Avg+	73%	100%	105%	4.170
1,805 SFLA							Outbuilding Total		47,138

Accpt Land	91,000	Accepted Bldg	240,800	Total	331,800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WD
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25.0'
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OP
2SB
23.0'
5.0'
30.0'

Account: 770 Card: 1 of 1 Map/Lot: 010-046 Location: FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15972P819
Reference 2 LOT SIZE: 34
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	10/08/2010
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
10.00	Acres-Rear 21+	665.00	7,315	100%		7,315
Total Acres 34.00					Land Total	128,405

Accpt Land 128,400 Accepted Bldg 0 Total 128,400

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B5230P0209
Reference 2	LOT SIZE:10.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
6.20	Acres-Rear Land 1-10	2,400.00	16,368	100%		16,368
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 10.20					Land Total	117,558

Dwelling Description

				Replacement Cost New	
Conventional	One Story	546 Sqft	Grade D 100	Base	82,940
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Crawl	Basement	328
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	874
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

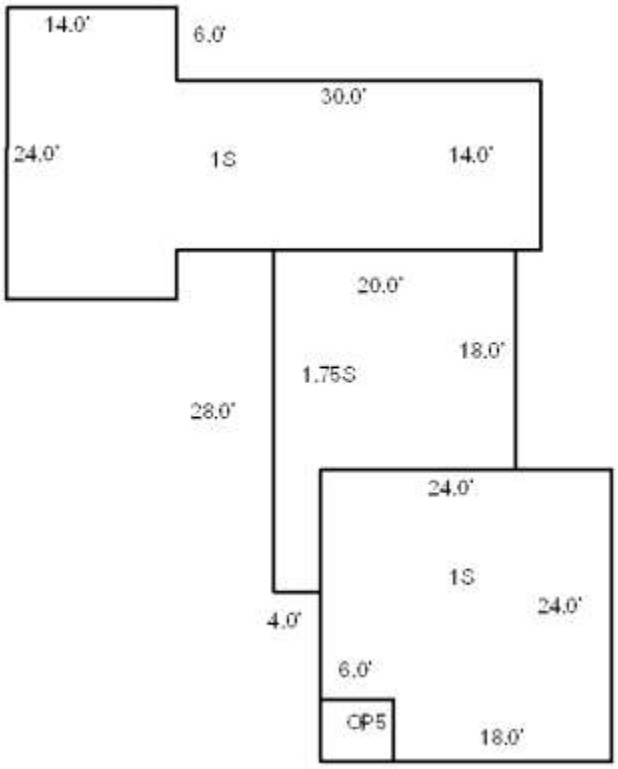
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Below Average	Typical	94,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	63,450

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1974	756	D 100	55.387	Avg-	67%	100%	100%	37.109
Open Frame Porch	1974	30	D 100	1.014	Avg-	67%	100%	100%	679
1 & 3/4 STORY FR	1974	400	D 100	46.208	Avg-	67%	100%	100%	30.959
Frame Garage	1974	576	D 100	17.078	Avg-	67%	100%	100%	11.442
1 ST BARN.....	1974	960	D 100	25.014	Avg-	67%	100%	100%	16.759
2,002 SFLA							Outbuilding Total		96,948

Accpt Land 117,600 Accepted Bldg 160,400 Total 278,000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6.0'
OP5
18.0'

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17527P848
Reference 2	LOT SIZE:1.7
Tran/Land/Bldg	101 1 11
X.....	G Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	09/29/2022
Sale Price	390,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Homesite (Fract)	72,675.00	84,299	100%		84,299
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.70					Land Total	99,974

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	828 Sqft	Grade C 110	Base	163,589
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,366
Fin. Basement Area	248 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,910
Heating	100% HW BB	Cooling	0% None	Heat	2,732
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

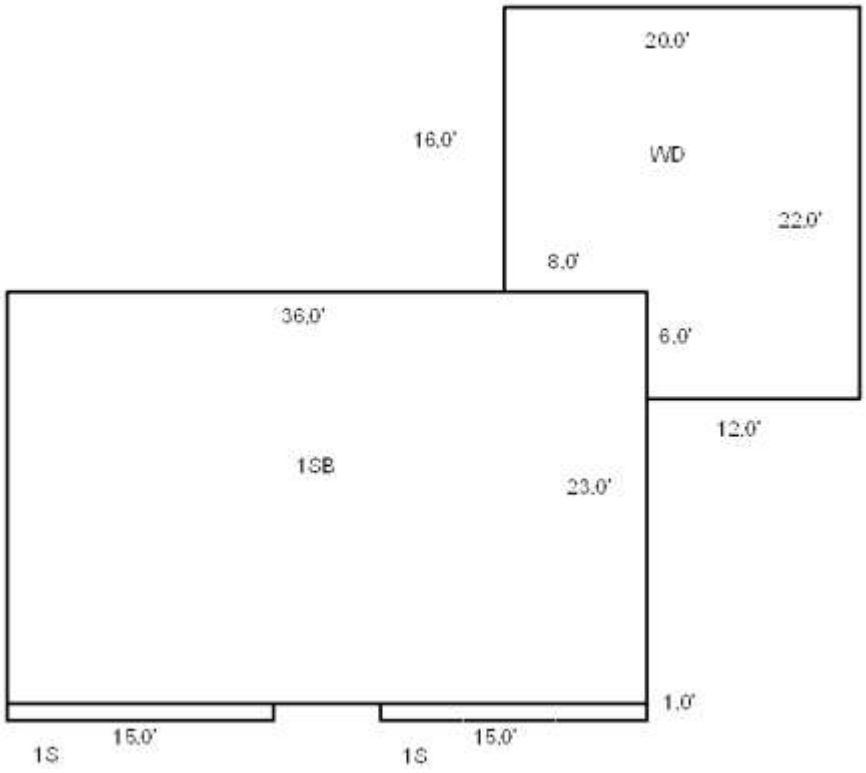
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	2017	GOOD	TYPICAL	Good	Typical	172,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	139,372

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1979	392	C 110	5.403	Good	85%	100%	95%	4.363
1 STORY	1979	15	C 110	1.511	Good	85%	100%	95%	1.220
1 STORY	1979	15	C 110	1.511	Good	85%	100%	95%	1.220
Frame Shed	1979	96	C 100	1.502	Avg-	68%	100%	95%	970
1.50 ST GARAGE..	2021	1152	C 110	60.291	Avg.	97%	70%	95%	38.890
858 SFLA							Outbuilding Total		46,663

Accpt Land	100,000	Accepted Bldg	186,000	Total	286,000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Name: WINK, DANIEL L
WINK, LISA D

Map/Lot: 002-011
Account: 773 Card: 1 of 1 Location: 103 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B7169P0201
Reference 2 LOT SIZE:3.25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.25	Acres-Homesite (Fract)	74,130.00	91,743	100%		91,743
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.25					Land Total	103,293

Dwelling Description / Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	160,363
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	850 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,830
Heating	100% Forced Warm	Cooling	0% None	Heat	2,160
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

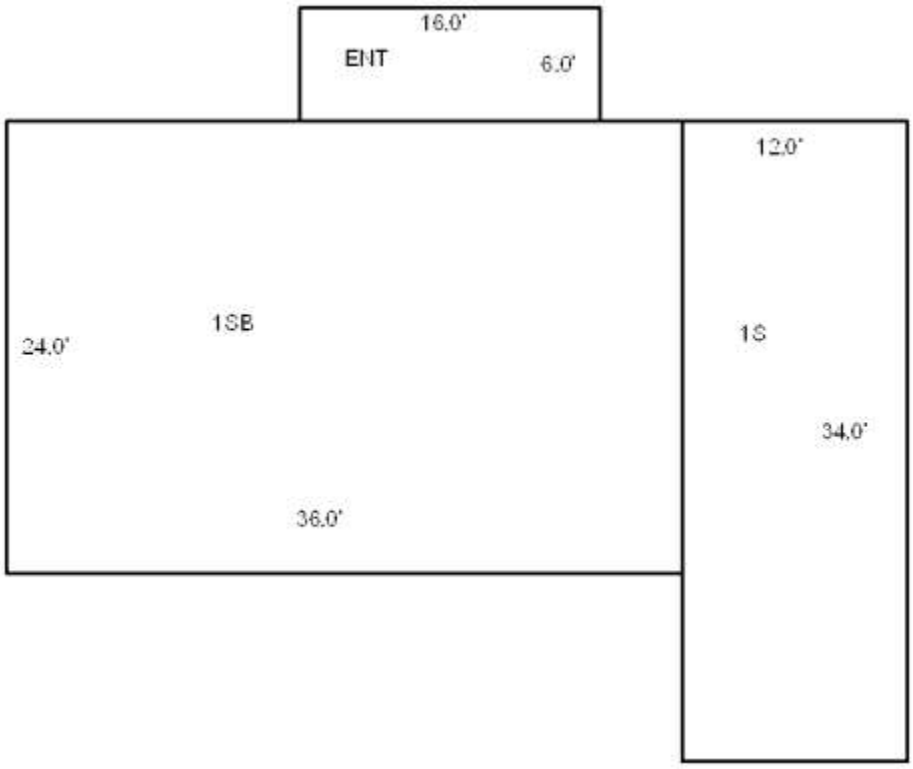
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	GOOD	GOOD	Above Average	Typical	185,713

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	76%	100%	105%	148,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1964	96	C 100	1.502	Avg+	76%	100%	105%	1.199
ONE STORY FRAME	1991	408	C 100	37.365	Avg+	76%	100%	105%	29.817
Frame Garage	1998	1728	C 100	62.830	Avg+	76%	100%	105%	50.139
1,272 SFLA							Outbuilding Total		81,155

Accpt Land 103,300 Accepted Bldg 229,400 Total 332,700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34.0'
36.0'

Neighborhood 44 DYER ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/03/2013
Sale Price	52,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16687P539
Reference 2	LOT SIZE: .10
Tran/Land/Bldg	101 1 11
X.....	SK Y..... CORR
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	74,130.00	64,772	95%	Cor/Loc/Us	61,533
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.10					Land Total	73,083

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	175,800
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Crawl	Basement	308
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,695
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

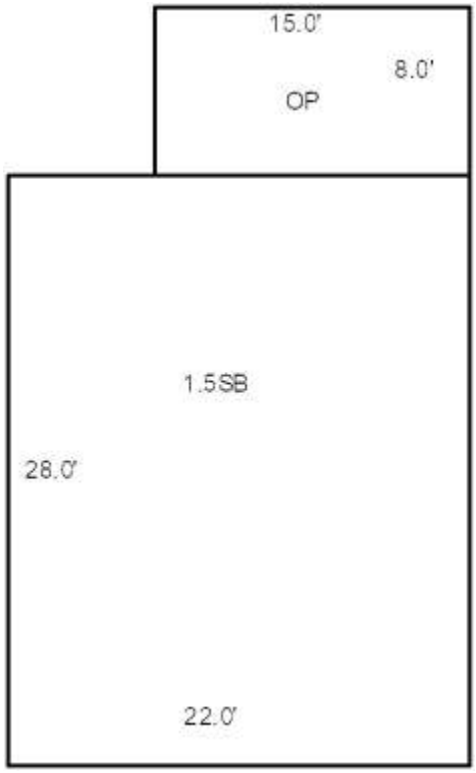
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	OLD TYPE	Old Type	Below Average	Typical	178,803

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	105%	112,646

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1930	120	C 100	5.071	Avg-	60%	100%	105%	3,195
1,078 SFLA							Outbuilding Total		3,195

Accpt Land	73,100	Accepted Bldg	115,800	Total	188,900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8.0'
OP
1.5SB
28.0'
22.0'

Account: 775 Card: 1 of 1 Map/Lot: 021-003 Location: 48 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/15/2008
Sale Price	274,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15396P885
Reference 2	LOT SIZE: .86
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	74,130.00	80,322	100%		80,322
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.86					Land Total	91,872

Dwelling Description / Replacement Cost New

Conventional	Two Story	720 Sqft	Grade B 100	Base	287,788
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,680
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	27,456
Attic	Floor & Stairs			Attic	1,872
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

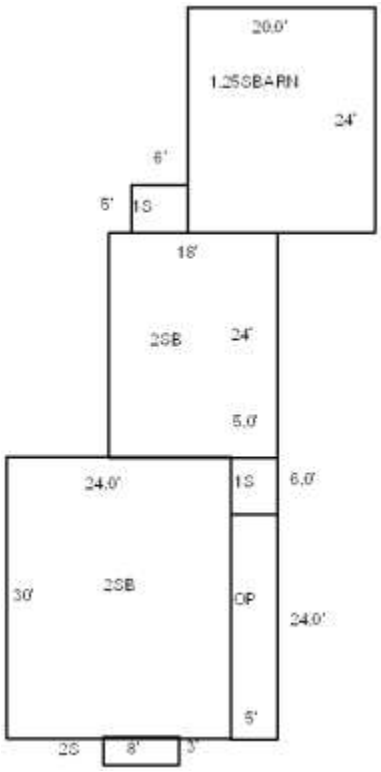
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1895	1960	TYPICAL	TYPICAL	Above Average	Typical	322,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	247,374

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1895	480	D 100	15.592	Avg-	60%	100%	105%	9.823
ONE STORY FRAME	1895	30	B 100	3.571	Avg+	73%	100%	105%	2.737
2 Story/BSMT	1895	432	B 100	94.939	Avg+	73%	100%	105%	72.770
1 STORY	1895	30	B 100	3.571	Avg+	73%	100%	105%	2.737
Open Frame Porch	1895	120	B 100	6.592	Avg+	73%	100%	105%	5.053
TWO STORY FRAME	1895	24	B 100	5.054	Avg+	73%	100%	105%	3.873
2,412 SFLA							Outbuilding Total		96,993

Accpt Land	91,900	Accepted Bldg	344,400	Total	436,300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6'
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24'
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24.0'
1S
6.0'
30'
2SB
OP
24.0'
5'
2S
8'
3'

Name: MASON, JENNIFER E
MASON, JEFFREY A
Map/Lot: 021-002
Account: 776 Card: 1 of 1 Location: 52 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/08/2011
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	b16124p609
Reference 2	LOT SIZE:2.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Homesite (Fract)	74,130.00	88,431	100%		88,431
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.25					Land Total	99,981

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,440 Sqft	Grade C 100	Base	222,783
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,160
Fin. Basement Area	1400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	27,720
Heating	100% Forced Warm	Cooling	0% None	Heat	3,600
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

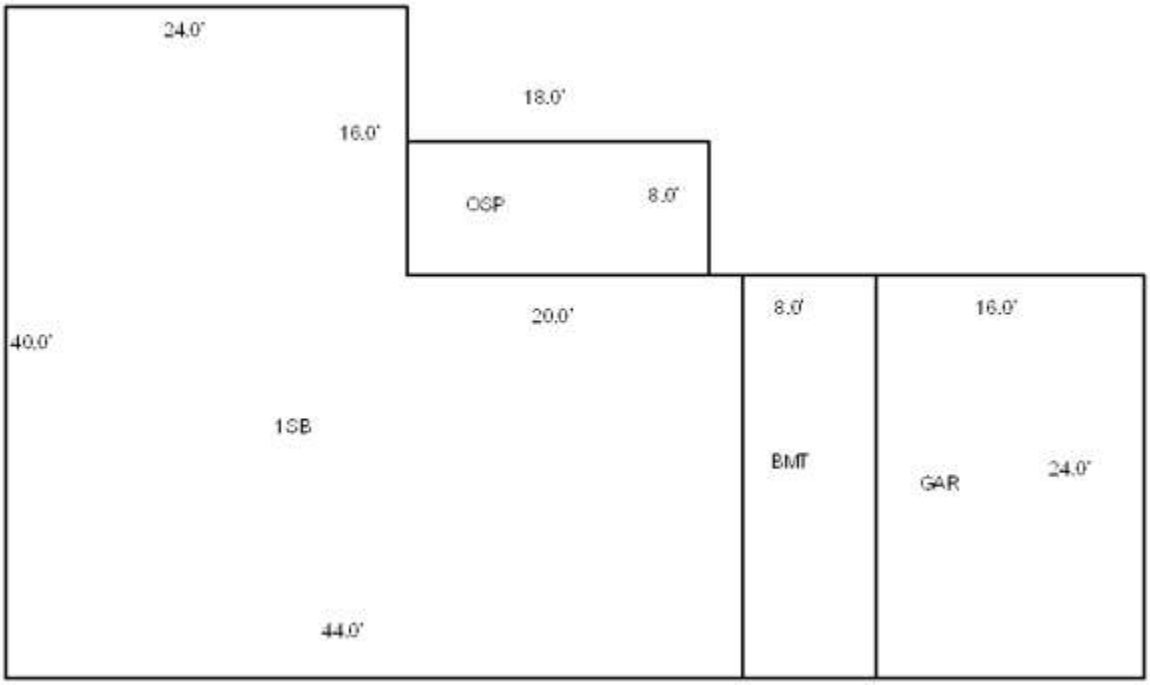
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	TYPICAL	Average	Typical	272,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	105%	226,373

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1986	144	C 100	6.690	Avg.	79%	100%	105%	5.549
BASEMENT.....	1986	192	C 100	4.810	Avg.	79%	100%	105%	3.990
Frame Garage	1986	576	C 100	21.347	Avg.	79%	100%	105%	17.707
Frame Shed	1986	180	C 100	2.817	Avg.	79%	100%	105%	2.336
1,440 SFLA								Outbuilding Total	29,582

Accpt Land	100,000	Accepted Bldg	256,000	Total	356,000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16.0'
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20.0'
8.0'
16.0'
40.0'
1SB
BMT
GAR
24.0'
44.0'

Map/Lot: 018-111
Account: 777 Card: 1 of 1 Location: 27 PORTLAND ST

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B10632P303
Reference 2	LOT SIZE: .34
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	74,130.00	73,204	100%		73,204
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.34					Land Total	84,754

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	286 Sqft	Grade D 110	Base	104,497
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	315
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,100
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

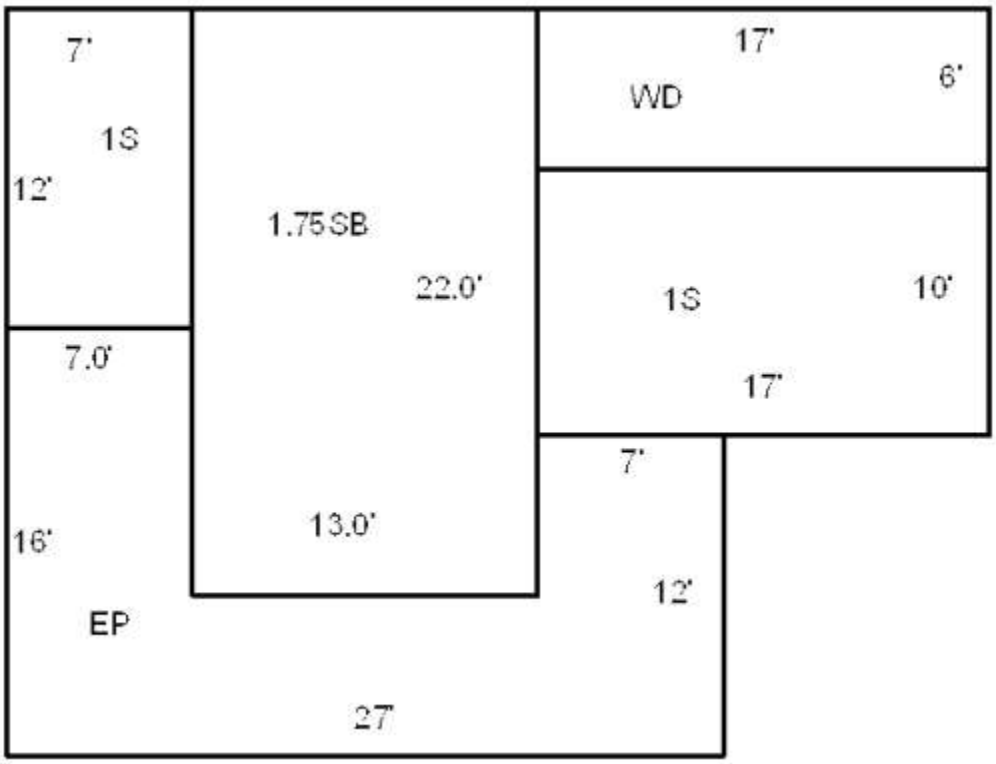
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	105,912

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	74,509

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1958	84	D 110	6.769	Avg.	67%	100%	105%	4.762
Encl Frame Porch	1958	274	D 110	19.213	Avg.	67%	100%	105%	13.517
1 STORY	1958	170	D 110	13.701	Avg.	67%	100%	105%	9.639
Wood Deck	1958	102	D 110	1.124	Avg.	67%	100%	105%	791
754 SFLA							Outbuilding Total		28,709

Accpt Land 84,800 Accepted Bldg 103,200 Total 188,000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12'
1.75 SB
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7.0'
16'
EP
13.0'
27'
17'
WD
6'
1S
10'
17'
7'
12'

Name: MEGO, ALEX A
MEGO, LARA A
Map/Lot: 009-013
Account: 778 Card: 1 of 1 Location: 1319 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/19/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B17684P842
Reference 2	LOT SIZE:156
Tran/Land/Bldg	102 1 12
X.....	LAND Y..... IF
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
132.00	Acres-Rear 21+	665.00	96,558	100%		96,558
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 156.00					Land Total	233,323

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,176 Sqft	Grade B 100	Base	371,976
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,293
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,148
Heating	100% HW BB	Cooling	0% None	Heat	6,880
Rooms	16	HEARTHS		HEARTHS	1,040
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	24,024
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

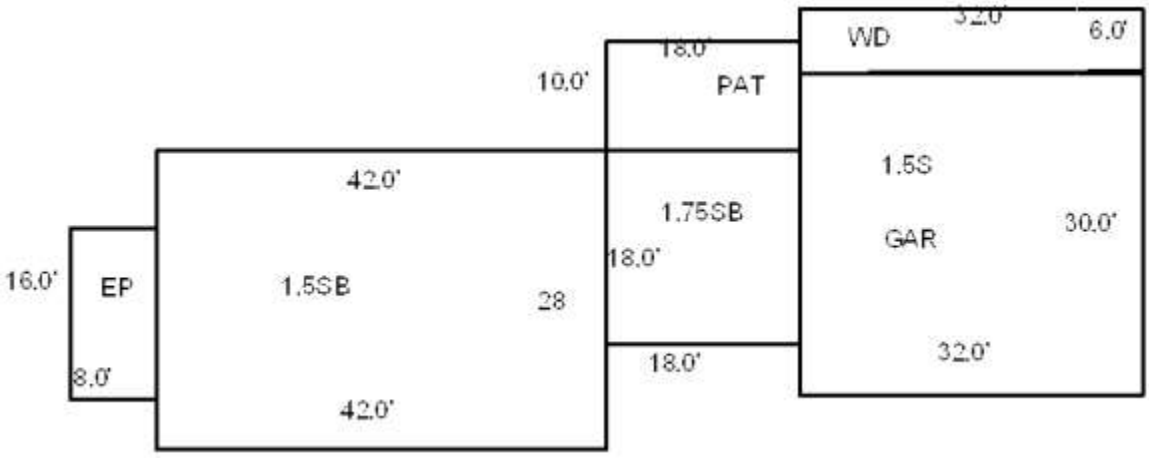
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1753	1980	GOOD	TYPICAL	Average	Typical	419,226

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	266,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1753	324	B 100	66.756	Avg.	67%	100%	95%	42.491
PATIO	1753	180	B 100	1.465	Avg.	67%	100%	95%	933
Wood Deck	1753	192	B 100	3.128	Avg.	67%	100%	95%	1.991
1.5 Story/BSMT	1753	960	B 100	184.617	Avg.	67%	100%	95%	117.508
Frame Garage	1960	336	C 100	12.704	Avg.	67%	100%	95%	8.086
1 ST BARN.....	1700	1984	C 100	63.329	Avg.	67%	100%	95%	40.308
CAMP OR CABIN...	1750	384	D 100	16.831	Avg.	67%	100%	95%	10.713
3,771 SFLA							Outbuilding Total		222,030

Accpt Land	233,300	Accepted Bldg	488,900	Total	722,200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EP
1.5SB
28
18.0'
32.0'
8.0'
42.0'

Account: 779 Card: 1 of 1 Map/Lot: 018-087 Location: 28 MAIN ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B2148P0679
Reference 2	LOT SIZE: 0.21
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	117,600	59,280	100%		59,280
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.21					Land Total	70,830

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,040 Sqft	Grade C 100	Base	302,364
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,040
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,800
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

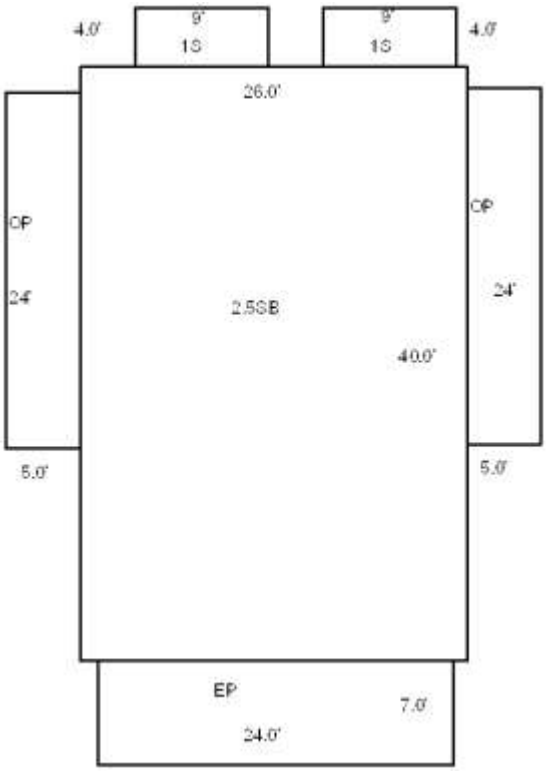
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	TYPICAL	TYPICAL	Average	Typical	321,764

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	226,361

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1900	36	C 100	3.297	Avg.	67%	100%	105%	2.319
1 STORY	1900	36	C 100	3.297	Avg.	67%	100%	105%	2.319
Open Frame Porch	1900	120	C 100	5.071	Avg.	67%	100%	105%	3.568
OPEN PORCH	1900	120	C 100	5.192	Avg.	67%	100%	105%	3.653
Encl Frame Porch	1900	168	C 100	13.386	Avg.	67%	100%	105%	9.417
2,672 SFLA								Outbuilding Total	21,276

Accpt Land	70,800	Accepted Bldg	247,600	Total	318,400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26.0'
OP
24'
2.5SB
40.0'
OP
24'
5.0'
5.0'
EP
7.0'
24.0'

Map/Lot: 018-083
Account: 780 Card: 1 of 1 Location: 40 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL COMMERCIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17270P192
Reference 2 LOT SIZE: .09
Tran/Land/Bldg 31 2 80
X..... 0 Y..... 0
Exemption(s) Land Schedule 6

Sale Data

Sale Date	06/28/2016
Sale Price	182,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

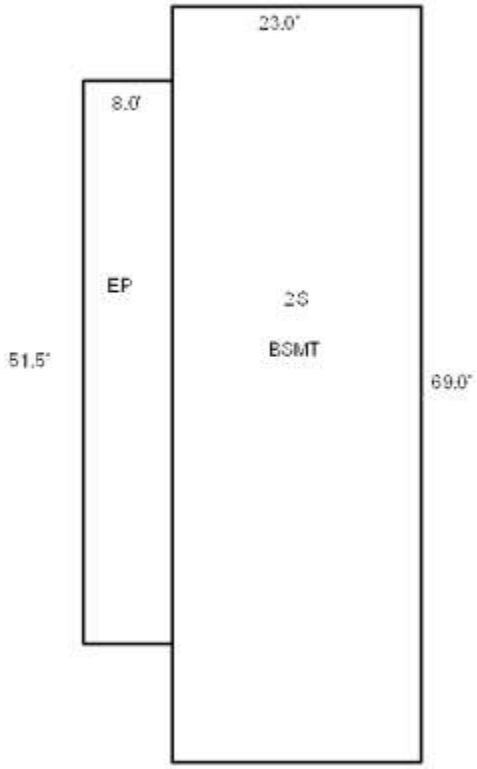
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	117,600	38,808	100%		38,808
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.09					Land Total	50,358

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1940	1587	C 100	139.645	Avg.	67%	100%	105%	98.240
APT	0	1587	C 100	149.118	Avg.	67%	80%	105%	83.923
Encl Frame Porch	0	408	C 100	32.509	Avg.	67%	100%	105%	22.870
BSMT UNFINISHED	0	1587	C 100	39.754	Avg.	67%	50%	105%	13.984
								Outbuilding Total	219,017

Accpt Land	50,400	Accepted Bldg	219,000	Total	269,400


23.0'
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EP
2S
BSMT
51.5'
69.0'

Neighborhood 66 WELLS ST

Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/25/2011
Sale Price	131,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B16074P175
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	ADDN Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	70,600.00	72,459	100%		72,459
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.50					Land Total	83,459

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	540 Sqft	Grade C 90	Base	156,154
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Crawl	Basement	122
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% Forced Warm	Cooling	0% None	Heat	1,993
Rooms	6	HEARTHS		HEARTHS	1,440
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,752
Attic	Floor & Stairs			Attic	972
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

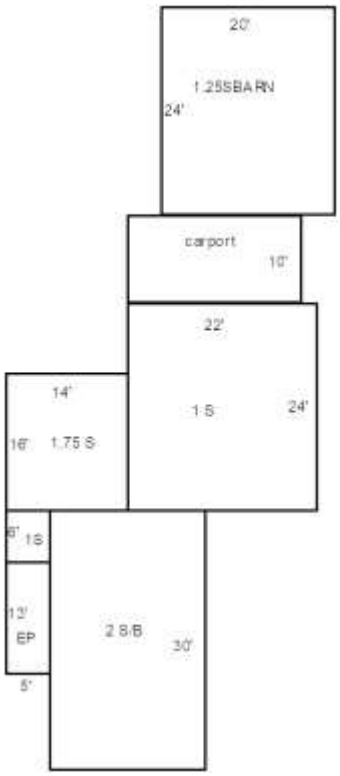
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	1960	GOOD	TYPICAL	Average	Typical	165,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	67%	100%	100%	110,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST BARN....	1700	480	C 90	17.541	Avg.	67%	100%	100%	11.752
Frame Garage	1700	220	C 90	7.674	Avg.	67%	100%	100%	5.142
ONE STORY FRAME	1700	528	C 90	43.519	Avg.	67%	100%	100%	29.158
Frame Shed	1700	106	C 90	1.493	Avg.	67%	100%	100%	1.000
1 & 3/4 STORY FR	1700	224	C 90	29.111	Avg.	67%	100%	100%	19.504
ONE STORY FRAME	1700	30	C 90	2.472	Avg.	67%	100%	100%	1.656
Encl Frame Porch	1700	65	C 90	4.661	Avg.	67%	100%	100%	3.123
2,030 SFLA								Outbuilding Total	71,335

Accpt Land	83,500	Accepted Bldg	182,200	Total	265,700


20'
1.25SBARN
24'
carport
10'
22'
14'
1 S
24'
16'
1.75 S
6'
1S
12'
EP
2 S/B
30'
5'

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/05/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B14689P86
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	102 1 12
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	70,600.00	67,607	100%		67,607
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.25					Land Total	78,607

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	2,070 Sqft	Grade C 100	Base	457,512
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	2,070
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,866
Rooms	12	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

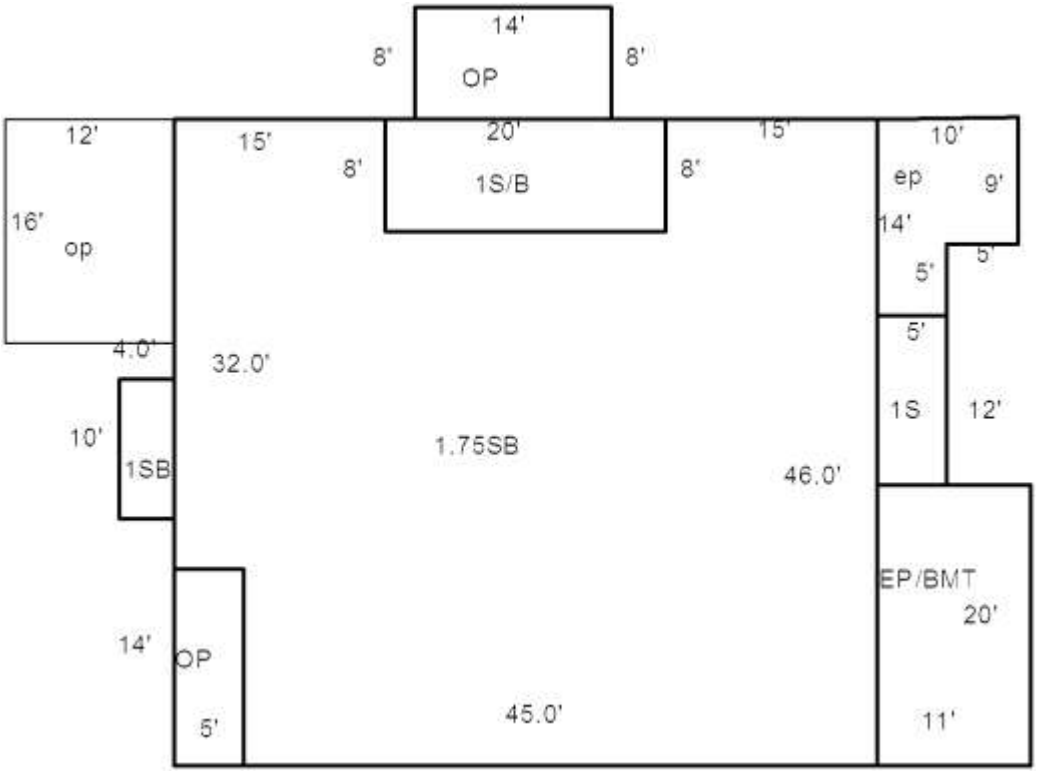
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	2004	TYPICAL	TYPICAL	Above Average	Typical	487,088

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	73%	100%	100%	355,574

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1880	70	C 100	5.578	Ava+	73%	100%	100%	4.072
ENC.PORCH/BSMT	1880	220	C 100	20.466	Ava+	73%	100%	100%	14.940
ONE STORY FRAME	1880	40	C 100	3.663	Ava+	73%	100%	100%	2.674
OPEN PORCH	1880	192	C 100	8.235	Ava+	73%	100%	100%	6.012
1 Story/BSMT	1880	40	C 100	4.226	Ava+	73%	100%	100%	3.085
Swimming Pool	1979	1	C 100	12.100	Ava.	99%	50%	100%	5.990
1 STORY/BASEMENT	2005	160	C 100	16.906	Ava+	73%	100%	100%	12.341
Open Frame Porch	2006	112	C 100	4.733	Ava+	73%	100%	100%	3.455
Encl Frame Porch	1880	115	C 100	9.163	Ava+	73%	100%	100%	6.689
ONE STORY FRAME	1880	60	C 100	5.495	Ava+	73%	100%	100%	4.011
3,922 SFLA								Outbuilding Total	63,269

Accpt Land	78,600	Accepted Bldg	418,800	Total	497,400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5'
45.0'
11'

Name: HANNON, MARY
HANNON, JEFFREY
Map/Lot: 001-050-2
Account: 783 Card: 1 of 1 Location: 168 RANDALL RD

Neighborhood 6 RANDALL RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	11/18/2016
Sale Price	269,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17367P736
Reference 2 LOT SIZE:1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	61,200.00	67,320	100%		67,320
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.00					Land Total	80,520

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 110	Base	203,177
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,742
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,323
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

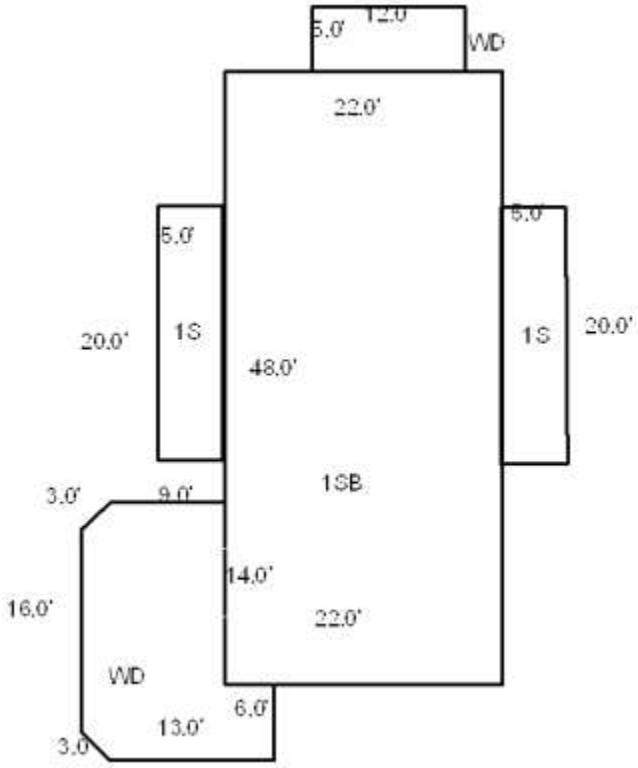
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	GOOD	GOOD	Above Average	Typical	219,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	164,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1972	100	C 110	10.074	Avg+	79%	100%	95%	7.560
1 STORY	1972	100	C 110	10.074	Avg+	79%	100%	95%	7.560
Wood Deck	1972	60	C 110	827	Avg+	79%	100%	95%	620
WOOD DECK	1972	245	C 110	3.377	Avg+	79%	100%	95%	2.535
Frame Shed	1972	140	C 100	2.191	Avg+	79%	100%	95%	1.644
Frame Garage	1972	576	C 100	21.347	Avg+	79%	100%	95%	16.021
1,256 SFLA							Outbuilding Total		35,940

Accpt Land 80,500 Accepted Bldg 200,800 Total 281,300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Name: MANNING, TRAVIS
MANNING, REBECCA E
Map/Lot: 018-125
Account: 784 Card: 1 of 1 Location: 16 RAILROAD AVE

Neighborhood 43 RAILROAD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 05/27/2004
Sale Price 184,500
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B14100P375
Reference 2 LOT SIZE: .25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	74,130.00	70,987	100%		70,987
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.25					Land Total	82,537

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	627 Sqft	Grade C 110	Base	195,472
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	690
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,620
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	GOOD	GOOD	Above Average	Typical	200,662

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	73%	100%	105%	153,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	294	C 110	25.769	Avg+	73%	100%	105%	19.752
ONE STORY FRAME	1900	21	C 110	2.115	Avg+	73%	100%	105%	1.621
Encl Frame Porch	1900	136	C 110	11.920	Avg+	73%	100%	105%	9.137
Frame Garage	1900	391	C 110	16.154	Avg+	73%	100%	105%	12.382
SHOP	1900	304	C 110	7.357	Avg+	73%	100%	105%	5.640
1,118 SFLA							Outbuilding Total		48,532

Accpt Land 82,500 Accepted Bldg 202,300 Total 284,800

14.0'
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Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE:107.95
Tran/Land/Bldg	101 1 11
X.....	LAND Y..... LRG
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/01/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
83.95	Acres-Rear 21+	665.00	61,409	100%		61,409
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 107.95					Land Total	198,174

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade C 100	Base	275,541
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,064
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	25% Warm & Cool Air	Heat	6,863
Rooms	14				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	15,840
Attic	Floor & Stairs			Attic	2,128
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,128
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

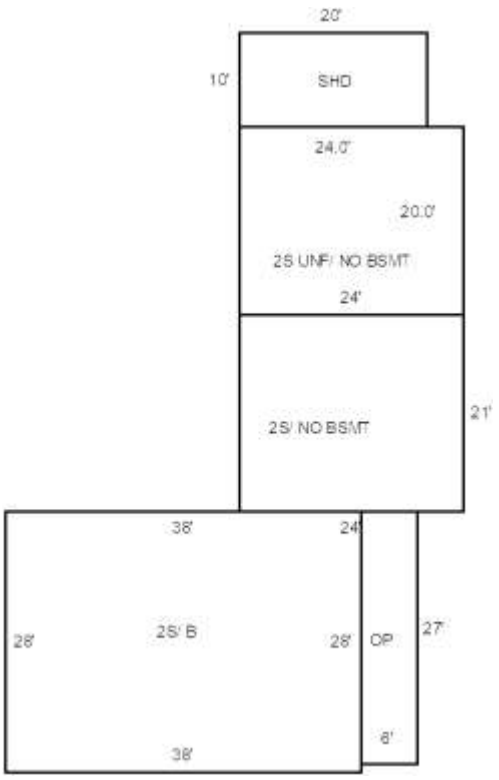
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1920	Obsolete	TYPICAL	Average	Typical	299,308

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	67%	57%	95%	108,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN SCR PORCH	1800	162	C 100	7.451	Avg.	67%	57%	95%	2.703
LOFT BARN BSMT	1800	1610	C 100	66.721	Avg.	67%	57%	95%	24.207
Frame Shed	1800	706	C 100	11.049	Avg.	67%	57%	95%	4.009
LOFT BARN BSMT	1800	900	C 100	37.831	Avg.	67%	57%	95%	13.726
Shed.....	1900	468	C 100	7.324	Avg.	67%	57%	95%	2.657
Frame Shed	1900	264	C 100	4.132	Avg.	67%	57%	95%	1.499
Frame Shed	1900	414	C 100	6.479	Avg.	67%	57%	95%	2.350
TWO STORY FRAME	1800	504	C 100	81.653	Fair	55%	40%	95%	17.066
2S UNFINSHED	1800	480	C 100	35.774	Avg.	67%	57%	95%	12.979
3,136 SFLA								Outbuilding Total	81,196

Accpt Land 198,200 Accepted Bldg 189,800 Total 388,000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Name: STRUM, KEVIN L
STRUM, DANETTE M
Map/Lot: 006-035
Account: 786 Card: 1 of 1 Location: FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17908P92
Reference 2 LOT SIZE: 5.47
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	03/08/2019
Sale Price	80,000
Sale Type	Land Only
Financing	Unknown
Verified	Seller
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.47	Acres-Rear Land 1-10	1,710.00	2,765	100%		2,765
Total Acres 5.47					Land Total	94,595

Accpt Land 94,600 Accepted Bldg 0 Total 94,600

Account: 787 Card: 1 of 1 Map/Lot: 008-002 Location: 673 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticNoWater/NoSewer
Street No Street

Sale Data

Sale Date	10/05/2012
Sale Price	80,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1 B16472P849
Reference 2 LOT SIZE: 10.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.80	Acres-Rear Land 1-10	1,710.00	12,791	100%		12,791
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.80					Land Total	120,296

Dwelling Description

				Replacement Cost New	
Conventional	One Story	280 Sqft	Grade B 100	Base	102,015
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	546
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,092
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

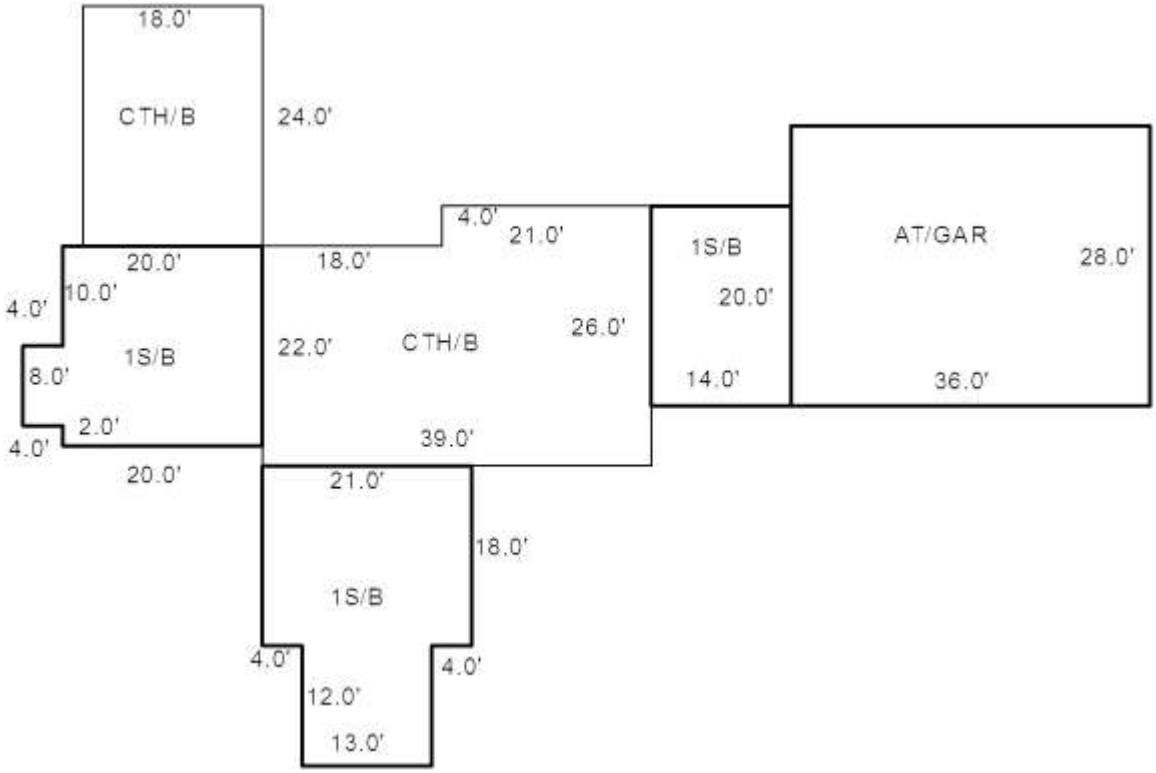
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	128,678

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	95%	113,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2013	534	B 100	73.349	Avg.	93%	100%	95%	64.804
1 Story/BSMT	2013	432	B 100	59.338	Avg.	93%	100%	95%	52.425
1.50 ST GARAGE..	2013	1008	B 100	62.494	Avg.	93%	100%	95%	55.213
1 ST CATH/BSMT	2013	942	B 100	146.817	Avg.	93%	100%	95%	129.713
1 ST CATH CEILING	2013	432	B 100	59.423	Avg.	93%	100%	95%	52.500
2,620 SFLA							Outbuilding Total		354,655

Accpt Land 120,300 Accepted Bldg 468,300 Total 588,600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Name: FENDERSON, JAMIE C
FENDERSON, JENNIFER M
Map/Lot: 008-045
Account: 788 Card: 1 of 1 Location: FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1
Reference 2 LOT SIZE: 45.78
Tran/Land/Bldg 130 1 99
X..... EST Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	01/18/2021
Sale Price	111,500
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%	Excess Frt	91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%	Excess Frt	18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
21.78	Acres-Rear 21+	665.00	15,932	100%		15,932
Total Acres 45.78					Land Total	137,022

Accpt Land 137,000 Accepted Bldg 0 Total 137,000

Account: 789 Card: 1 of 1 Map/Lot: 018-074 Location: 24 MARKET ST

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B15201P16
Reference 2 LOT SIZE: .29
Tran/Land/Bldg 300 2 96
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	03/23/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	70,600.00	68,618	100%		68,618
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.29					Land Total	79,618

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,244 Sqft	Grade B 100	Base	414,050
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,617
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,703
Rooms	14				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	3,234
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

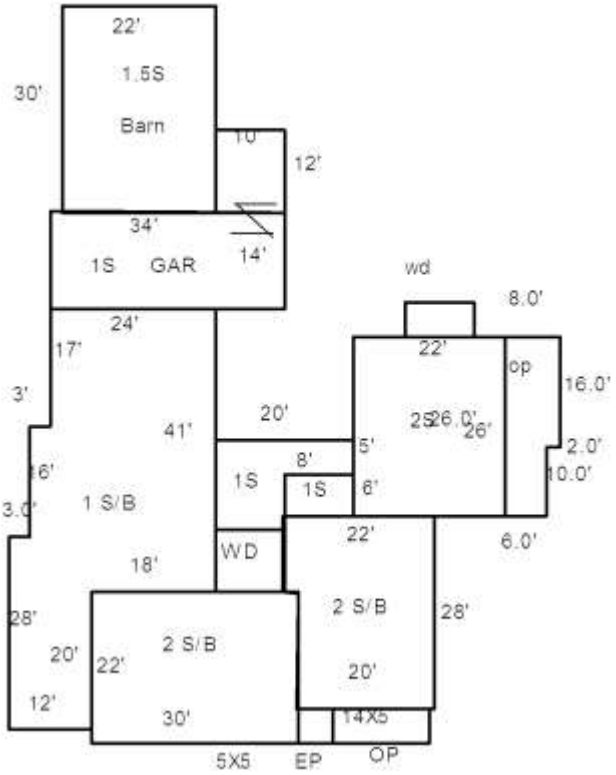
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1930	TYPICAL	TYPICAL	Average	Typical	445,764

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	298,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST BARN....	1800	660	B 100	39.800	Ava.	67%	100%	100%	26.666
Frame Shed	1800	30	B 100	611	Ava.	67%	100%	100%	409
Frame Garage	1800	596	B 100	28.687	Ava.	67%	100%	100%	19.220
1 STORY/BSMT	1800	1326	B 100	182.136	Ava.	67%	100%	100%	122.031
ONE STORY FRAME	1800	90	B 100	10.715	Ava.	67%	100%	100%	7.179
ONE STORY FRAME	1800	60	B 100	7.144	Ava.	67%	100%	100%	4.786
TWO STORY FRAME	1800	572	B 100	120.471	Ava.	67%	100%	100%	80.716
Wood Deck	1800	160	B 100	2.606	Ava.	67%	100%	100%	1.746
Encl Frame Porch	1800	25	B 100	2.590	Ava.	67%	100%	100%	1.735
Open Frame Porch	1800	70	B 100	3.845	Ava.	67%	100%	100%	2.576
5,108 SFLA								Outbuilding Total	267,064

Accpt Land	79,600	Accepted Bldg	565,700	Total	645,300


22'
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26'
26.0'

Account: 790 Card: 1 of 1 Map/Lot: 006-018 Location: 570 OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
Reference 1	B15201P10
Reference 2	LOT SIZE:15.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.30	Acres-Rear Land 11-20	950.00	1,359	100%		1,359
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.30					Land Total	127,674

Dwelling Description / Replacement Cost New

Conventional	Two Story	784 Sqft	Grade C 110	Base	240,352
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,294
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,174
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

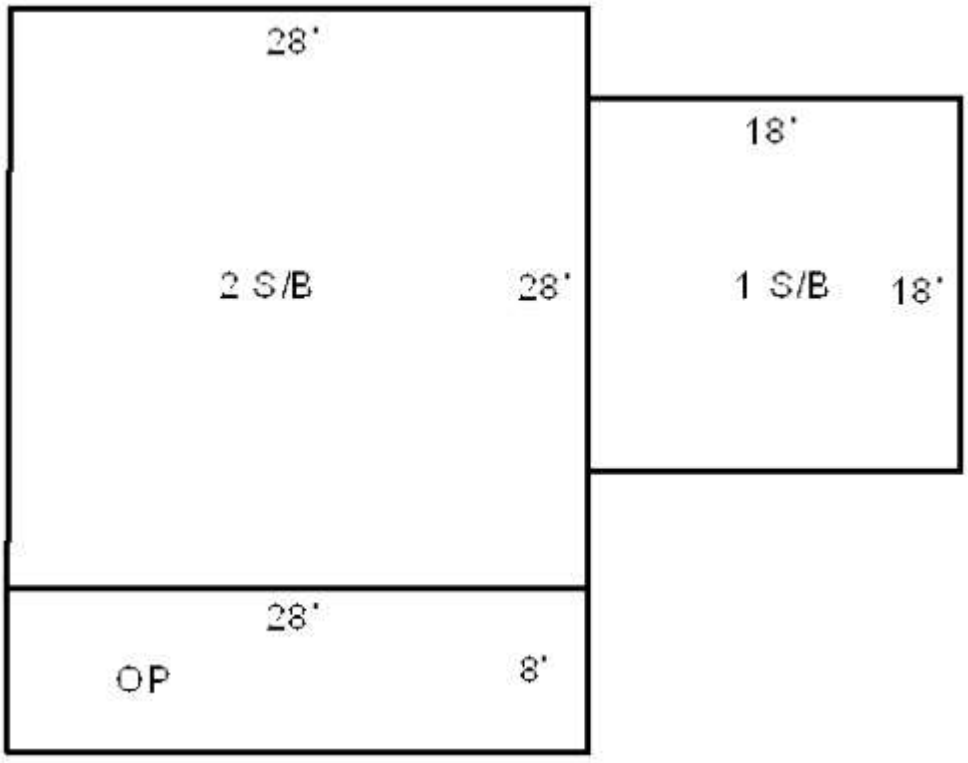
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	252,628

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	90%	95%	194,397

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BASEMENT	2007	324	C 110	37.657	Avg.	90%	90%	95%	28,976
1.25 ST BARN....	1982	1728	C 100	66.390	Avg.	75%	100%	95%	47,302
1,892 SFLA							Outbuilding Total		76,278

Accpt Land	127,700	Accepted Bldg	270,700	Total	398,400


28'
18'
2 S/B
28'
1 S/B
18'
28'
OP
8'

Account: 791 Card: 1 of 1 Map/Lot: 004-070 Location: BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B156309P277
Reference 2 LOT SIZE:17.6
Tran/Land/Bldg 900 12 99
X..... 0 Y..... 0
Exemption(s) 12 0 0 Land Schedule 1

Sale Data

Sale Date	11/29/2007
Sale Price	92,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
3.60	Acres-Rear Land 11-20	950.00	3,762	100%		3,762
Total Acres 17.60					Land Total	114,402

Accpt Land 114,400 Accepted Bldg 0 Total 114,400

Name: BATTIS, JOHN S
TZIYON, MICHAL

Map/Lot: 012-006
Account: 792 Card: 1 of 1 Location: 40 WEST FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	10/17/2016
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17392P290
Reference 2	LOT SIZE: .65
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	210,000	249,917	35%	Cor/Loc/Us	87,471
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.65					Land Total	101,221

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	704 Sqft	Grade C 100	Base	203,749
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	528
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,224
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

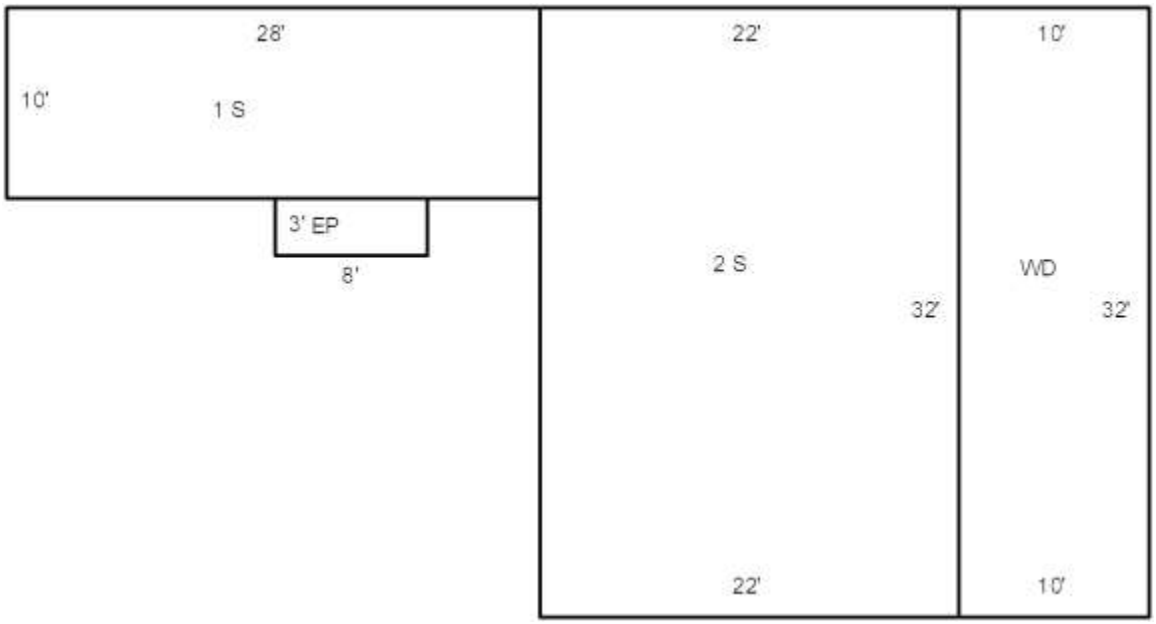
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	216,421

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	125%	262,410

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10 Mobile Home.	1975	10X28	D 100	7.266	Avg-	35%	100%	125%	3.179
MH ENC. PORCH...	1975	24	D 100	497	Avg.	72%	100%	125%	448
Wood Deck	1975	320	D 100	3.208	Avg-	35%	100%	125%	1.404
Frame Shed	1975	280	D 100	3.506	Avg.	72%	100%	125%	3.155
1,688 SFLA							Outbuilding Total		8,186

Accpt Land	101,200	Accepted Bldg	270,600	Total	371,800


28'
10'
1 S
3' EP
8'
22'
2 S
32'
22'
10'
WD
32'
10'

Map/Lot: 008-063
Account: 793 Card: 1 of 1 Location: 104 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B9181P0090
Reference 2 LOT SIZE:28
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
4.00	Acres-Rear 21+	665.00	2,926	100%		2,926
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 28.00					Land Total	139,691

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	540 Sqft	Grade C 100	Base	174,210
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	540
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,835
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

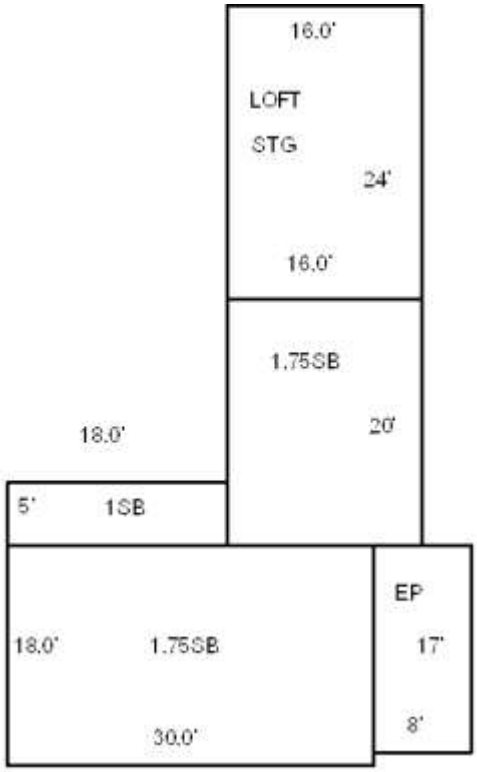
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1846	1998	GOOD	GOOD	Average	Typical	178,385

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	113,542

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Storv/BSMT	1846	90	C 100	9.509	Ava.	67%	100%	95%	6.052
Encl Frame Porch	1846	136	C 100	10.836	Ava.	67%	100%	95%	6.897
1.75 Storv/BSMT	1846	320	C 100	50.717	Ava.	67%	100%	95%	32.281
Barn	1846	384	C 100	13.233	Ava.	67%	100%	95%	8.423
1 ST BARN.....	1846	2240	C 100	71.344	Ava-	60%	100%	95%	40.666
Wood Deck	1846	396	C 100	4.962	Ava.	67%	100%	95%	3.159
1,595 SFLA							Outbuilding Total		97,478

Accpt Land 139,700 Accepted Bldg 211,000 Total 350,700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LOFT
STG
24'
16.0'
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20'
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1SB
EP
18.0'
1.75SB
17'
8'
30.0'

Name: PIERCE, JERE A
PIERCE, MELISSA J
Map/Lot: 018-036
Account: 794 Card: 1 of 1 Location: 106 MADISON ST

Neighborhood	8 MADISON ST
Zoning/Use	COMMERCIAL
Topography	
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B14158P247
Reference 2	LOT SIZE: .08
Tran/Land/Bldg	106 1 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	07/29/2022
Sale Price	61,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

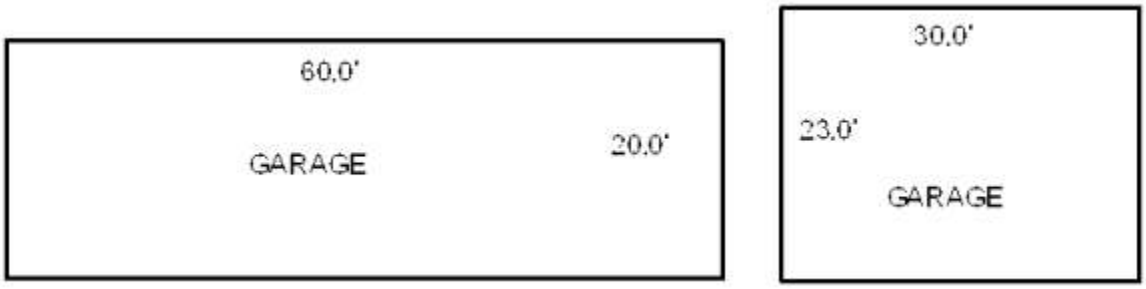
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	70,600.00	60,326	75%	Size/Shape	45,245
Total Acres 0.08					Land Total	45,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1930	690	D 100	20,362	Fair	55%	75%	100%	8,399
Frame Garage	1930	1200	D 100	35,054	Fair	55%	75%	100%	14,460
								Outbuilding Total	22,859

Accpt Land	45,200	Accepted Bldg	22,900	Total	68,100


60.0'
GARAGE
20.0'
30.0'
23.0'
GARAGE

Account: 795 Card: 1 of 1 Map/Lot: 018-040 Location: 96 MADISON ST

Neighborhood	8 MADISON ST
Zoning/Use	COMMERCIAL
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/17/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14127P318
Reference 2	LOT SIZE: .17
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	70,600.00	65,049	100%		65,049
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.17					Land Total	76,049

Dwelling Description

				Replacement Cost New	
Ranch	One Story	868 Sqft	Grade C 100	Base	160,870
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,085
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,604
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

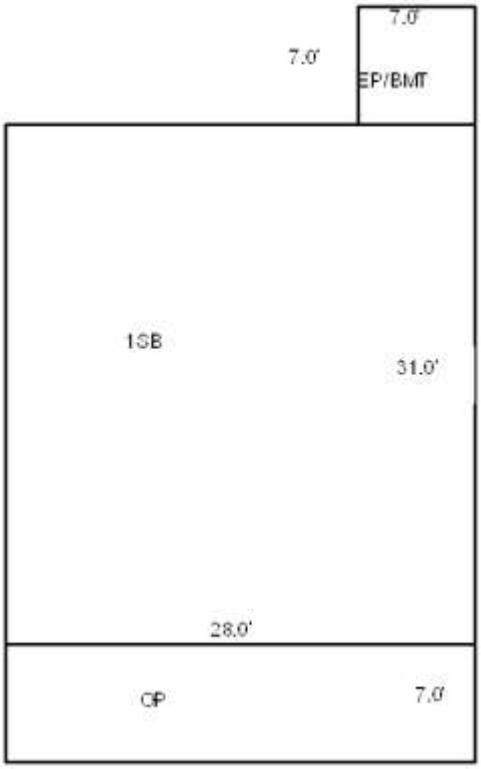
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	1980	TYPICAL	TYPICAL	Below Average	Typical	164,559

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	100%	98,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ENC.PORCH/BSMT	1932	49	C 100	4.648	Avg-	60%	100%	100%	2.789
Open Frame Porch	1932	196	C 100	8.283	Avg-	60%	100%	100%	4.970
868 SFLA							Outbuilding Total		7,759

Accpt Land	76,000	Accepted Bldg	106,500	Total	182,500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EP/BMT
1SB
31.0'
28.0'
OP
7.0'

Map/Lot: 018-060
Account: 796 Card: 1 of 1 Location: 11 MADISON CT

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B9563P0173
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description / Replacement Cost New

Conventional	Two Story	576 Sqft	Grade C 100	Base	180,144
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 3/4 Bmt	Basement	432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	1,152
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,152
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

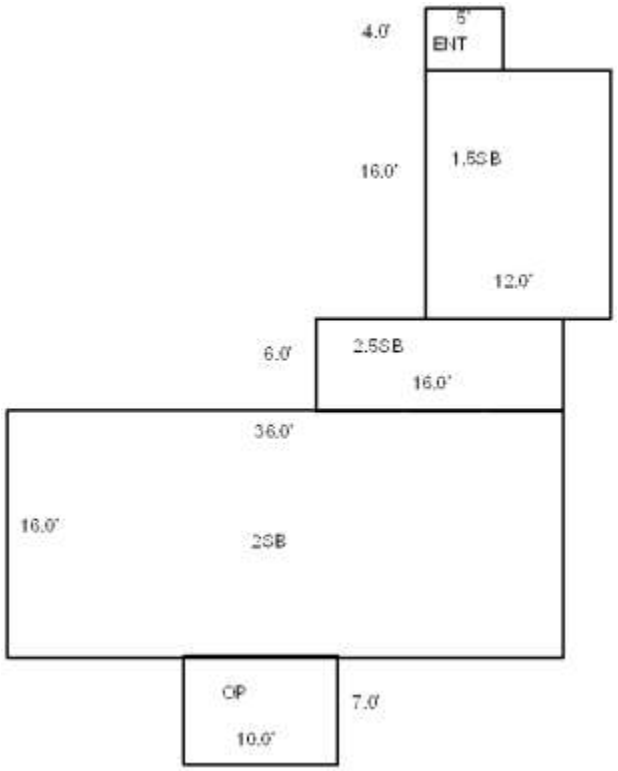
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1882	1920	GOOD	TYPICAL	Average	Typical	191,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	135,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1882	20	C 100	313	Avg.	67%	100%	105%	220
1.5 Story/BSMT	1882	192	C 100	28.403	Avg.	67%	100%	105%	19.982
2.5 Story/BSMT	1882	96	C 100	17.243	Avg.	67%	100%	105%	12.131
Open Frame Porch	1882	70	C 100	2.958	Avg.	67%	100%	105%	2.081
1,680 SFLA							Outbuilding Total		34,414

Accpt Land	78,500	Accepted Bldg	169,500	Total	248,000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36.0'
16.0'
2SB
OP
7.0'
10.0'

Name: MATHEWS, GEORGE E
MATHEWS, KAREN J
Map/Lot: 014-007A
Account: 797 Card: 1 of 1 Location: 50 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B10881P247
Reference 2	LOT SIZE: 1.04
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Homesite (Fract)	74,130.00	81,863	100%		81,863
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.04					Land Total	93,413

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	810 Sqft	Grade C 110	Base	241,789
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	891
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% HW BB	Cooling	0% None	Heat	1,560
Rooms	12				
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	23,232
Attic	Floor & Stairs			Attic	1,782
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

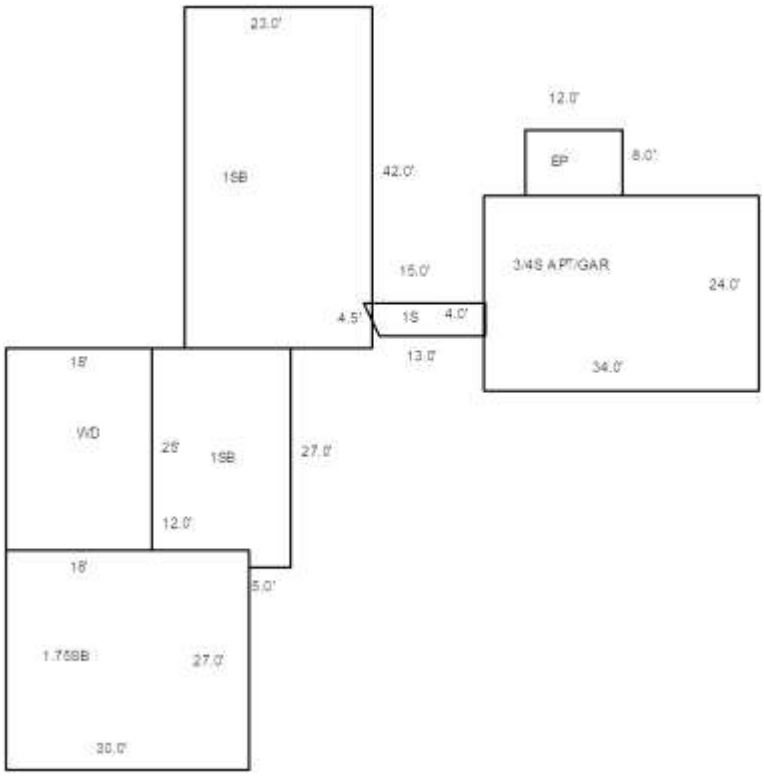
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1992	TYPICAL	TYPICAL	Above Average	Typical	269,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	206,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1870	966	C 110	112.275	Avg+	73%	100%	105%	86.059
1 STORY/BASEMENT	1870	435	C 110	50.558	Avg+	73%	100%	105%	38.752
Wood Deck	1870	450	C 110	6.202	Avg+	73%	100%	105%	4.753
1 STORY	1870	56	C 110	5.641	Avg+	73%	100%	105%	4.324
3/4 S APT/GAR	1870	816	C 110	91.331	Avg+	73%	100%	105%	70.006
Encl Frame Porch	1870	96	C 110	8.414	Avg+	73%	100%	105%	6.449
Frame Garage	1870	160	C 100	6.367	Avg-	60%	100%	105%	4.011
Frame Shed	1870	96	C 100	1.502	Avg-	60%	100%	105%	946
3,487 SFLA							Outbuilding Total		215,300

Accpt Land	93,400	Accepted Bldg	421,700	Total	515,100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34.0'
18'
WD
25'
1SB
27.0'
12.0'
18'
5.0'
1.75SB
27.0'
30.0'

Name: CONNELLY, BENJAMIN W
BOLSTRIDGE, REBECCA LYNN
Map/Lot: 005-016-1
Account: 798 Card: 1 of 1 Location: 629 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	10/08/2020
Sale Price	258,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 LOT SIZE:9
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.00	Acres-Rear Land 1-10	1,710.00	9,405	100%		9,405
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.00					Land Total	116,910

Dwelling Description

				Replacement Cost New	
Ranch	One Story	875 Sqft	Grade C 100	Base	161,758
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,094
Fin. Basement Area	438 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,672
Heating	100% HW BB	Cooling	0% None	Heat	2,625
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

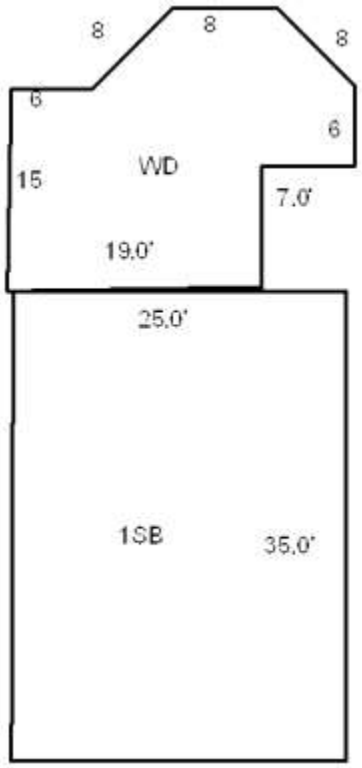
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	174,949

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	68%	100%	95%	113,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1963	391	C 100	4.899	Avg.	67%	100%	95%	3,118
1.25 ST GARAGE..	1963	864	C 110	40.231	Avg.	67%	100%	95%	25,607
Frame Shed	2004	80	D 100	1.002	Avg.	88%	100%	95%	838
875 SFLA							Outbuilding Total		29,563

Accpt Land 116,900 Accepted Bldg 142,600 Total 259,500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8
8
6
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15
WD
7.0'
19.0'
25.0'
1SB
35.0'

Map/Lot: 018-046
Account: 799 Card: 1 of 1 Location: 7 PARTRIDGE LN

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B7003P0194
Reference 2	LOT SIZE: .25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	74,130.00	70,987	100%		70,987
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.25					Land Total	82,537

Dwelling Description / Replacement Cost New

Conventional	Two Story	605 Sqft	Grade C 100	Base	189,202
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	303
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,630
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	Floor & Stairs			Attic	1,210
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

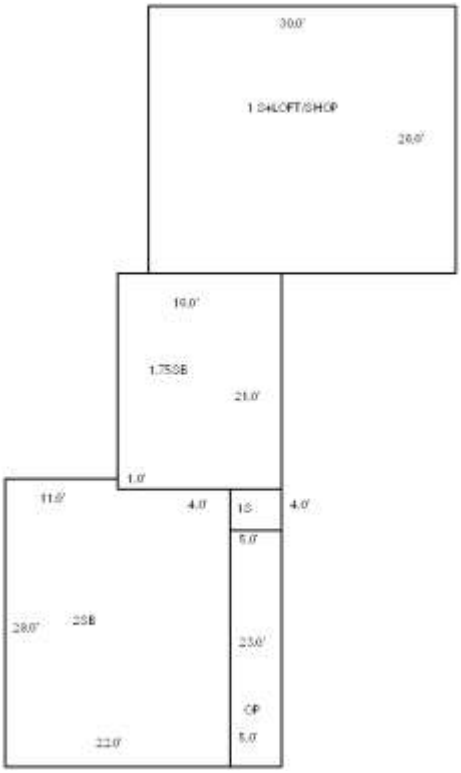
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1980	TYPICAL	TYPICAL	Below Average	Typical	203,065

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	105%	127,931

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1800	115	C 100	4.860	Avg-	60%	100%	105%	3.062
1 STORY	1800	20	C 100	1.832	Avg-	60%	100%	105%	1.154
1.75 Story/BSMT	1800	336	C 100	53.253	Avg-	60%	100%	105%	33.550
1 ST CATH CEILING	2003	780	C 100	82.532	Avg.	87%	100%	105%	75.393
SHOP/BSMT	2003	780	C 100	24.882	Avg.	87%	100%	105%	22.729
2,598 SFLA							Outbuilding Total		135,888

Accpt Land	82,500	Accepted Bldg	263,800	Total	346,300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16.0'
1.75SB
21.0'
1.0'
11.0'
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4.0'
5.0'
28.0'
2SB
23.0'
OP
5.0'
22.0'

Map/Lot: 022-025
Account: 800 Card: 1 of 1 Location: 11 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use COMMERCIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B11183P290
Reference 2 LOT SIZE: .34
Tran/Land/Bldg 31 2 80
X..... 0 Y..... 0
Exemption(s) Land Schedule 10

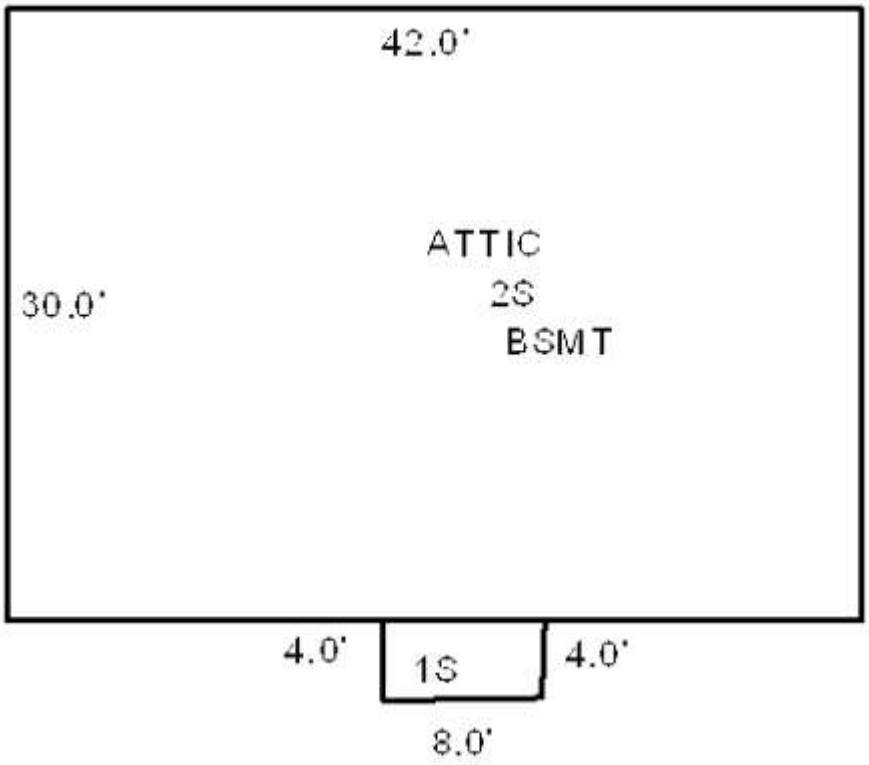
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	147,000	145,164	100%		145,164
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.34					Land Total	156,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE MASONRY...	1900	1288	C 100	121.988	Avg.	67%	90%	105%	77.237
WAREHOUSE MS....	1900	1260	C 100	39.577	Avg-	60%	75%	105%	18.700
BSMT UNFINISHED.	0	1260	C 100	31.563	C Gr	60%	50%	105%	9.942
Unfinished Attic	0	644	C 100	4.031	C Gr	60%	50%	105%	1.270
								Outbuilding Total	107,149

Accpt Land 156,700 Accepted Bldg 107,100 Total 263,800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ATTIC
2S
30.0'
BSMT
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1S
4.0'
8.0'

Account: 801 Card: 1 of 1 Map/Lot: 017-004 Location: 110 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B3721P0089
Reference 2	LOT SIZE: .43
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	74,130.00	74,943	100%		74,943
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.43					Land Total	86,493

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	672 Sqft	Grade C 110	Base	228,514
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,435
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	2	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

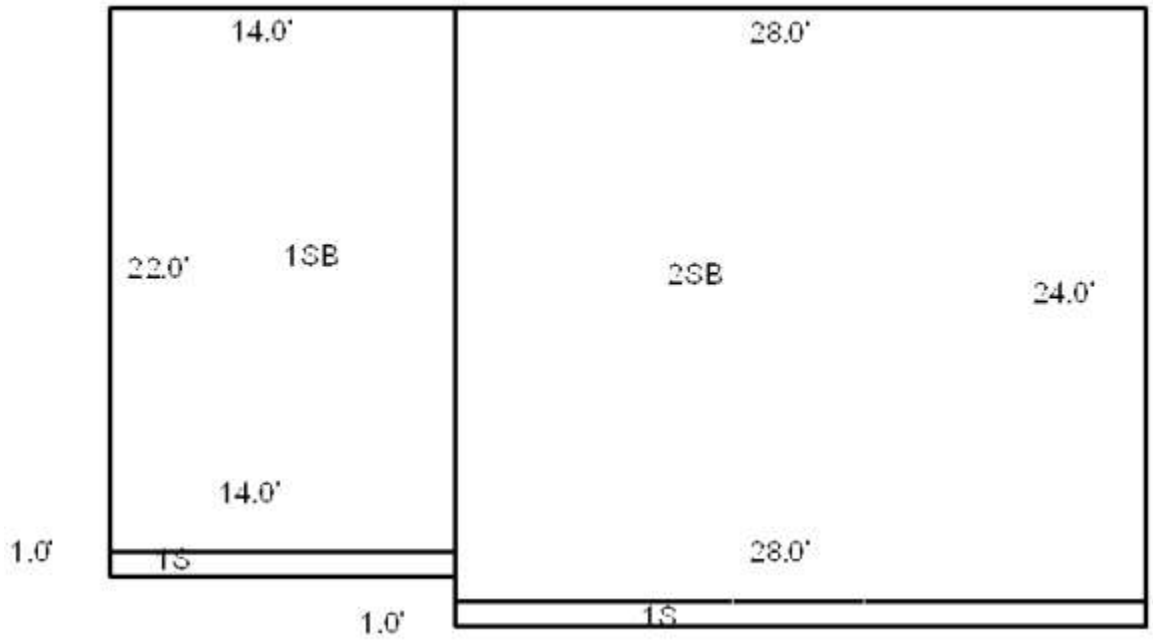
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	GOOD	TYPICAL	Average	Typical	246,369

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	100%	105%	181,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1967	308	C 110	35.797	Ava.	70%	100%	105%	26.311
1 STORY	1967	14	C 110	1.410	Ava.	70%	100%	105%	1.036
1 STORY	1967	28	C 110	2.820	Ava.	70%	100%	105%	2.073
Wood Deck	1967	160	C 110	2.206	Ava.	70%	100%	105%	1.621
Wood Deck	1967	160	C 110	2.206	Ava.	70%	100%	105%	1.621
CARPORT.....	1967	240	C 110	2.896	Ava.	70%	100%	105%	2.128
1.25 ST BARN....	1967	280	C 110	13.171	Ava.	70%	100%	105%	9.681
1,694 SFLA								Outbuilding Total	44,471

Accpt Land 86,500 Accepted Bldg 225,600 Total 312,100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24.0'
14.0'
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Name: JOHNSON, RUSSELL W., TRUSTEE
THE RUSSELL W. JOHNSON LIVING TRUST
Map/Lot: 007-001
Account: 802 Card: 1 of 1 Location: 827 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	01/21/2016
Sale Price	203,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17174P549
Reference 2	LOT SIZE:80
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	80%	Size/Shape	73,464
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
46.00	Acres-Rear 21+	665.00	33,649	100%		33,649
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
10.00	Acres-Wasteland	47.50	523	100%		523
Total Acres 80.00					Land Total	152,571

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade D 110	Base	166,558
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,441
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,922
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

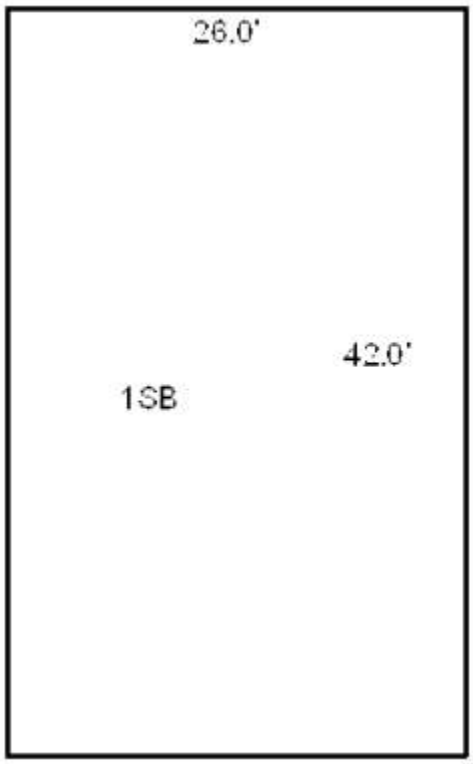
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	Obsolete	Old Type	Below Average	Typical	169,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	97%	95%	123,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST BARN....	1994	768	D 110	26,675	Avg-	79%	97%	95%	19,419
1,092 SFLA							Outbuilding Total		19,419

Accpt Land	152,600	Accepted Bldg	143,100	Total	295,700


26.0'
42.0'
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Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Reference 1	B9641P0239
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 4.00					Land Total	84,872

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	560 Sqft	Grade C 110	Base	191,867
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	3,665
Rooms	5	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

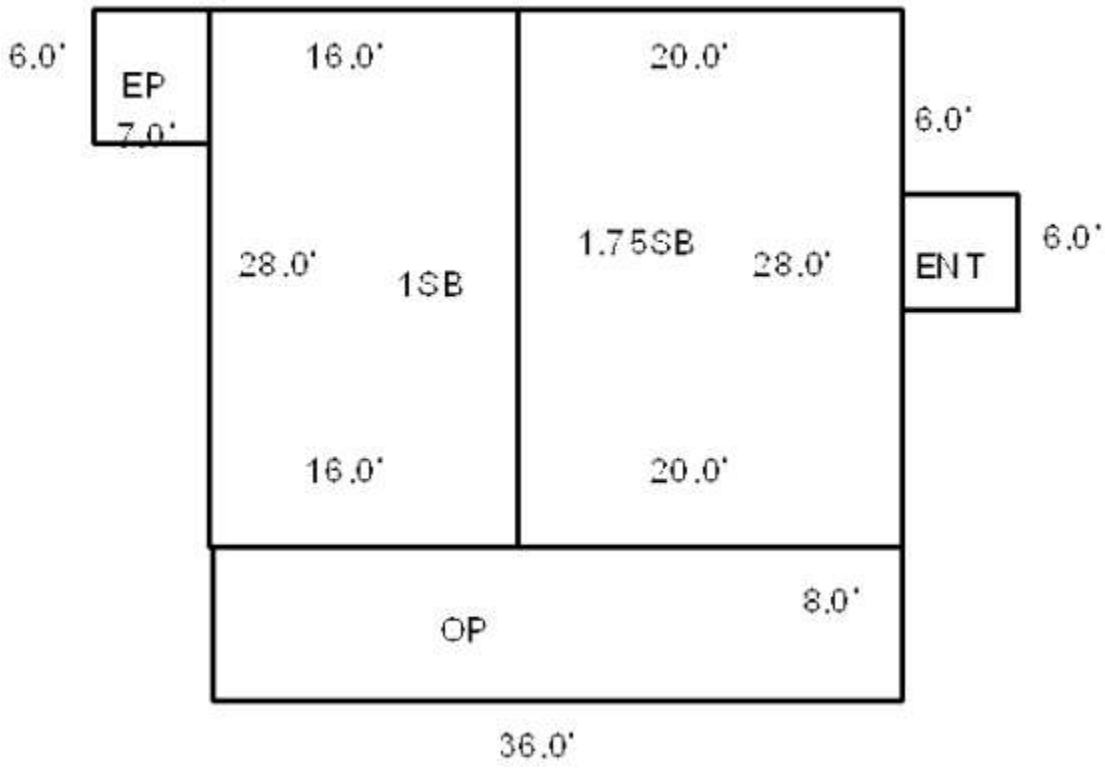
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	197,336

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	163,098

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2000	288	C 110	13.388	Avg.	87%	100%	95%	11.066
BSMT ENTRY.....	2000	36	C 110	619	Avg.	87%	100%	95%	512
Encl Frame Porch	2000	42	C 110	3.682	Avg.	87%	100%	95%	3.043
Wood Deck	2000	16	C 110	220	Avg.	87%	100%	95%	181
1.25 ST BARN....	2000	768	C 90	27.282	Avg.	86%	100%	95%	22.290
1 ST BARN.....	2000	304	C 90	9.655	Avg+	88%	100%	95%	8.071
1 ST CATH/BSMT	2000	448	C 110	59.082	Avg.	87%	100%	95%	48.831
Frame Shed	2008	400	C 90	5.634	Avg-	87%	100%	95%	4.657
1,428 SFLA							Outbuilding Total		98,651

Accpt Land	84,900	Accepted Bldg	261,700	Total	346,600


6.0'
EP
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28.0'
ENT
6.0'
16.0'
20.0'
8.0'
OP
36.0'

Name: WHEELER, GRADY J
LABONTE, DELANIE M
Map/Lot: 021-021
Account: 806 Card: 1 of 1 Location: 106 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/29/2021
Sale Price	320,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17525P566
Reference 2	LOT SIZE: 0.93
Tran/Land/Bldg	101 1 11
X.....	45 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	74,130.00	80,953	100%		80,953
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.93					Land Total	92,503

Dwelling Description / Replacement Cost New

Garrison	Two Story	576 Sqft	Grade C 110	Base	208,066
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,802
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

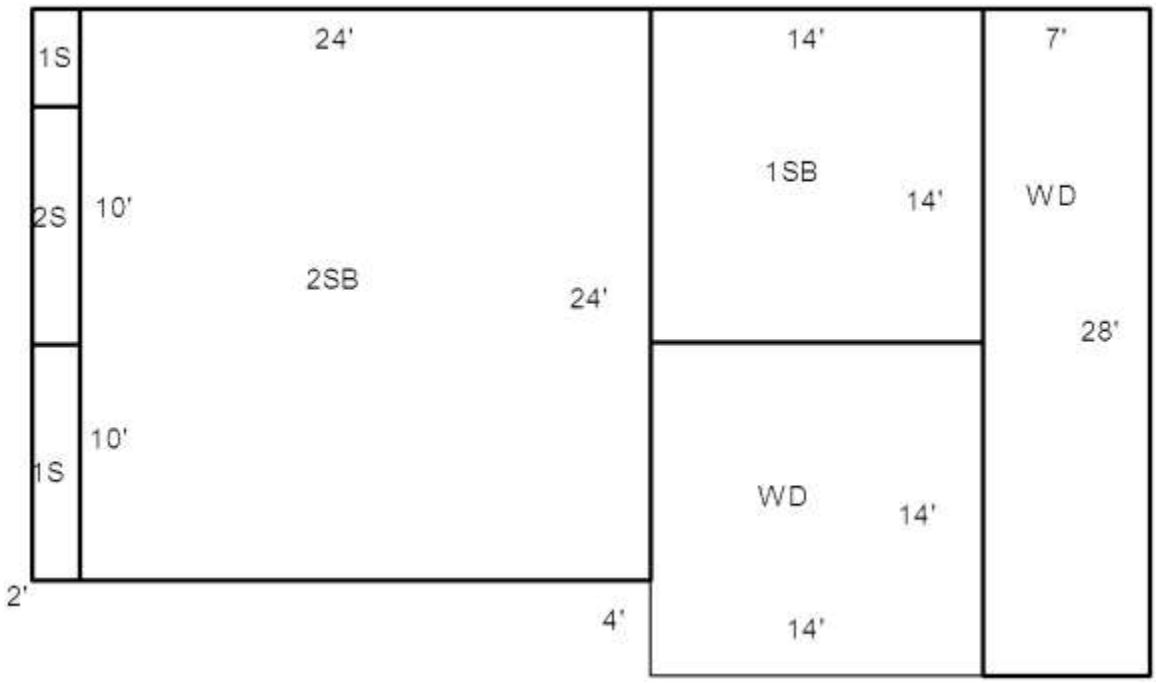
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Above Average	Typical	219,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	105%	195,909

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1987	48	C 110	4.836	Avg+	85%	100%	105%	4.317
Wood Deck	1987	196	C 110	2.702	Avg+	85%	100%	105%	2.412
1 Story/BSMT	1987	196	C 110	22.780	Avg+	85%	100%	105%	20.331
WOOD DECK	1987	196	C 110	2.702	Avg+	85%	100%	105%	2.412
1 STORY	1987	20	C 110	2.015	Avg+	85%	100%	105%	1.799
Frame Shed	1987	96	C 110	1.652	Avg+	85%	100%	105%	1.474
1,416 SFLA							Outbuilding Total		32,745

Accpt Land	92,500	Accepted Bldg	228,700	Total	321,200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Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	04/18/2011
Sale Price	144,200
Sale Type	Land & Buildings
Financing	Assumed Mortgage
Verified	Lender
Validity	Distressed Sale

Reference 1	B16082P516
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,008 Sqft	Grade C 100	Base	170,501
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	806 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,959
Heating	100% Forced Warm	Cooling	0% None	Heat	2,520
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

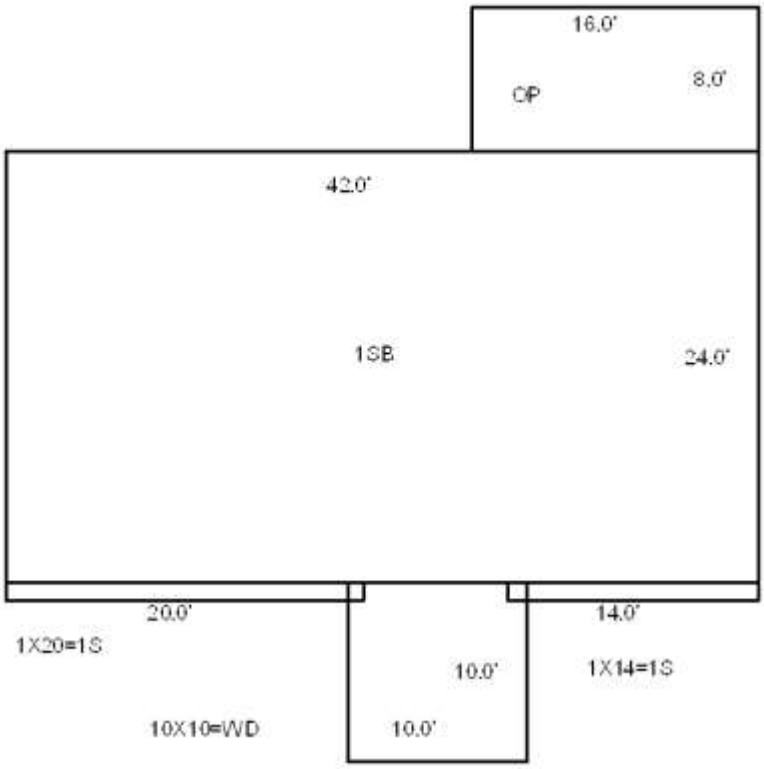
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	204,462

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	105%	158,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1975	14	C 100	1.282	Avg-	65%	100%	105%	875
1 STORY	1975	20	C 100	1.832	Avg-	65%	100%	105%	1.251
Wood Deck	1975	100	C 100	1.253	Avg.	72%	100%	105%	947
Open Frame Porch	1975	128	C 100	5.409	Avg.	72%	100%	105%	4.089
Frame Garage	1975	576	C 100	21.347	Avg.	72%	100%	105%	16.138
1 ST BARN.....	1975	700	C 100	23.127	Avg-	65%	100%	105%	15.785
Frame Garage	1975	220	C 100	8.527	Avg-	65%	100%	105%	5.820
1,042 SFLA							Outbuilding Total		44,905

Accpt Land	98,900	Accepted Bldg	203,800	Total	302,700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10.0'
10X10=WD
10.0'

Map/Lot: 003-105
Account: 808 Card: 1 of 1 Location: 77 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	05/03/2010
Sale Price	146,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15857P991
Reference 2	LOT SIZE:6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.00					Land Total	111,267

Dwelling Description

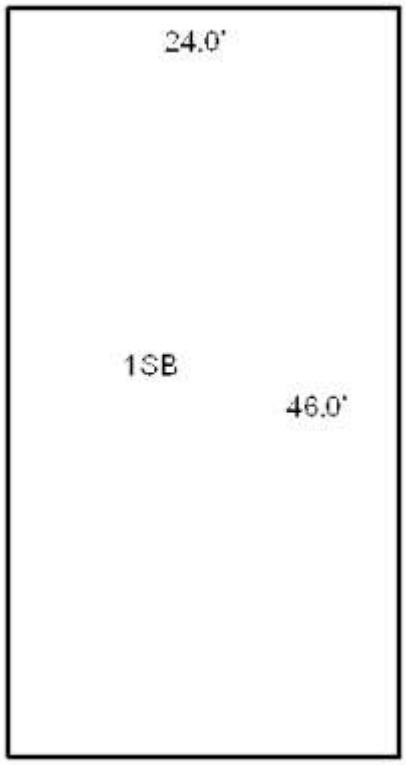
				Replacement Cost New	
Ranch	One Story	1,104 Sqft	Grade C 90	Base	163,127
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,242
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,484
Rooms	6	HEARTHS		HEARTHS	720
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,445
Insulation	Heavy	SFLA	1,104	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
Old	0	TYPICAL	TYPICAL	Below Average	Typical	173,018

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	95%	98,620

Accpt Land	111,300	Accepted Bldg	98,600	Total	209,900


24.0'
1SB
46.0'

Name: CHARLESTON, NICHOLAS
CHARLESTON, KATRINA M
Map/Lot: 003-007-1
Account: 809 Card: 1 of 1 Location: 47 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 2
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/09/2011
Sale Price	136,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16111P427
Reference 2	LOT SIZE: 1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

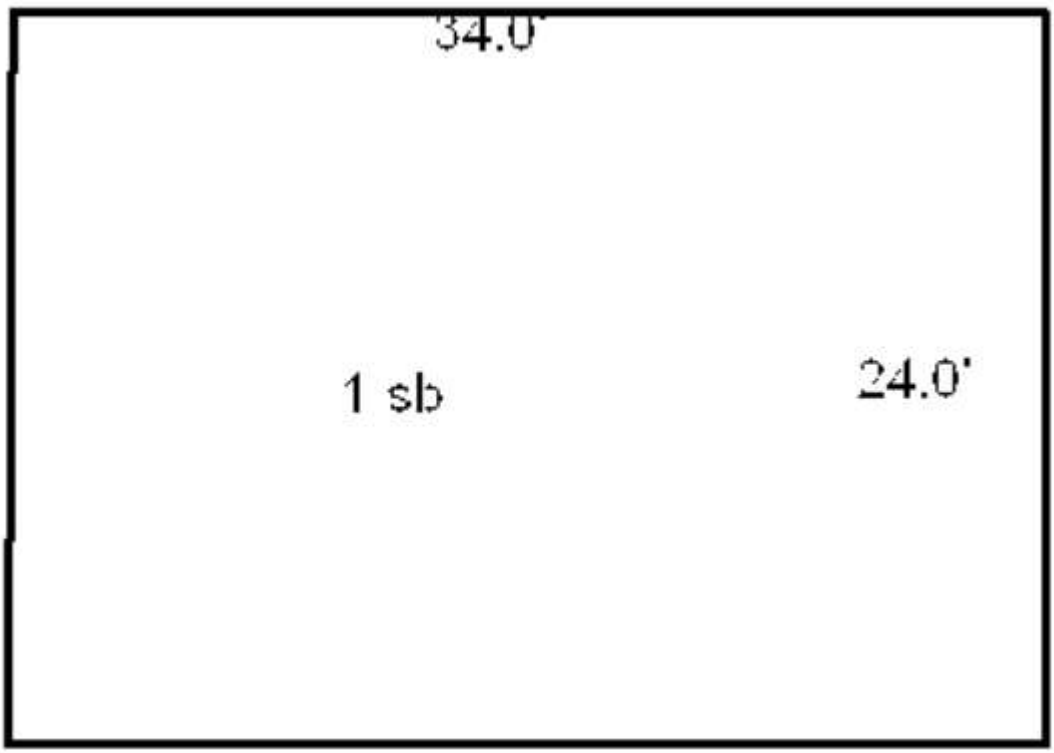
				Replacement Cost New	
Ranch	One Story	816 Sqft	Grade C 90	Base	138,850
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,102
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	918
Rooms	4	HEARTHS		HEARTHS	720
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	816	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	141,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	100%	101,945

Accpt Land	89,500	Accepted Bldg	101,900	Total	191,400


34.0'
1 sb
24.0'

Name: HALL, JOYCE S
HALL, PHILIP B
Map/Lot: 018-012
Account: 810 Card: 1 of 1 Location: 35 MEADER ST

Neighborhood 73 MEADER

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date	09/29/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 LOT SIZE: .17
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	74,130.00	68,302	100%		68,302
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.17					Land Total	79,852

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	667 Sqft	Grade C 100	Base	184,618
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	667
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,918
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

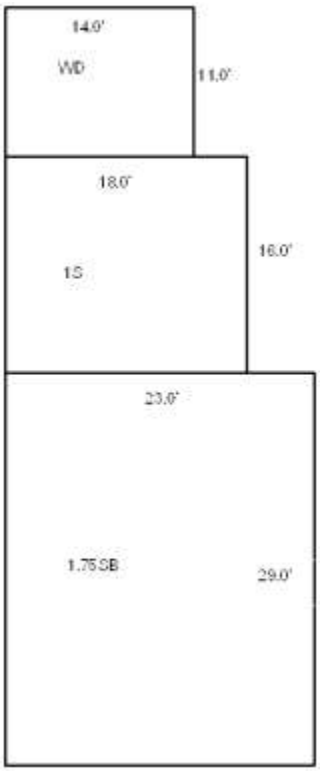
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1980	GOOD	TYPICAL	Average	Typical	189,003

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	100%	105%	132,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1860	154	C 100	1.930	Avg.	67%	100%	105%	1.358
ONE STORY FRAME	1860	288	C 100	26.375	Avg.	67%	100%	105%	18.555
3/4S AD/GAR.....	1860	432	C 100	37.731	Avg.	67%	100%	105%	26.544
1,779 SFLA								Outbuilding Total	46,457

Accpt Land	79,900	Accepted Bldg	179,400	Total	259,300


14.0'
WD
11.0'
18.0'
16.0'
1S
23.0'
1.75SB
29.0'

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/20/2019
Sale Price	46,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17446P34
Reference 2	LOT SIZE: 0.33
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	74,130.00	72,986	100%		72,986
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.33					Land Total	84,536

Dwelling Description

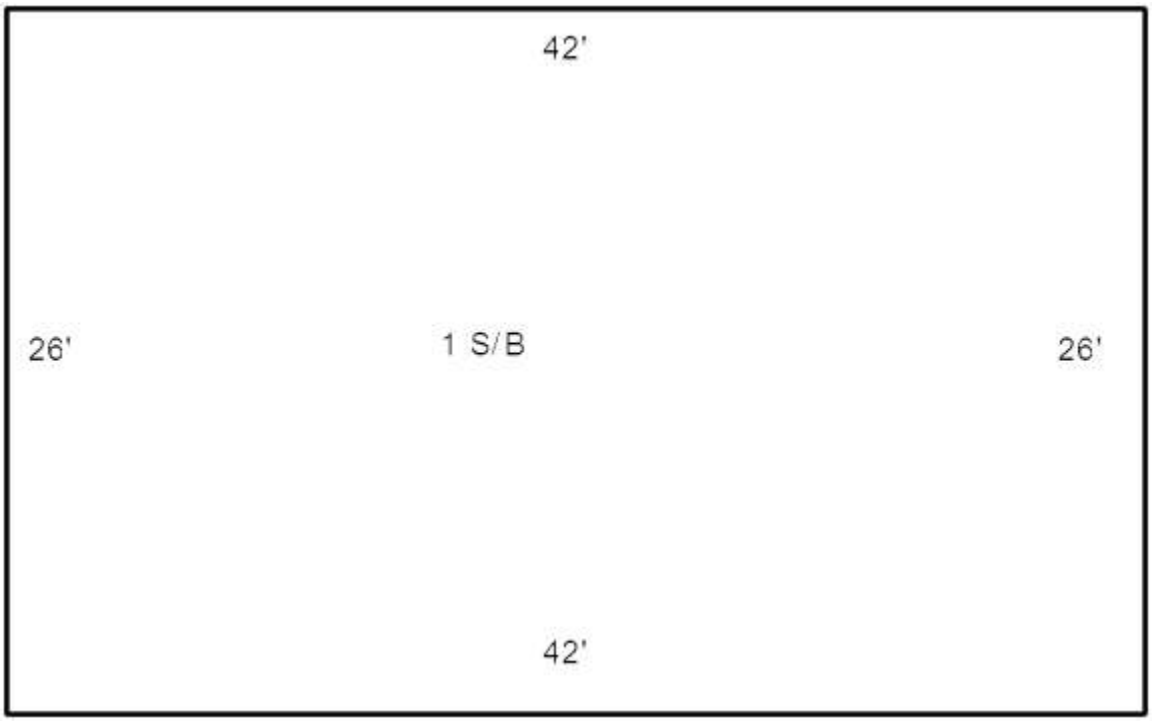
				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade B 90	Base	221,446
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,916
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,833
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,092	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	227,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Overbuilt	None	96%	95%	105%	217,562

Accpt Land	84,500	Accepted Bldg	217,600	Total	302,100


42'
26'
1 S/B
26'
42'

Neighborhood 66	WELLS ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/20/2019
Sale Price	46,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17446P34
Reference 2	LOT SIZE: 0.33 REAR
Tran/Land/Bldg	102 0 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Dwelling Description

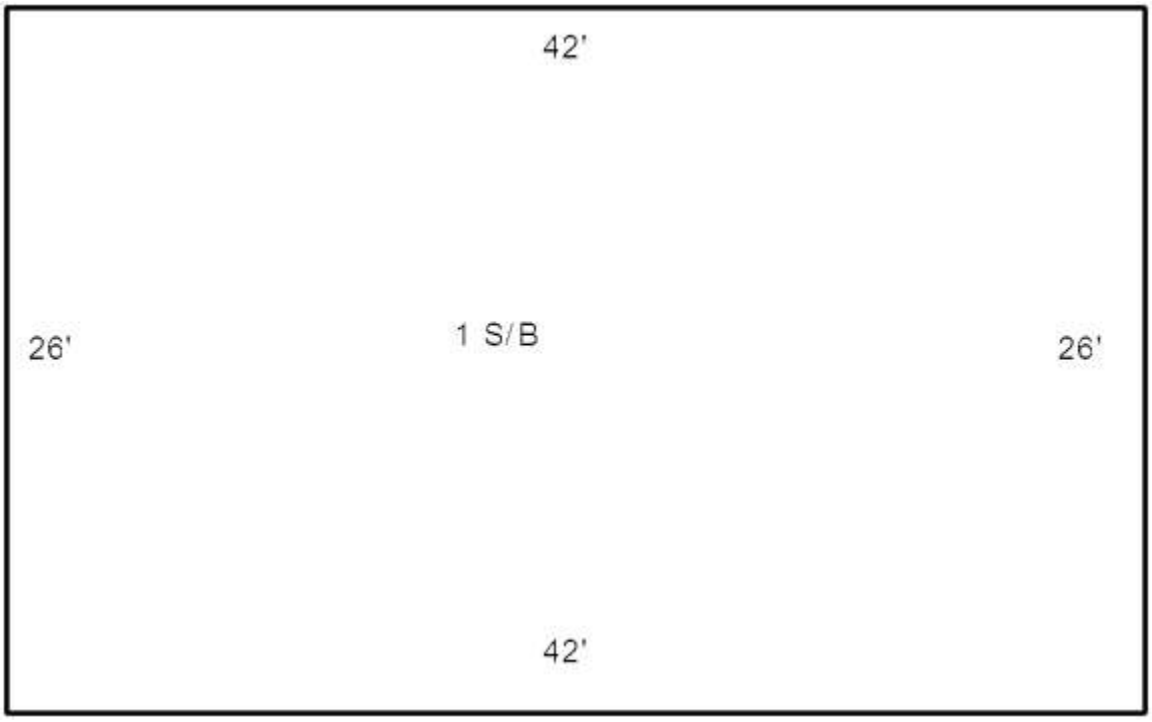
				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade B 90	Base	221,446
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,916
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,833
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,092	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	227,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	95%	105%	217,562

Accpt Land	0	Accepted Bldg	217,600	Total	217,600


42'
26'
1 S/B
26'
42'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	84,500	217,600	302,100	84,500	217,600	302,100
2	0	217,600	217,600	0	217,600	217,600
TOTAL	84,500	435,200	519,700	84,500	435,200	519,700

Account: 813 Card: 1 of 1 Map/Lot: 005-037 Location: 757 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	05/30/2019
Sale Price	389,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17965P614
Reference 2	LOT SIZE: 7.53
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.53	Acres-Rear Land 1-10	1,710.00	6,640	100%		6,640
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.53					Land Total	114,145

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	884 Sqft	Grade B 100	Base	338,830
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,149
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,895
Rooms	11	HEARTHS		HEARTHS	2,080
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Floor & Stairs			Attic	2,298
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

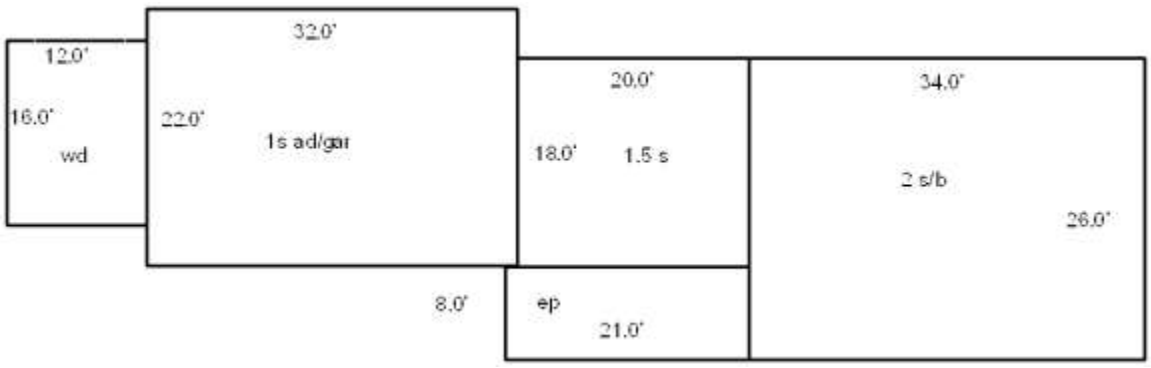
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1887	1960	TYPICAL	TYPICAL	Average	Typical	361,548

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	230,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1887	704	B 100	96.700	Avg.	67%	100%	95%	61.550
1 & 1/2 STORY FR	1887	360	B 100	62.633	Avg.	67%	100%	95%	39.866
Encl Frame Porch	1887	168	B 100	17.402	Avg.	67%	100%	95%	11.076
Wood Deck	1887	192	B 100	3.128	Avg.	67%	100%	95%	1.991
1 ST BARN.....	1887	2960	B 100	122.054	Avg.	67%	100%	95%	77.687
SHOP	1900	156	B 100	4.462	Avg.	67%	100%	95%	2.840
Frame Shed	1900	72	B 100	1.465	Avg.	67%	100%	95%	933
STABLE	1940	720	C 100	23.753	Avg.	67%	100%	95%	15.119
3,012 SFLA							Outbuilding Total		211,062

Accpt Land 114,100 Accepted Bldg 441,200 Total 555,300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16.0'
wd
22.0'
1s ad/gar
20.0'
18.0'
1.5 s
34.0'
2 s/b
26.0'
8.0'
ep
21.0'

Map/Lot: 019-018
Account: 814 Card: 1 of 1 Location: 61 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B12166P286
Reference 2 LOT SIZE:1.3
Tran/Land/Bldg 104 1 13
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	74,130.00	83,711	100%		83,711
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.30					Land Total	95,261

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	768 Sqft	Grade C 100	Base	226,733
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	768
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

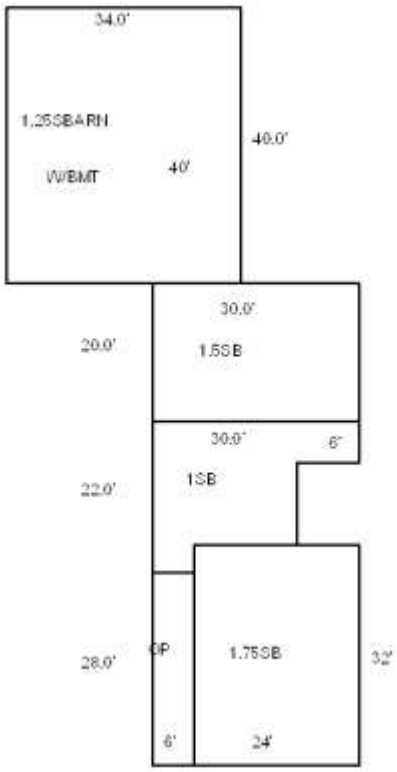
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1970	TYPICAL	TYPICAL	Below Average	Typical	252,653

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	87%	105%	138,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
LOFT BARN BSMT	1900	1360	C 100	56.548	Fair	55%	100%	105%	32.656
1.5 Story/BSMT	1900	600	C 100	88.758	Avg.	67%	87%	105%	54.324
1 Story/BSMT	1900	456	C 100	48.181	Avg.	67%	87%	105%	29.489
Open Frame Porch	1900	168	C 100	7.100	Avg.	67%	100%	105%	4.995
2,700 SFLA							Outbuilding Total		121,464

Accpt Land 95,300 Accepted Bldg 259,900 Total 355,200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W/BMT
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30.0'
20.0'
1.5SB
30.0'
6'
22.0'
1SB
28.0'
OP
1.75SB
32'
6'
24'

Account: 815 Card: 1 of 1 Map/Lot: 014-017 Location: 80 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B18057
Reference 2	LOT SIZE: .39
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	09/30/2019
Sale Price	172,600
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	74,130.00	74,767	100%		74,767
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.42					Land Total	86,317

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	986 Sqft	Grade C 100	Base	223,785
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	986
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,437
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

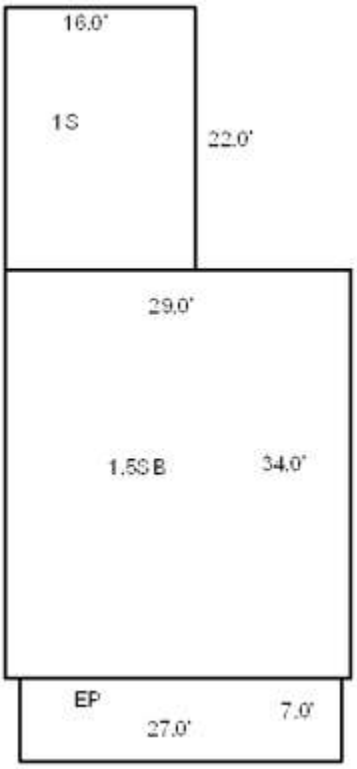
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Below Average	Typical	230,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	105%	144,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1935	352	C 100	32.236	Avg.	67%	95%	105%	21.544
Encl Frame Porch	1935	189	C 100	15.060	Avg-	60%	100%	105%	9.488
Frame Garage	1935	315	D 100	9.558	Avg-	60%	110%	105%	6.623
1,831 SFLA							Outbuilding Total		37,655

Accpt Land	86,300	Accepted Bldg	182,600	Total	268,900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29.0'
1.5S B
34.0'
EP
7.0'
27.0'

Map/Lot: 019-022
Account: 816 Card: 1 of 1 Location: 110 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography RollingAbove Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B17280P816
Reference 2 LOT SIZE: .42
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	74,130.00	74,767	100%		74,767
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.42					Land Total	86,317

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	690 Sqft	Grade C 100	Base	213,740
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	690
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,313
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	1,380
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

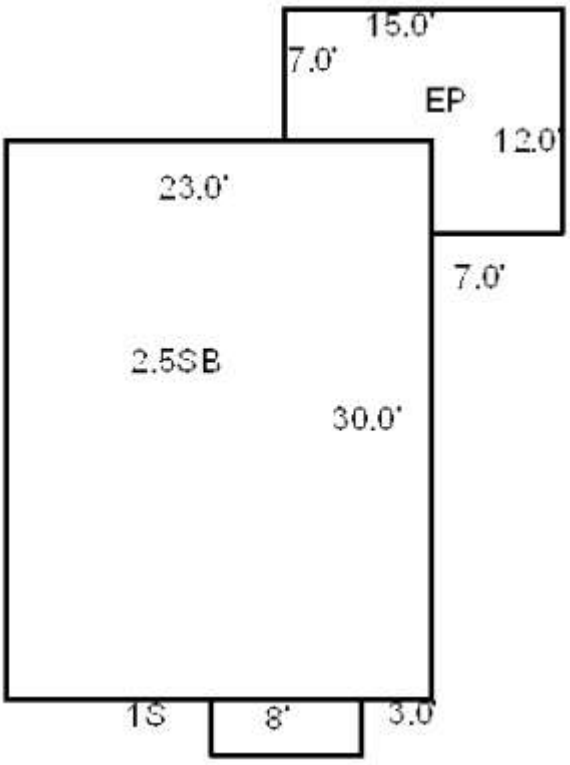
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1970	GOOD	GOOD	Above Average	Typical	228,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	174,795

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1880	140	C 100	11.155	Avg+	73%	100%	105%	8.550
ONE STORY FRAME	1880	24	C 100	2.198	Avg+	73%	100%	105%	1.685
Frame Garage	1880	260	C 100	9.968	Avg.	67%	100%	105%	7.013
1,749 SFLA							Outbuilding Total		17,248

Accpt Land 86,300 Accepted Bldg 192,000 Total 278,300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7.0'
EP
12.0'
23.0'
7.0'
2.5SB
30.0'
1S
8'
3.0

Name: KEOHAN, JOHN J, JR TRUSTEE
JOHN J. KEOHAN, JR. REVOCABLE TRUST
Map/Lot: 022-066
Account: 817 Card: 1 of 1 Location: 12 BURMA RD

Neighborhood 60 BURMA RD

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	10/19/2017
Sale Price	226,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B17587P518
Reference 2 LOT SIZE: .46
Tran/Land/Bldg 101 1 11
X..... IF Y..... 0
Exemption(s) 1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	74,130.00	75,451	100%		75,451
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.46					Land Total	87,001

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,080 Sqft	Grade C 100	Base	275,991
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,860
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

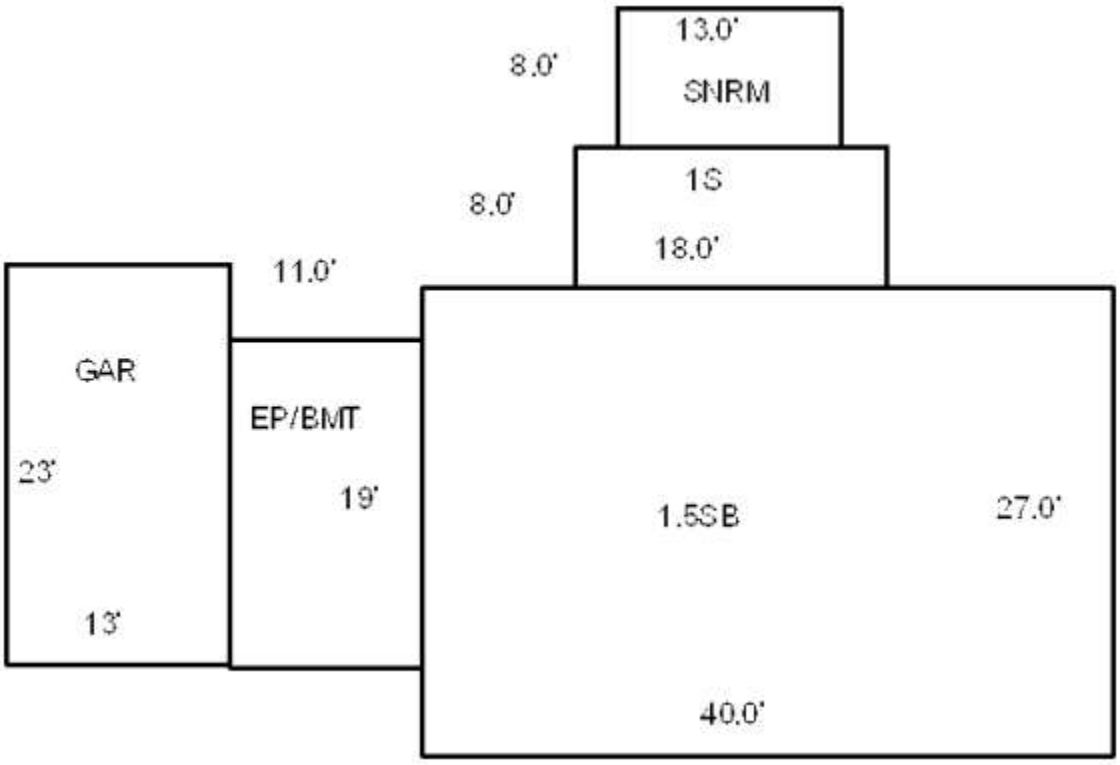
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	293,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	105%	219,029

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1970	299	C 100	11.372	Avg.	71%	100%	105%	8.478
ENC.PORCH/BSMT	1970	209	C 100	19.448	Avg.	71%	100%	105%	14.498
1 STORY	1970	144	C 100	13.188	Avg.	71%	100%	105%	9.831
SUN ROOM (NO	1970	104	C 100	8.287	Avg.	71%	100%	105%	6.178
1,764 SFLA								Outbuilding Total	38,985

Accpt Land	87,000	Accepted Bldg	258,000	Total	345,000


13.0'
8.0'
SNRM
1S
8.0'
18.0'
11.0'
GAR
EP/BMT
23'
19'
1.5SB
27.0'
13'
40.0'

Map/Lot: 022-084
Account: 818 Card: 1 of 1 Location: 9 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/04/2011
Sale Price	174,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16202P870
Reference 2	LOT SIZE: 0.59
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	74,130.00	77,352	100%		77,352
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.59					Land Total	88,902

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,312 Sqft	Grade C 100	Base	310,938
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,640
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,888
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

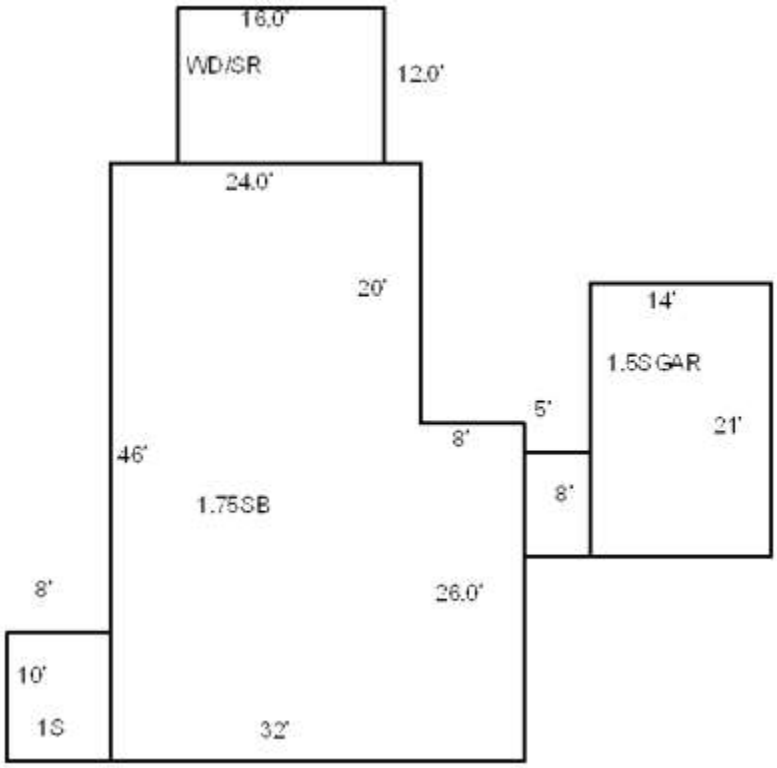
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	TYPICAL	TYPICAL	Average	Typical	332,666

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	234,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1949	192	C 100	2.406	Avg.	67%	100%	105%	1.693
SUN ROOM (NO	1949	192	C 100	15.299	Avg.	67%	100%	105%	10.762
ONE STORY FRAME	1949	80	C 100	7.326	Avg.	67%	100%	105%	5.153
Open Frame Porch	1949	40	C 100	1.690	Avg.	67%	100%	105%	1.189
1.50 ST GARAGE..	1949	294	C 100	14.664	Avg.	67%	100%	105%	10.316
2,376 SFLA								Outbuilding Total	29,113

Accpt Land	Accepted Bldg	Total
88,900	263,100	352,000


16.0'
WD/SR
12.0'
24.0'
20'
14'
1.5S GAR
5'
21'
8'
46'
8'
1.75SB
8'
26.0'
10'
1S
32'

Map/Lot: 021-025
Account: 819 Card: 1 of 1 Location: 70 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B10931P186
Reference 2	LOT SIZE: 1.22
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.22	Acres-Homesite (Fract)	74,130.00	83,181	100%		83,181
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.22					Land Total	94,731

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	748 Sqft	Grade C 110	Base	237,710
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	823
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,937
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	Floor & Stairs			Attic	1,646
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1980	TYPICAL	TYPICAL	Average	Typical	263,420

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	185,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1860	72	C 110	992	Ava.	67%	100%	105%	698
ONE STORY FRAME	1860	128	C 110	12.894	Ava.	67%	100%	105%	9.071
1 Story/BSMT	1860	128	C 110	14.876	Ava.	67%	100%	105%	10.465
1.5 Story/BSMT	1860	208	C 110	33.846	Ava.	67%	100%	105%	23.811
WOOD DECK	1860	35	C 110	483	Ava.	67%	100%	105%	340
1.25 ST BARN....	1860	960	C 110	41.282	Ava.	67%	100%	105%	29.042
2,064 SFLA							Outbuilding Total		73,427

Accpt Land	94,700	Accepted Bldg	258,700	Total	353,400

6.0'
12.0'
WD
13.0'
8.0'
8.0'
16.0'
1.5SB
1SB
1S
7.0'
WD
22.0'
2SB
5.0'
34.0'

Name: FEENEY, SARAH
FEENEY, KELLY L
Map/Lot: 003-097-08
Account: 820 Card: 1 of 1 Location: 21 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/23/2019
Sale Price	225,000
Sale Type	Mobile Home
Financing	Private Finance
Verified	Family Member
Validity	Related Parties

Reference 1	B18081P408
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	Land Schedule 1

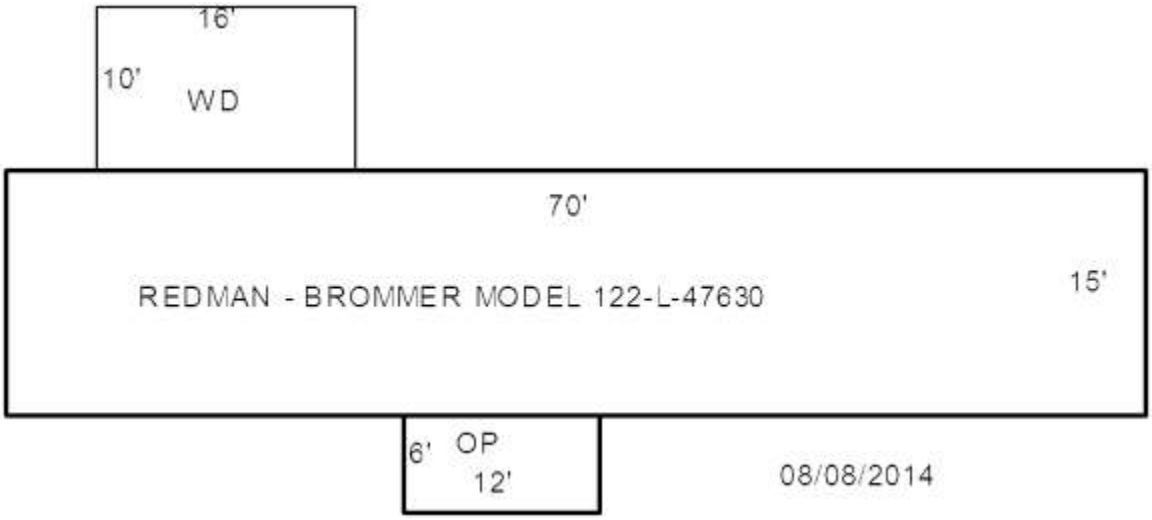
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16 Mobile Home	2014	15X70	A 100	40.213	Avg.	82%	100%	95%	31,250
Wood Deck	2014	162	C 100	2.030	Avg.	93%	100%	95%	1,794
Open Frame Porch	2014	72	C 100	3.043	Avg.	93%	100%	95%	2,688
Frame Shed	1982	160	C 100	2.504	Avg.	75%	100%	95%	1,784
1,050 SFLA							Outbuilding Total		37,516

Accpt Land	90,300	Accepted Bldg	37,500	Total	127,800


16'
10'
WD
70'
REDMAN - BROMMER MODEL 122-L-47630
15'
6'
OP
12'
08/08/2014

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B11470P136
Reference 2 LOT SIZE:20
Tran/Land/Bldg 109 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
6.00	Acres-Rear Land 11-20	1,260.00	8,316	100%		8,316
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 20.00					Land Total	147,029

Dwelling Description

				Replacement Cost New	
Other	One Story	1,344 Sqft	Grade D 100	Base	136,754
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	538
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,688
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

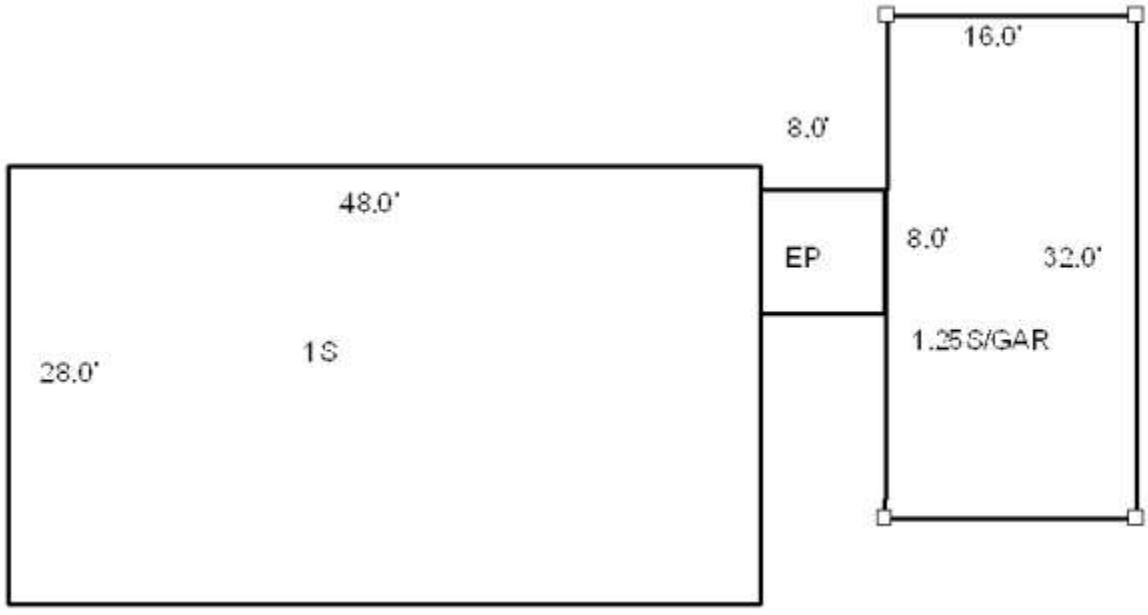
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	146,316

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	105%	135,196

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2002	64	D 100	4.080	Avg.	88%	100%	105%	3,770
1.25 ST GARAGE..	2002	512	D 100	17.595	Avg.	88%	100%	105%	16,258
1.25 ST GARAGE..	1938	784	C 100	33.260	Avg.	67%	100%	105%	23,398
Frame Garage	1938	350	C 100	13.208	Avg.	67%	100%	105%	9,291
Frame Garage	1932	576	D 100	17.078	Avg.	67%	100%	105%	12,014
1,344 SFLA							Outbuilding Total		64,731

Accpt Land 147,000 Accepted Bldg 199,900 Total 346,900


16.0'
8.0'
48.0'
EP
8.0'
32.0'
1.25 S/GAR
1S
28.0'

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPublic Sewer
Street	Paved
Reference 1	
Reference 2	LOT SIZE:20
Tran/Land/Bldg	109 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Dwelling Description

					Replacement Cost New
Cape Cod	One & 3/4 Story	780 Sqft	Grade C 100	Base	214,362
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	975
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,095
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

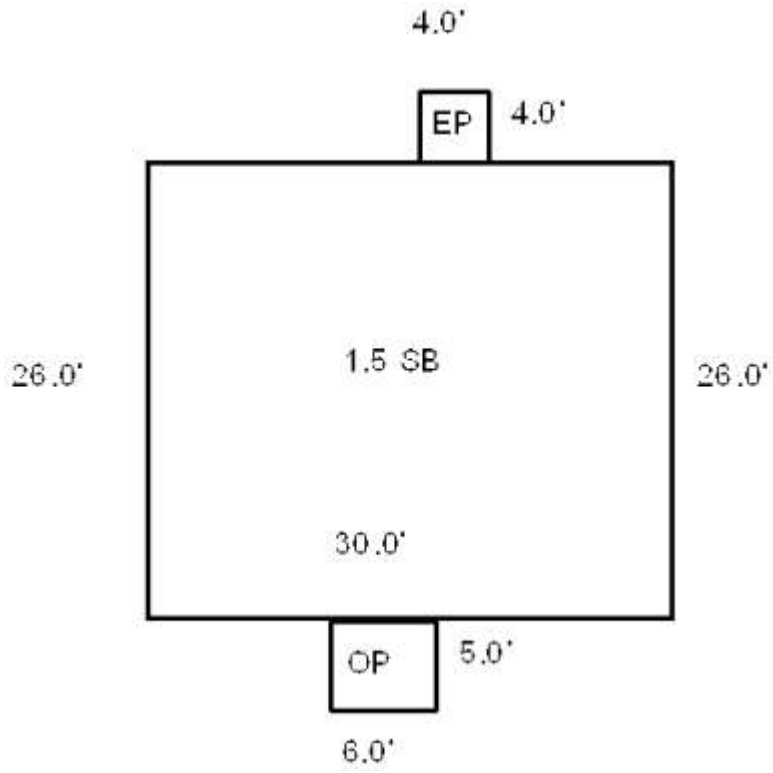
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Above Average	Typical	225,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	97%	105%	167,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1935	16	C 100	1.275	Avg+	73%	97%	105%	948
Open Frame Porch	1935	30	C 100	1.268	Avg+	73%	97%	105%	943
Frame Garage	1935	336	C 100	12.704	Avg.	67%	100%	105%	8,938
1,365 SFLA							Outbuilding Total		10,829

Accpt Land		0 Accepted Bldg		178,500 Total	178,500


4.0'
EP
4.0'
26.0'
1.5 SB
26.0'
30.0'
OP
5.0'
6.0'

Name: KEZAR, JAMES L, DEBORAH A, TIMOTHY C., KEZAR IRREVOCABLE TRUST
Map/Lot: 002-018
Account: 821
Location: 11 KEZAR LANE

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	147,000	199,900	346,900	147,000	199,900	346,900
2	0	178,500	178,500	0	178,500	178,500
TOTAL	147,000	378,400	525,400	147,000	378,400	525,400

Neighborhood 35 GUPTILLS LN

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B8849P0341
Reference 2	LOT SIZE: .34
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	78,185.00	77,208	100%		77,208
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.34					Land Total	87,658

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	884 Sqft	Grade C 100	Base	248,791
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,304
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

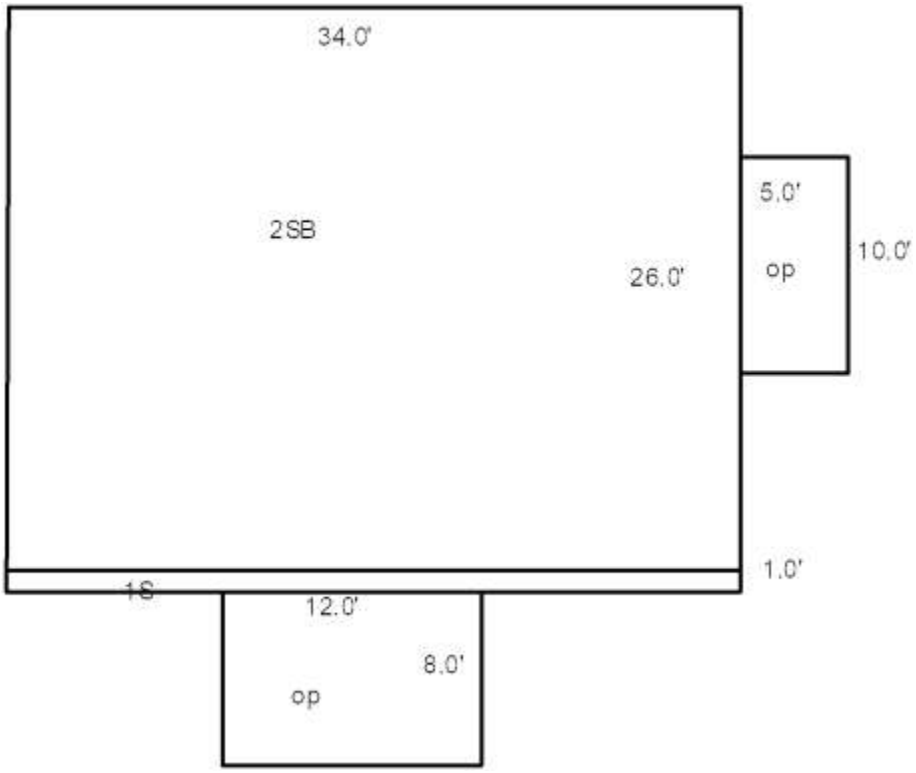
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	Field7	Above Average	Typical	266,751

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	195,128

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1968	34	C 100	3.114	Avg+	77%	100%	95%	2.278
Open Frame Porch	1968	50	C 100	2.113	Avg+	77%	100%	95%	1.546
Open Frame Porch	1968	96	C 100	4.057	Avg+	77%	100%	95%	2.968
1,802 SFLA							Outbuilding Total		6,792

Accpt Land	87,700	Accepted Bldg	201,900	Total	289,600


34.0'
2SB
26.0'
5.0'
op
10.0'
1.0'
1S
12.0'
8.0'
op

Map/Lot: 018-127
Account: 823 Card: 1 of 1 Location: 8 RAILROAD AVE

Neighborhood 43 RAILROAD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/26/2015
Sale Price	189,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17045P179
Reference 2	LOT SIZE: .34
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	74,130.00	73,204	100%		73,204
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.34					Land Total	84,754

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	611 Sqft	Grade C 110	Base	222,448
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	4,622
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

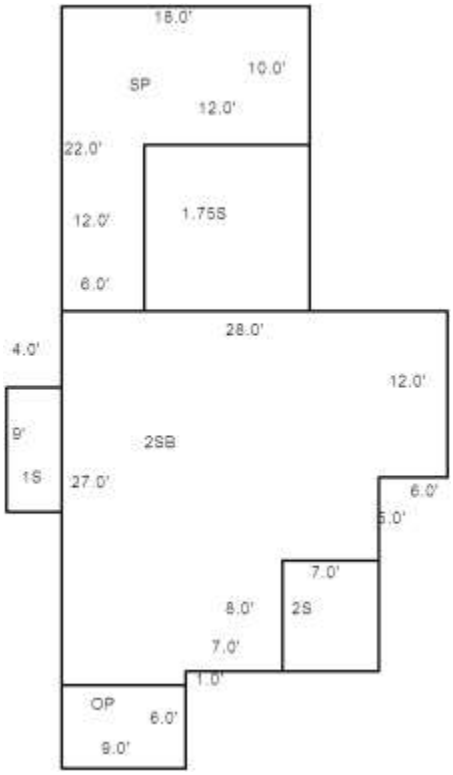
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1975	GOOD	TYPICAL	Above Average	Typical	227,742

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	73%	97%	105%	169,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1860	252	C 110	12.381	Avg+	73%	97%	105%	9.205
1 & 3/4 STORY FR	1860	144	C 110	22.873	Avg+	73%	97%	105%	17.006
TWO STORY FRAME	1860	56	C 110	9.980	Avg+	73%	97%	105%	7.420
Open Frame Porch	1860	54	C 110	2.510	Avg+	73%	97%	105%	1.866
ONE STORY FRAME	1860	36	C 110	3.627	Avg+	73%	97%	105%	2.697
Frame Shed	1860	100	C 100	1.565	Avg-	60%	100%	105%	986
1,928 SFLA							Outbuilding Total		39,180

Accpt Land	84,800	Accepted Bldg	208,500	Total	293,300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Account: 824 Card: 1 of 1 Map/Lot: 014-010 Location: 57 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date 11/19/2007
Sale Price 138,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B15304P0027
Reference 2 LOT SIZE: .66
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	74,130.00	78,224	100%		78,224
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.66					Land Total	89,774

Dwelling Description

				Replacement Cost New	
Ranch	One Story	805 Sqft	Grade C 100	Base	155,940
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Field3	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,006
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,415
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

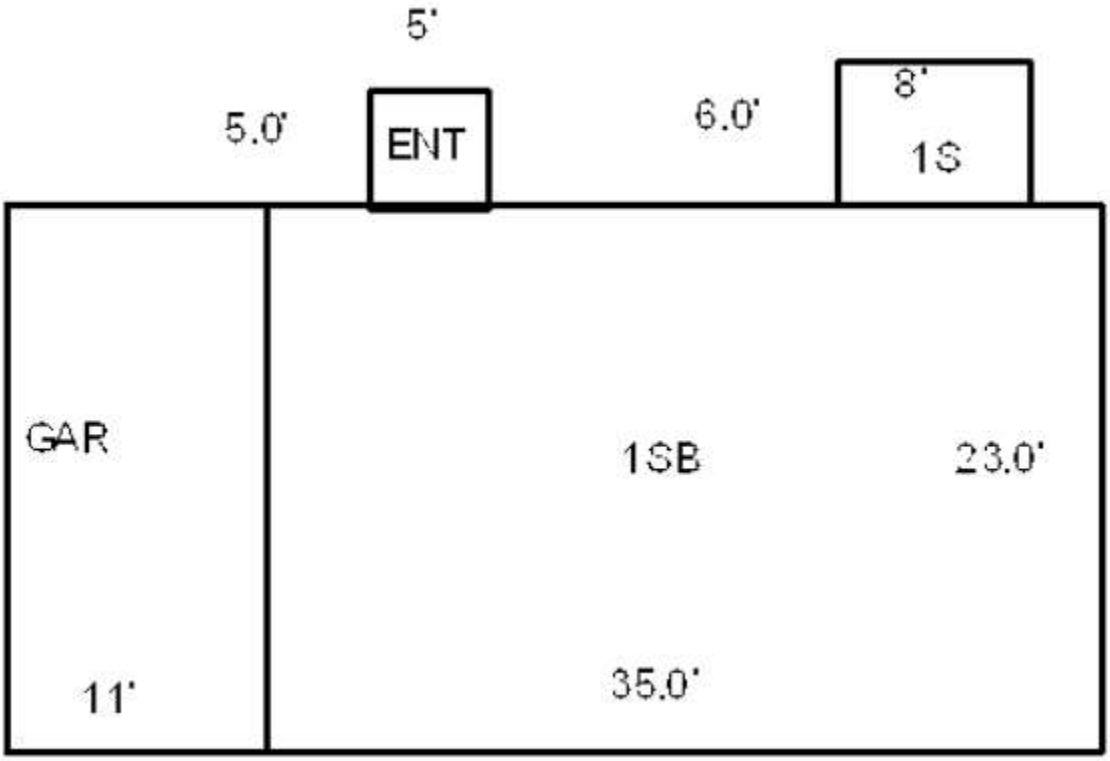
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Below Average	Typical	164,641

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	65%	100%	105%	112,367

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1970	253	C 100	9.716	Ava-	65%	100%	105%	6.631
ONE STORY FRAME	1990	48	C 100	4.396	Ava-	65%	100%	105%	3.000
BSMT ENTRY.....	1970	25	C 100	391	Ava-	65%	100%	105%	267
853 SFLA								Outbuilding Total	9,898

Accpt Land 89,800 Accepted Bldg 122,300 Total 212,100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8'
1S
GAR
1SB
23.0'
11'
35.0'

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9994P0045
Reference 2 LOT SIZE: 6.38
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
2.38	Acres-Rear Land 1-10	2,280.00	5,969	100%		5,969
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 6.38					Land Total	115,211

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,144 Sqft	Grade C 100	Base	186,960
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,716
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	3,432
Rooms	5				
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

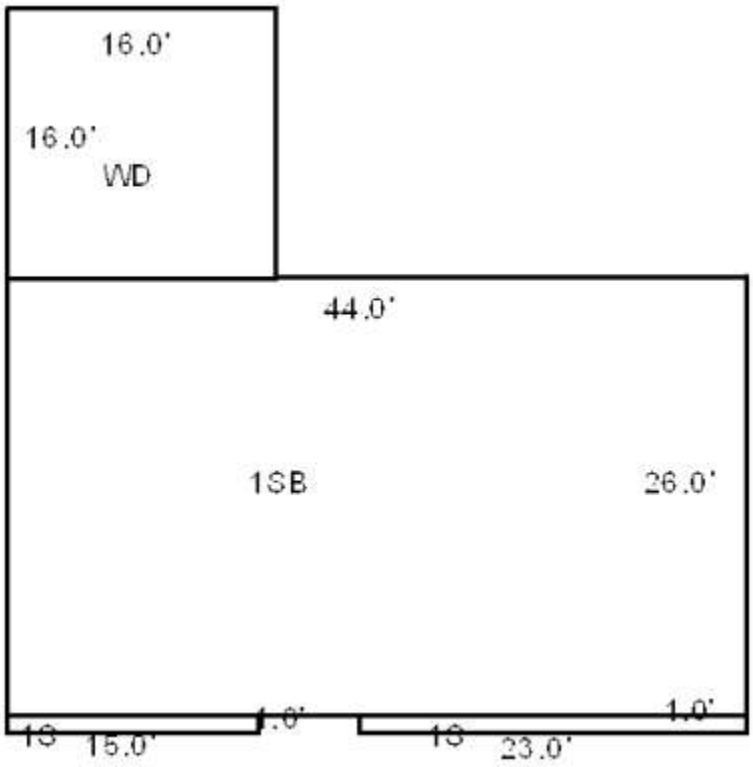
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	201,348

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	166,414

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	2000	15	C 100	1.374	Avg.	87%	100%	95%	1.135
1 STORY	2000	23	C 100	2.106	Avg.	87%	100%	95%	1.740
Frame Garage	2011	576	C 100	21.347	Avg.	92%	100%	95%	18.657
Wood Deck	2000	256	C 100	3.208	Avg.	87%	100%	95%	2.651
1,182 SFLA							Outbuilding Total		24,183

Accpt Land 115,200 Accepted Bldg 190,600 Total 305,800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Map/Lot: 017-008
Account: 826 Card: 1 of 2 Location: 11 OLD COUNTY RD

Neighborhood 45 OLD COUNTY

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/01/2016
Sale Price	374,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17315P1
Reference 2	LOT SIZE: 1.83
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Homesite (Fract)	74,130.00	86,623	100%		86,623
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.83					Land Total	98,173

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 100	Base	244,918
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,184
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

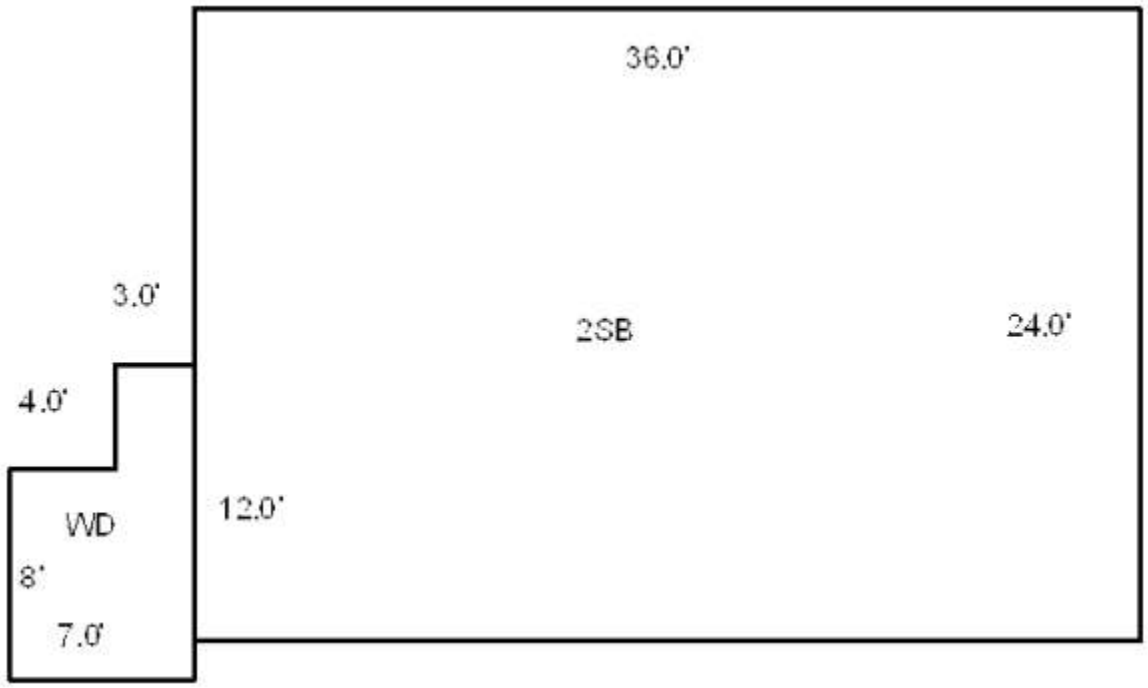
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	261,958

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	105%	211,793

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1982	68	C 100	852	Avg.	77%	100%	105%	689
1,728 SFLA								Outbuilding Total	689

Accpt Land	98,200	Accepted Bldg	212,500	Total	310,700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Map/Lot: 017-008
Account: 826 Card: 2 of 2 Location: 15 OLD COUNTY RD

Neighborhood 45	OLD COUNTY
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticPublic Sewer
Street	Paved

Sale Data

Sale Date	09/01/2016
Sale Price	374,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17314P995
Reference 2	LOT SIZE:1
Tran/Land/Bldg	109 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	936 Sqft	Grade C 100	Base	275,039
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,020
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	Floor & Stairs			Attic	1,872
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

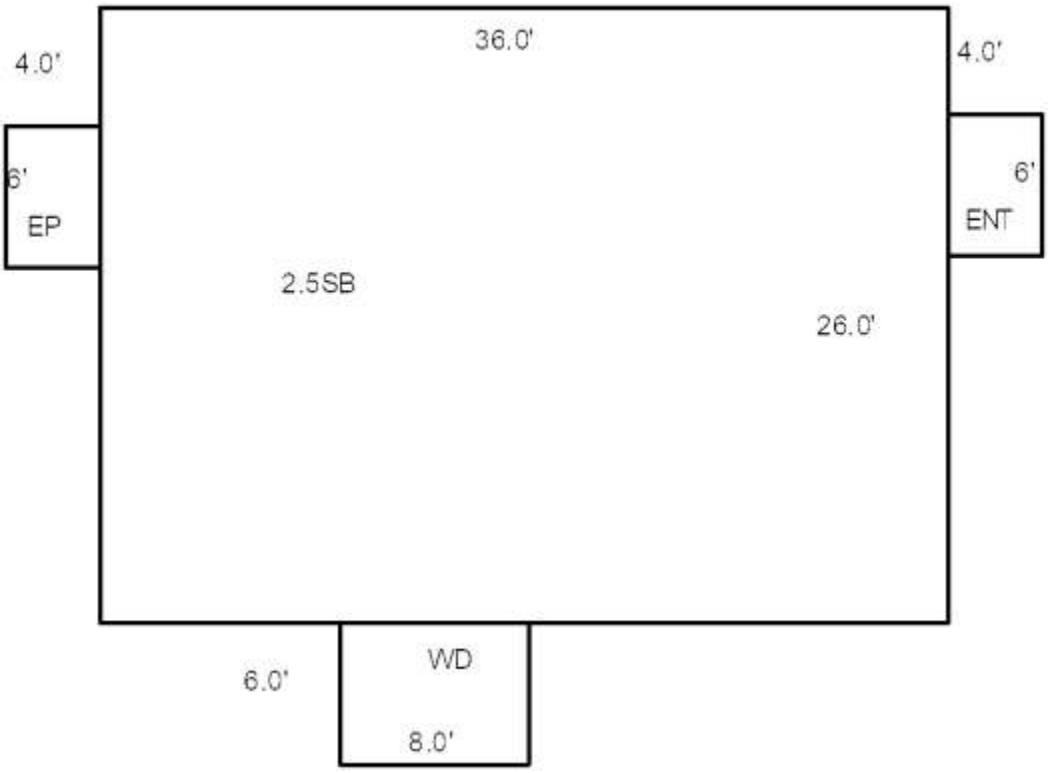
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	GOOD	GOOD	Average	Typical	295,895

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	105%	239,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1982	48	C 100	601	Avg.	77%	100%	105%	486
Encl Frame Porch	1982	24	C 100	1,912	Avg.	77%	100%	105%	1,546
BSMT ENTRY.....	1982	24	C 100	376	Avg.	77%	100%	105%	304
Frame Shed	1982	96	C 100	1,502	Avg.	77%	100%	105%	1,215
2,340 SFLA							Outbuilding Total		3,551

Accpt Land		0 Accepted Bldg		242,800 Total	242,800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Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	98,200	212,500	310,700	98,200	212,500	310,700
2	0	242,800	242,800	0	242,800	242,800
TOTAL	98,200	455,300	553,500	98,200	455,300	553,500

Neighborhood 12 PLEASANT ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/08/2003
Sale Price	260,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B13574P048
Reference 2	LOT SIZE:1.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Homesite (Fract)	74,130.00	86,236	100%		86,236
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.75					Land Total	97,786

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	576 Sqft	Grade C 110	Base	185,773
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	634
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,326
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

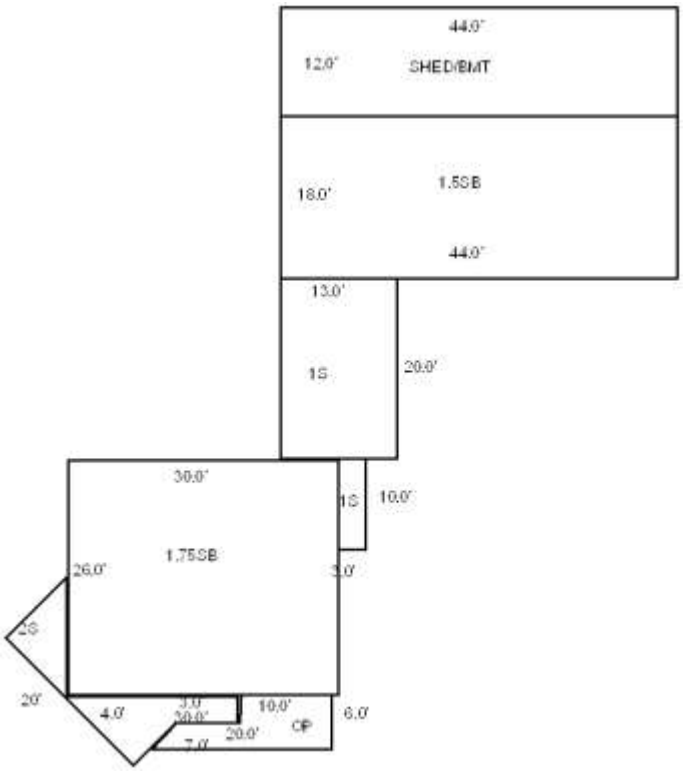
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	TYPICAL	TYPICAL	Average	Typical	189,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	129,473

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BASEMENT.....	1900	528	C 110	14.549	Avg.	67%	97%	105%	9.929
1.5 Story/BSMT	1900	792	C 110	128.877	Avg.	67%	97%	105%	87.945
ONE STORY FRAME	1900	260	C 110	26.192	Avg.	67%	97%	105%	17.873
ONE STORY FRAME	1900	30	C 110	3.022	Avg.	67%	97%	105%	2.062
2 Story/BSMT	1900	216	C 110	40.166	Avg.	67%	97%	105%	27.409
Open Frame Porch	1900	130	C 110	6.043	Avg.	67%	97%	105%	4.124
2,918 SFLA								Outbuilding Total	149,342

Accpt Land	97,800	Accepted Bldg	278,800	Total	376,600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Name: MAHONEY, KRISTEN C.
f/k/a COURTEAU, KRISTEN W.
Account: 828 Card: 1 of 2 Map/Lot: 017-029 Location: 10 NOWELL ST

Neighborhood 38	NOWELL ST
Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/01/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B2368P0076 , DOC 2011012008
Reference 2	LOT SIZE: .52
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	74,130.00	76,381	100%		76,381
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.52					Land Total	87,931

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	207,539
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,780
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

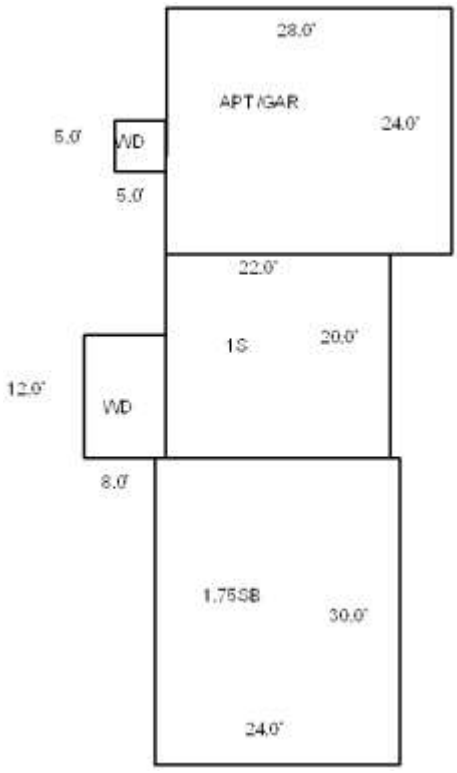
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	0	TYPICAL	TYPICAL	Above Average	Typical	233,159

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	178,716

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
APT/GAR	1890	672	C 100	73.631	Avg+	73%	100%	105%	56.439
ONE STORY FRAME	1890	440	C 100	40.295	Avg+	73%	100%	105%	30.886
Wood Deck	1890	96	C 100	1.203	Avg+	73%	100%	105%	922
WOOD DECK	1890	25	C 100	313	Avg+	73%	100%	105%	239
2,372 SFLA							Outbuilding Total		88,486

Accpt Land	87,900	Accepted Bldg	267,200	Total	355,100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APT/GAR
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WD
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1.75SB
30.0'
24.0'

Neighborhood 38	NOWELL ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All PublicAll Public
Street	Paved

Sale Data

Sale Date	04/01/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B2368P0076		
Reference 2	LOT SIZE:0		
Tran/Land/Bldg	102 1 11		
X.....	0	Y.....	0
Exemption(s)	1 0 0	Land Schedule	4

Dwelling Description

Conventional	One & 3/4 Story	0 Sqft	Grade B 100	Replacement Cost New	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	90,090
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,148
Heating	100% HW BB	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	0	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Above Average	Typical	95,238

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	105%	83,000

Accpt Land		0 Accepted Bldg		83,000 Total	83,000

Name: MAHONEY, KRISTEN C.
f/k/a COURTEAU, KRISTEN W.
Account: 828
Map/Lot: 017-029
Location: 10 NOWELL ST

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	87,900	267,200	355,100	87,900	267,200	355,100
2	0	83,000	83,000	0	83,000	83,000
TOTAL	87,900	350,200	438,100	87,900	350,200	438,100

Account: 829 Card: 1 of 1 Map/Lot: 017-022 Location: 31 NOWELL ST

Neighborhood 39 BREWER RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/16/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE: 1.31
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.31	Acres-Homesite (Fract)	74,130.00	83,775	80%	Topography	67,020
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.31					Land Total	78,570

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	672 Sqft	Grade C 100	Base	201,805
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	10	HEARTHS		HEARTHS	800
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	1,344
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

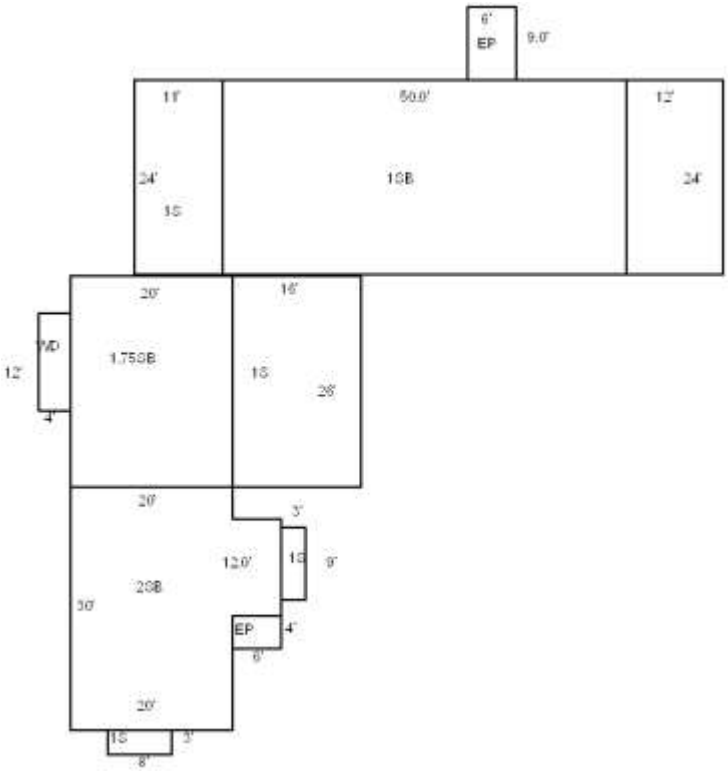
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1940	GOOD	GOOD	Average	Typical	216,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	152,359

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1800	264	C 100	24.177	Ava.	67%	100%	105%	17.009
1 Story/BSMT	1800	1200	C 100	126.792	Ava.	67%	100%	105%	89.199
Wood Deck	1800	288	C 100	3.609	Ava.	67%	100%	105%	2.539
Encl Frame Porch	1800	54	C 100	4.303	Ava.	67%	100%	105%	3.027
1 & 3/4 STORY FR	1800	520	C 100	75.088	Ava.	67%	100%	105%	52.824
1 STORY	1800	416	C 100	38.097	Ava.	67%	100%	105%	26.801
1 STORY	1800	27	C 100	2.473	Ava.	67%	100%	105%	1.740
Encl Frame Porch	1800	24	C 100	1.912	Ava.	67%	100%	105%	1.345
ONE STORY FRAME	1800	24	C 100	2.198	Ava.	67%	100%	105%	1.547
WOOD DECK	1800	48	C 100	601	Ava.	67%	100%	105%	423
4,185 SFLA								Outbuilding Total	196,454

Accpt Land 78,600 Accepted Bldg 348,800 Total 427,400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15
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30'
EP
4'
6'
20'
15
3'
8'

Name: HOFFMAN, R TODD
HOFFMAN, CHERYL MCCARTER HOFFMAN
Account: 830 Card: 1 of 1 Map/Lot: 009-030 Location: 171 ABBOTT RD

Neighborhood 49 CIDER MILL

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	09/11/2015
Sale Price	457,590
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Related Parties

Reference 1 b18976p323 added 9.76ac
Reference 2 NEW LOT SIZE: 63.27 PORTION IN LEBANON
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 86 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
39.27	Acres-Rear 21+	665.00	28,726	100%		28,726
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 63.27					Land Total	165,491

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	316,518
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	655
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	7	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

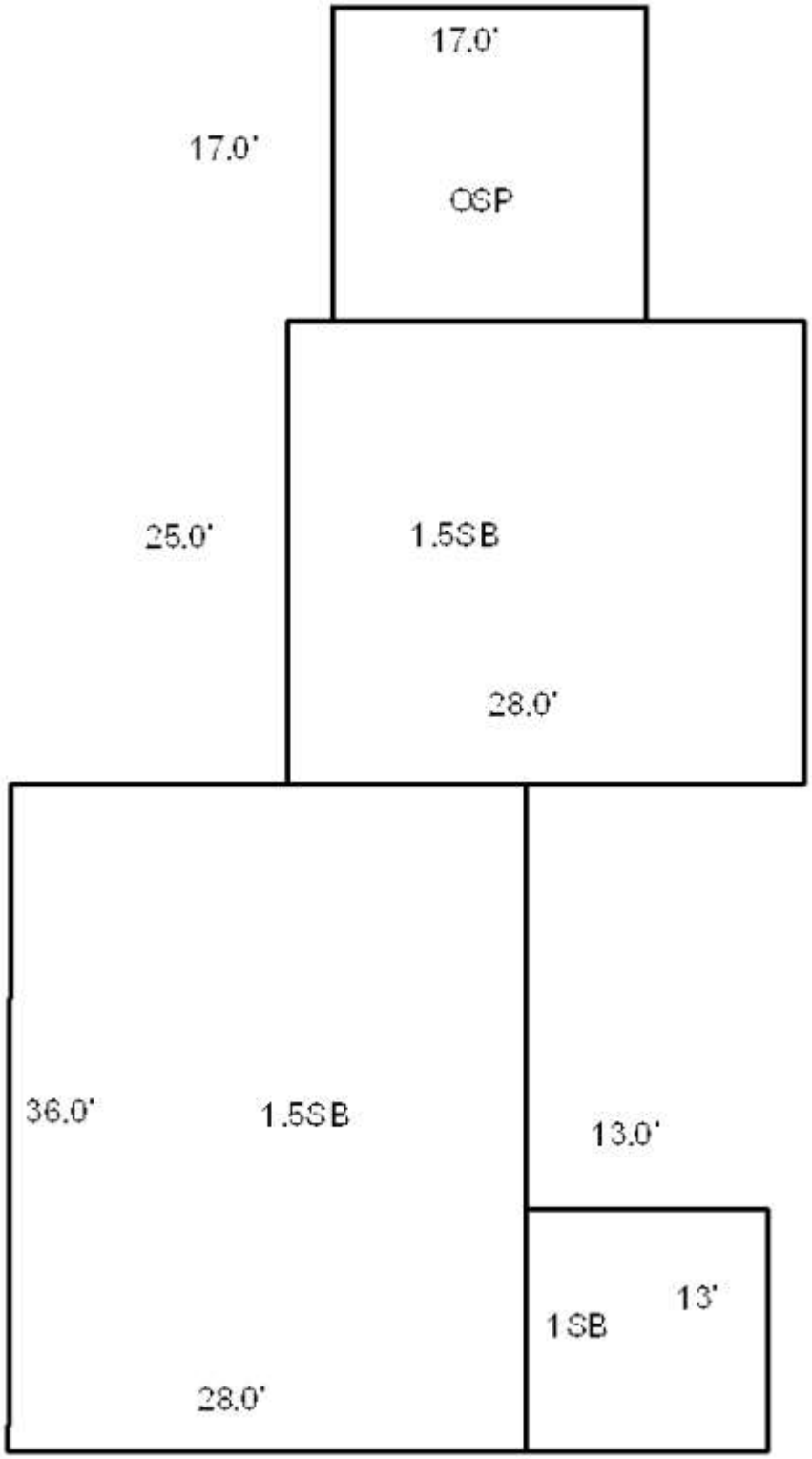
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1774	1972	OLD TYPE	TYPICAL	Average	Typical	342,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	218,064

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1774	169	B 100	23.214	Avg.	67%	100%	95%	14.775
1.5 Story/BSMT	1774	700	B 100	134.616	Avg.	67%	100%	95%	85.683
OPEN SCR PORCH	1774	289	B 100	16.663	Avg.	67%	100%	95%	10.606
1 ST BARN.....	1774	1242	B 100	52.126	Avg.	67%	100%	95%	33.178
SOLAR CL3 /KW	2020			- - - - S O U N D V A L U E - - - -					15.000
2,731 SFLA								Outbuilding Total	159,242

Accpt Land	165,500	Accepted Bldg	377,300	Total	542,800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25.0'
1.5SB
28.0'
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13.0'
13'
1SB
28.0'

Neighborhood 74	BAUNEG HILL DISC
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Septic
Street	Gravel
Reference 1	B8738P0014
Reference 2	LOT SIZE:13
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	25%	Access	22,957
9.00	Acres-Rear Land 1-10	1,710.00	16,929	100%		16,929
Total Acres 13.00					Land Total	39,886

Dwelling Description / Replacement Cost New

Other	One Story	320 Sqft	Grade D 90	Base	50,847
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-461
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-5,702
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-230
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

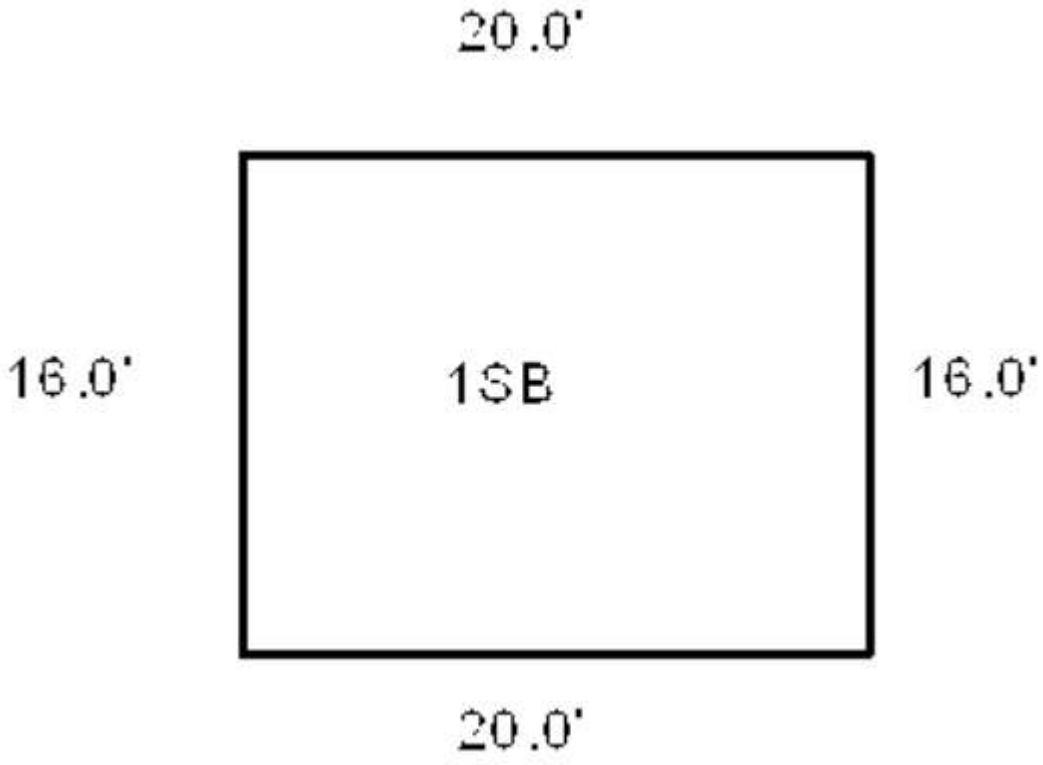
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	Field5	Field7	Average	Typical	44,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
COND/DES/UTIL...	None	87%	80%	95%	29,545

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2000	484	D 100	14.427	Avg.	86%	100%	95%	11.787
Frame Shed	2000	168	D 100	2.103	Avg.	86%	0%	95%	0
320 SFLA							Outbuilding Total		11,787

Accpt Land	39,900	Accepted Bldg	41,300	Total	81,200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1SB
16.0'
20.0'

Account: 832 Card: 1 of 1 Map/Lot: 013-040 Location: 8 WEST ELEVENTH ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Below Street
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	06/15/2009
Sale Price	117,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15658P676
Reference 2	LOT SIZE: .39
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	210,000	225,331	100%		225,331
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.39					Land Total	239,081

Dwelling Description

				Replacement Cost New	
Other	One & 3/4 Story	600 Sqft	Grade D 110	Base	132,018
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	264
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,155
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,970
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,324
Insulation	Minimal			Insulation	-924
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

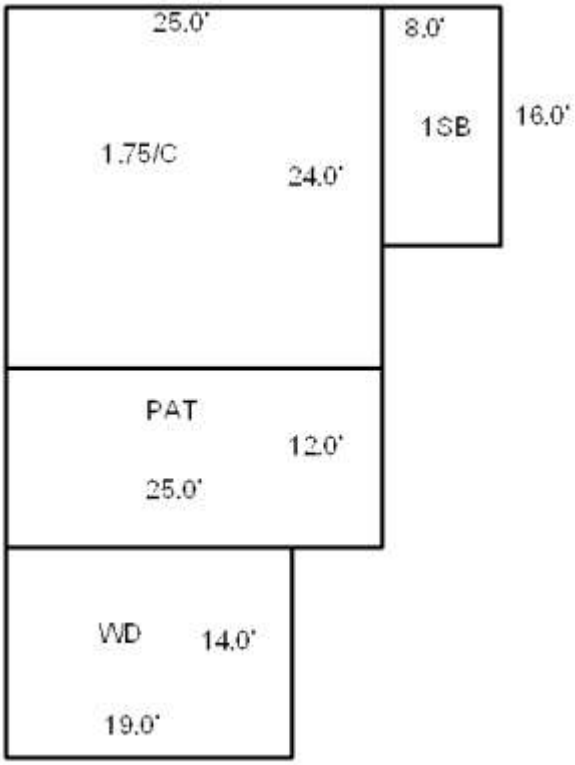
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	OLD TYPE	Old Type	Average	Typical	144,807

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	121,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1930	128	D 100	9.378	Avg.	67%	100%	125%	7.854
PATIO	1930	300	D 100	1.502	Avg.	67%	100%	125%	1.258
Wood Deck	1930	266	D 100	2.666	Avg.	67%	100%	125%	2.232
Frame Garage	1972	720	D 110	23.348	Avg.	70%	100%	125%	20.430
1,178 SFLA							Outbuilding Total		31,774

Accpt Land	239,100	Accepted Bldg	153,100	Total	392,200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PAT
12.0'
25.0'
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Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Above Street
Utilities SepticWell & Septic
Street Gravel

Reference 1 B5016P0302
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	210,000	220,917	100%		220,917
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
0.18	Acres-Rear Land 1-10	7,000.00	1,386	100%		1,386
Total Acres 0.50					Land Total	236,053

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,176 Sqft	Grade C 100	Base	199,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp 3/4 Bmt	Basement	1,176
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Units	Cooling	0% None	Heat	2,352
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

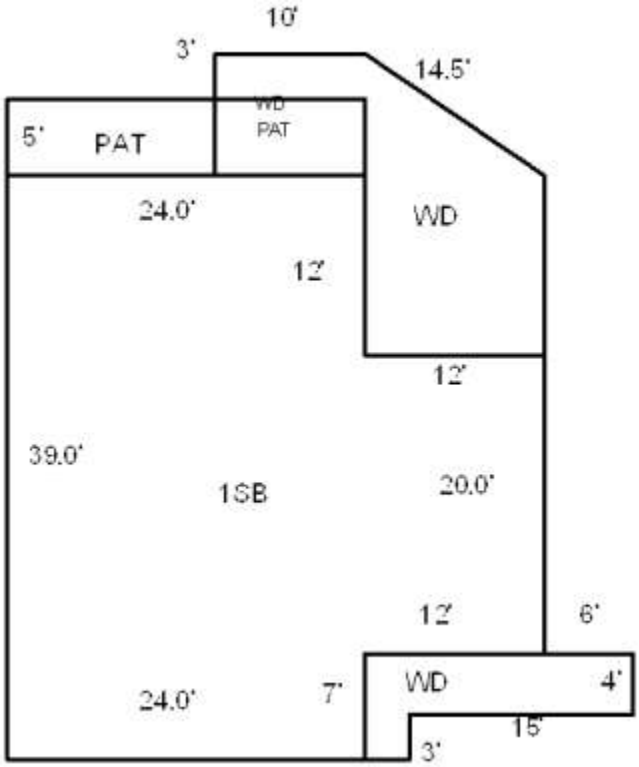
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	206,228

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	125%	219,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1957	81	C 100	1.015	Avg.	85%	100%	125%	1.079
PATIO	1957	120	C 100	751	Avg.	85%	100%	125%	798
Natatorium	1957	0	C 100	0	Avg.	85%	100%	125%	0
WOOD DECK	1957	50	C 100	626	Avg.	85%	100%	125%	665
Wood Deck	1957	222	C 100	2.782	Avg.	85%	100%	125%	2.956
Frame Garage	1966	672	B 100	32.245	Avg.	67%	0%	125%	0
1,176 SFLA							Outbuilding Total		5,498

Accpt Land 236,100 Accepted Bldg 224,600 Total 460,700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7'
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4'
15'
3'

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B4807P306
Reference 2 LOT SIZE:4.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.20	Acres-Rear Land 1-10	1,710.00	376	100%		376
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.20					Land Total	107,881

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	281,327
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,821
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

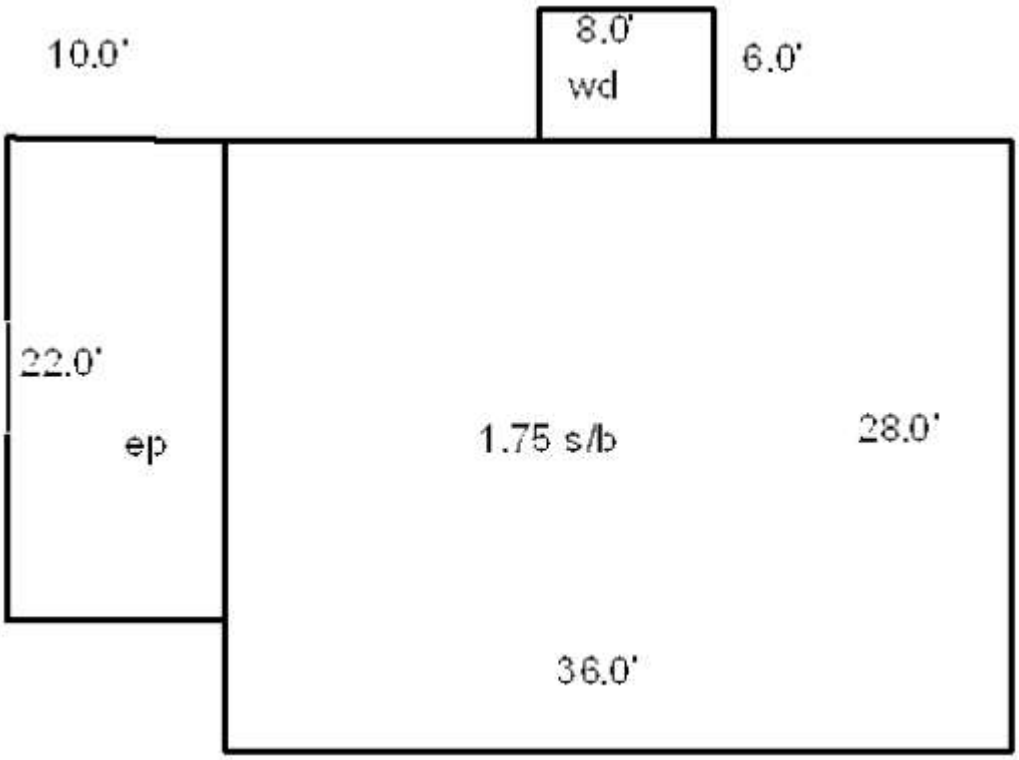
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	297,523

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	228,944

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1989	48	C 110	661	Avg.	81%	100%	95%	508
ENC.PORCH/BSMT	1989	220	C 110	22,513	Avg.	81%	100%	95%	17,324
Frame Shed	2010	468	C 100	7,324	Avg.	81%	50%	95%	2,818
1,764 SFLA							Outbuilding Total		20,650

Accpt Land 107,900 Accepted Bldg 249,600 Total 357,500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28.0'
36.0'

Map/Lot: 022-076
Account: 835 Card: 1 of 1 Location: 8 MAIN ST

Neighborhood 66 WELLS ST

Zoning/Use COMMERCIAL COMMERCIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1880P0333
Reference 2 LOT SIZE: .72
Tran/Land/Bldg 300 2 31
X..... 0 Y..... 0
Exemption(s) Land Schedule 10

Land Description

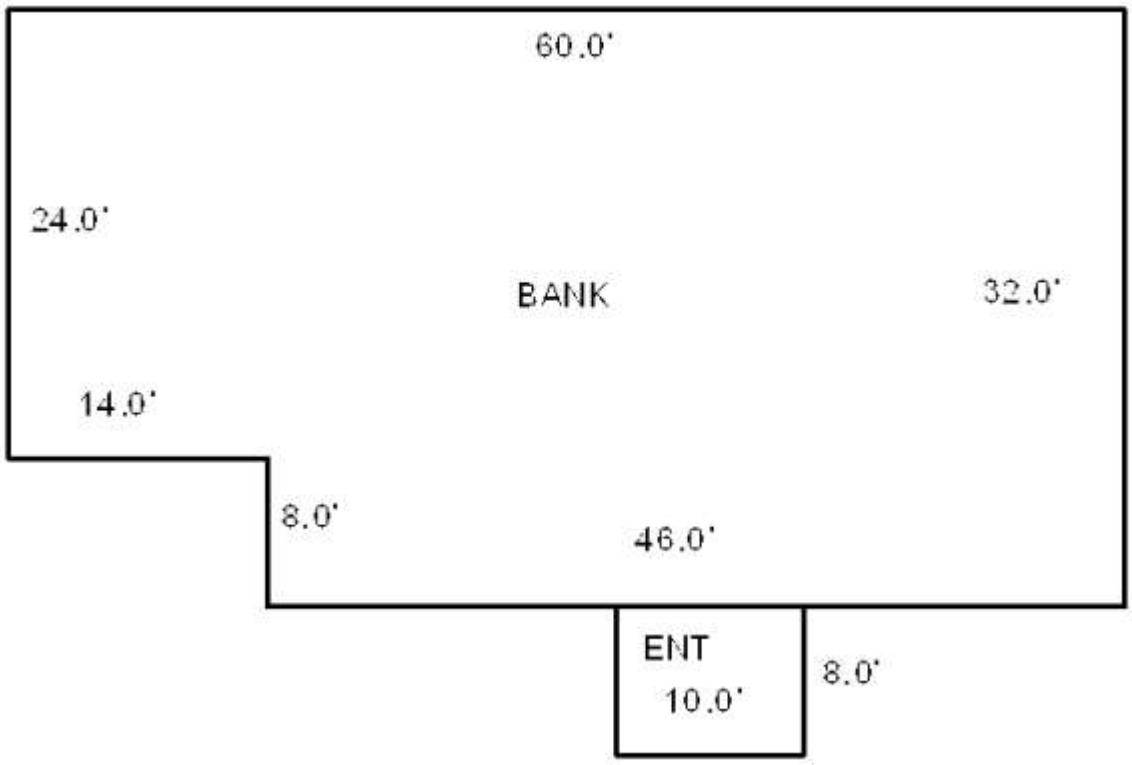
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	147,000	156,474	150%	Cor/Loc/Us	234,712
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.72					Land Total	246,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BANK	1971	1808	B 100	486.174	Good	80%	100%	105%	408.386
BSMT BANK.....	0	1808	B 100	226.443	B Gr	80%	100%	105%	190.212
CANOPY AV.....	0	280	B 100	7.415	B Gr	80%	100%	105%	6.229
Encl Frame Porch	2011	80	B 100	8.286	Good	95%	100%	105%	8.266
								Outbuilding Total	613,093

Accpt Land 246,300 Accepted Bldg 613,100 Total 859,400

ONE WAY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Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/19/2006
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Validity

Reference 1	B15045P251
Reference 2	LOT SIZE:7.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.20	Acres-Rear Land 1-10	1,710.00	6,019	100%		6,019
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.20					Land Total	113,524

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	216,427
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

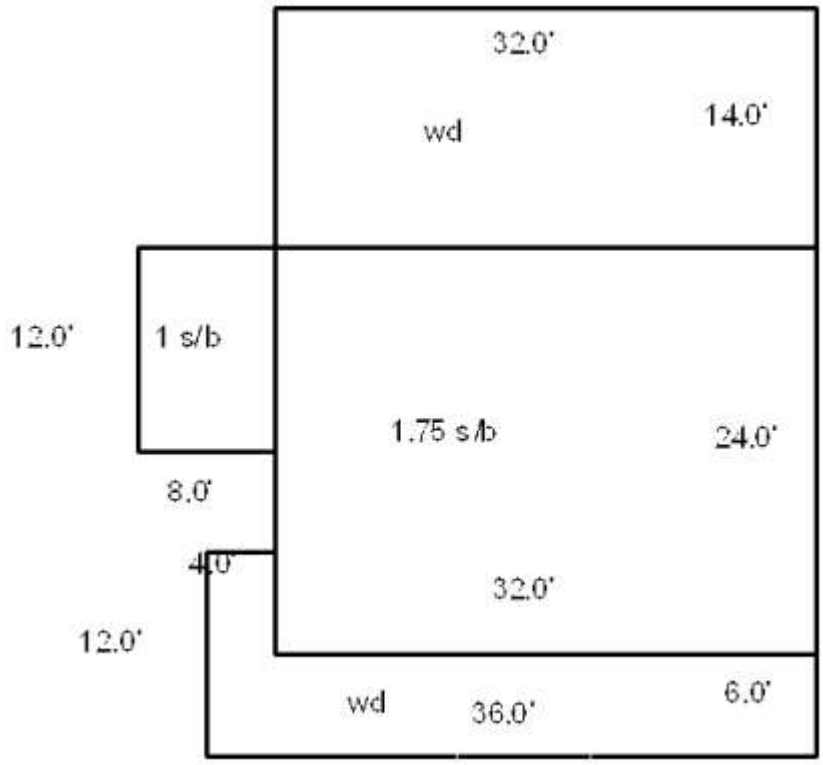
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	230,331

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	175,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1987	96	C 100	10,143	Avg.	80%	100%	95%	7,708
Wood Deck	1987	240	C 100	3,007	Avg.	80%	100%	95%	2,286
WOOD DECK	1987	448	C 100	5,613	Avg.	80%	100%	95%	4,266
1,440 SFLA							Outbuilding Total		14,260

Accpt Land	113,500	Accepted Bldg	189,300	Total	302,800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1.75 s/b
24.0'
8.0'
4.0'
32.0'
12.0'
wd
36.0'
6.0'

Name: BURNETT, TRACY A
DUGAL, LEON
Map/Lot: 009-043
Account: 837 Card: 1 of 1 Location: 254 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities SepticWell & Septic
Street Gravel

Sale Data

Sale Date	10/06/2015
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17112P194
Reference 2 LOT SIZE:16
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
10.00	Acres-Rear Land 1-10	1,350.00	14,850	100%		14,850
2.00	Acres-Rear Land 11-20	750.00	1,650	100%		1,650
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 16.00					Land Total	101,372

Dwelling Description

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Replacement Cost New Base	212,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	226,087

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	81%	90%	95%	156,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1989	240	C 100	19.123	Avg.	81%	90%	95%	13,244
1 STORY	1989	368	C 100	33.701	Avg.	81%	90%	95%	23,340
Open Frame Porch	1989	126	C 100	5.325	Avg.	81%	90%	95%	3,688
Frame Shed	2013	480	D 100	6.010	Avg.	93%	100%	95%	5,310
Frame Shed	1989	96	D 100	1.202	Poor	65%	80%	95%	594
Frame Garage	2016	896	C 100	32.870	Avg.	95%	100%	95%	29,665
1,712 SFLA							Outbuilding Total		75,841

Accpt Land 101,400 Accepted Bldg 232,400 Total 333,800

EP
32.0'
16.0'
20.0'
1.75SB
24.0'
23.0'
12.0'
1 S
OP
6.0'
21.0'

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	07/10/2009
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15678P298
Reference 2	LOT SIZE: 12
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
8.00	Acres-Rear Land 1-10	1,350.00	11,880	100%		11,880
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 12.00					Land Total	96,752

Dwelling Description

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Replacement Cost New	
Exterior	CLAPBOARD	Masonry Trim	None	Base	234,203
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	648
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	9	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

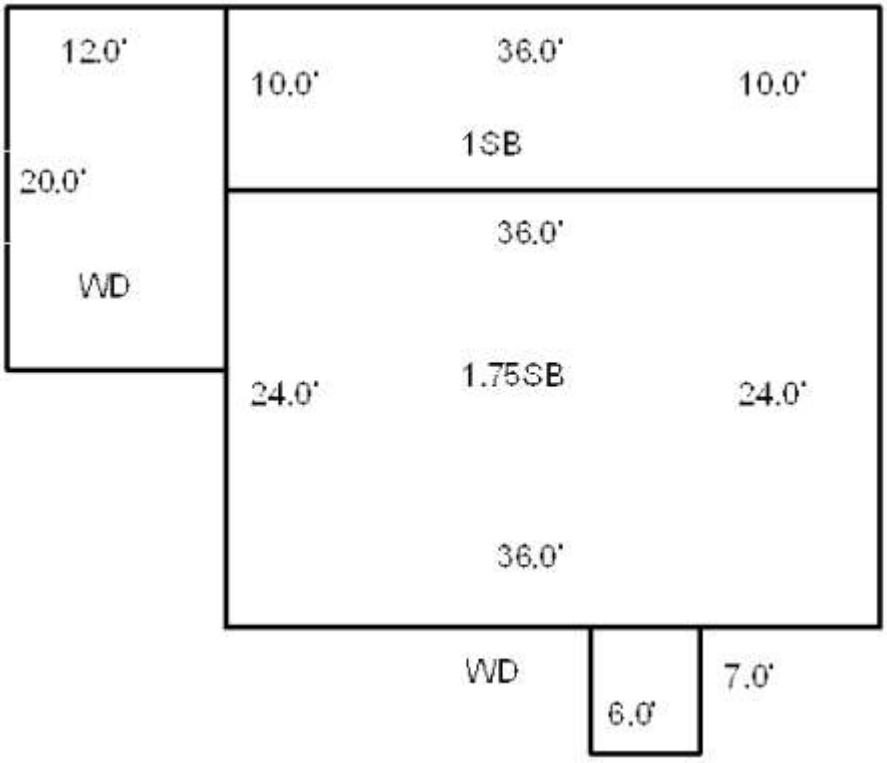
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	GOOD	Average	Typical	245,467

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	177,227

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1980	360	C 100	38.038	Avg.	76%	100%	95%	27.464
Wood Deck	1980	240	C 100	3.007	Avg.	76%	100%	95%	2.171
WOOD DECK	1980	42	C 100	526	Avg.	76%	100%	95%	380
1/2S AD/GAR.....	1986	864	C 110	65.616	Avg.	78%	95%	95%	46.190
Frame Garage	2005	544	C 100	20.194	Avg+	90%	75%	95%	12.949
2,304 SFLA							Outbuilding Total		89,154

Accpt Land	96,800	Accepted Bldg	266,400	Total	363,200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Name: KNIGHT, LARRY F
KNIGHT, LORRAINE T

Map/Lot: 003-015

Account: 839 Card: 1 of 1 Location: 483 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	
Street	Paved
Reference 1	B4448P080
Reference 2	LOT SIZE:2
Tran/Land/Bldg	102 1 7
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

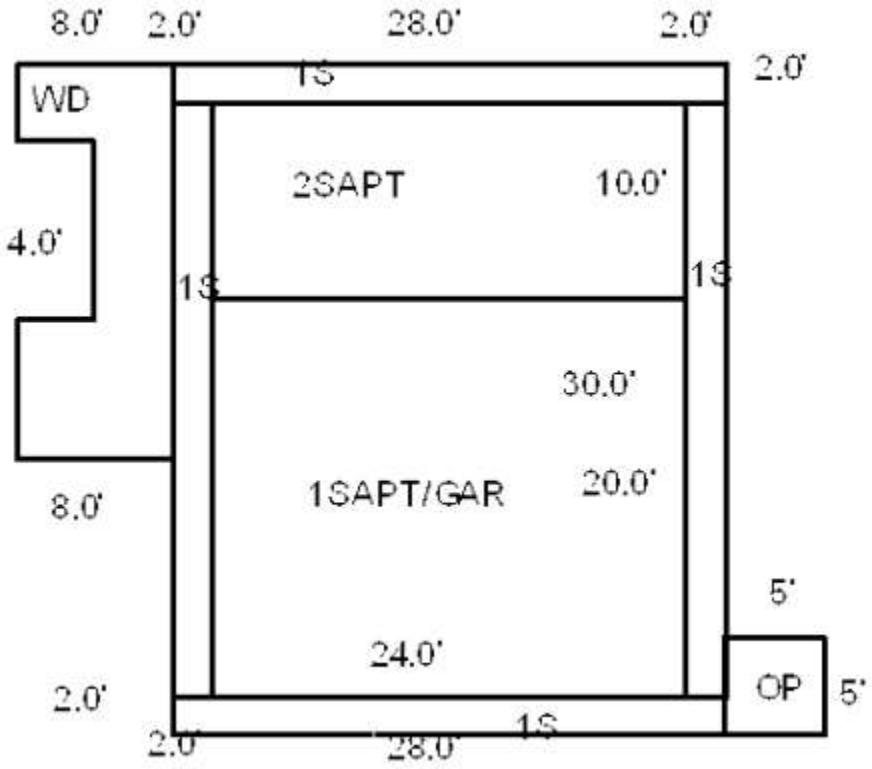
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	30%	Fract. Sha	25,245
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	30%	Fract. Sha	3,300
Total Acres 2.00					Land Total	28,545

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1977	124	C 100	1.554	C Gr	100%	85%	100%	1.321
ONE STORY FRAME	1977	56	C 100	5.128	C Gr	100%	85%	100%	4.359
ONE STORY FRAME	1977	60	C 100	5.495	C Gr	100%	85%	100%	4.671
ONE STORY FRAME	1977	56	C 100	5.128	C Gr	100%	85%	100%	4.359
ONE STORY FRAME	1977	60	C 100	5.495	C Gr	100%	85%	100%	4.671
APT/GAR	1977	720	C 100	78.890	C Gr	100%	85%	100%	67.056
952 SFLA							Outbuilding Total		86,437

Accpt Land 28,500 Accepted Bldg 86,400 Total 114,900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2.0'
28.0'

Name: SALANTRI, LYNDSAY K
SALANTRI, FRANK C

Map/Lot: 003-126
Account: 840 Card: 1 of 1 Location: 35 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	04/29/2011
Sale Price	219,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16089P934
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	72,675.00	80,708	100%		80,708
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.10					Land Total	96,383

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,120 Sqft	Grade C 110	Base	269,948
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,544
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

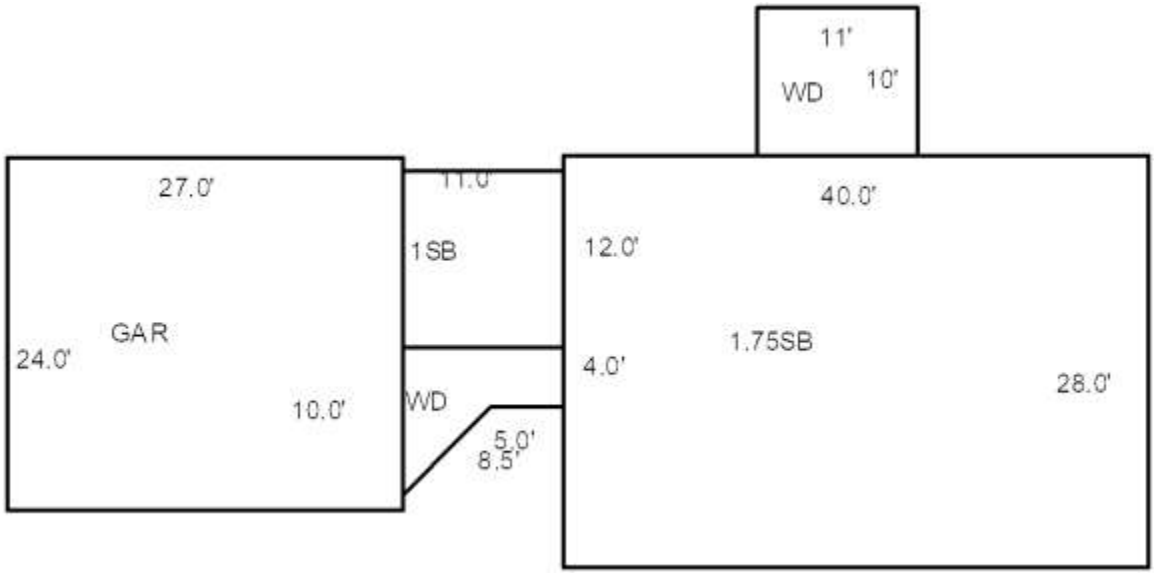
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	GOOD	GOOD	Above Average	Typical	288,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	227,842

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1988	648	C 110	26.333	Avg+	83%	100%	95%	20.763
Encl Frame Porch	1988	132	C 110	11.570	Avg+	83%	100%	95%	9.123
Wood Deck	1984	110	C 110	1.516	Avg+	83%	100%	95%	1.195
Swimming Pool	1986	1	C 100	12.100	Avg.	99%	100%	95%	11.380
Patio	1984	150	C 100	939	Avg-	71%	100%	95%	634
1,680 SFLA							Outbuilding Total		43,095

Accpt Land	Accepted Bldg	Total
96,400	270,900	367,300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WD
5.0'
8.5'

Map/Lot: 007-032-6
Account: 841 Card: 1 of 1 Location: TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B3381P0263
Reference 2 LOT SIZE:13.4
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.40	Acres-Rear Land 1-10	1,710.00	17,681	100%		17,681
Total Acres 13.40					Land Total	109,511

Accpt Land 109,500 Accepted Bldg 0 Total 109,500

Account: 842 Card: 1 of 1 Map/Lot: 006-094-1 Location: 140 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/12/2019
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B18024P925
Reference 2	LOT SIZE:6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.00					Land Total	111,267

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,890 Sqft	Grade C 110	Base	351,439
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,119
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,237
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,904
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

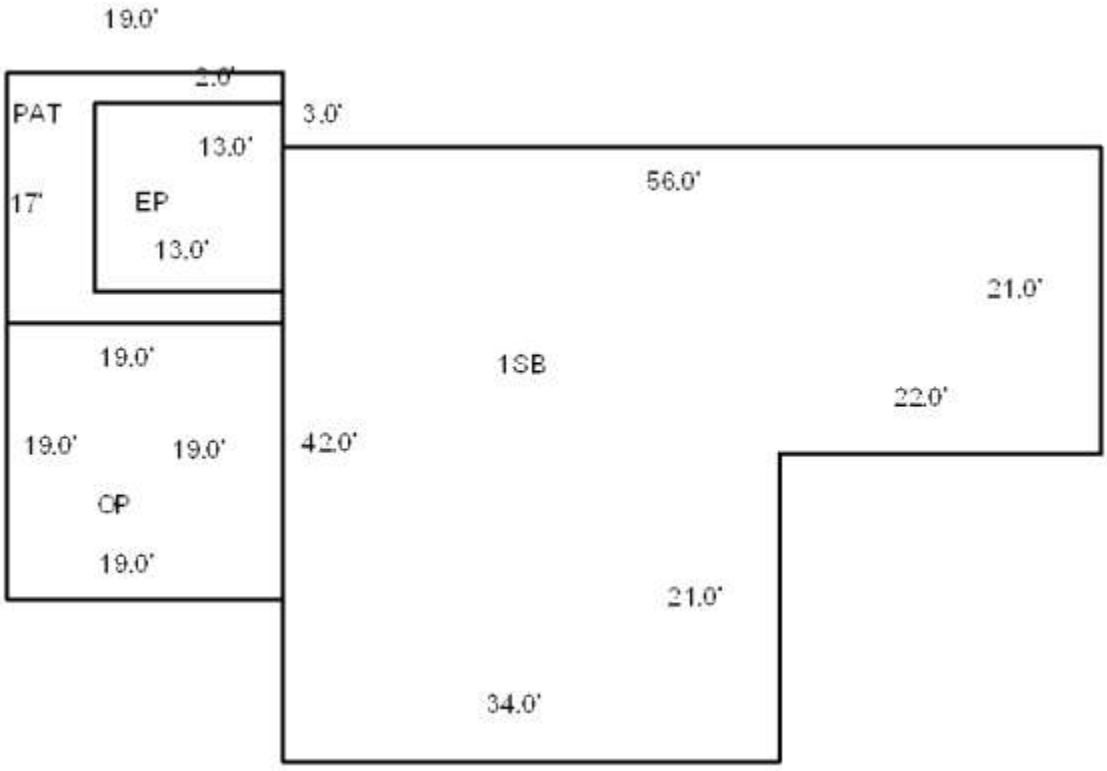
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Above Average	Typical	370,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	281,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1976	169	C 110	14.813	Avg+	80%	100%	95%	11.258
PATIO	1976	323	C 110	2.224	Avg+	80%	100%	95%	1.690
Open Frame Porch	1976	361	C 110	16.782	Avg+	80%	100%	95%	12.755
Frame Garage	2000	4800	B 100	225.489	Avg.	86%	70%	95%	128.958
1,890 SFLA							Outbuilding Total		154,661

Accpt Land 111,300 Accepted Bldg 436,100 Total 547,400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19.0'
42.0'
CP
19.0'
21.0'
34.0'

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	RollingBelow Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/14/2022
Sale Price	307,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	RENO Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	210,294
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,672
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

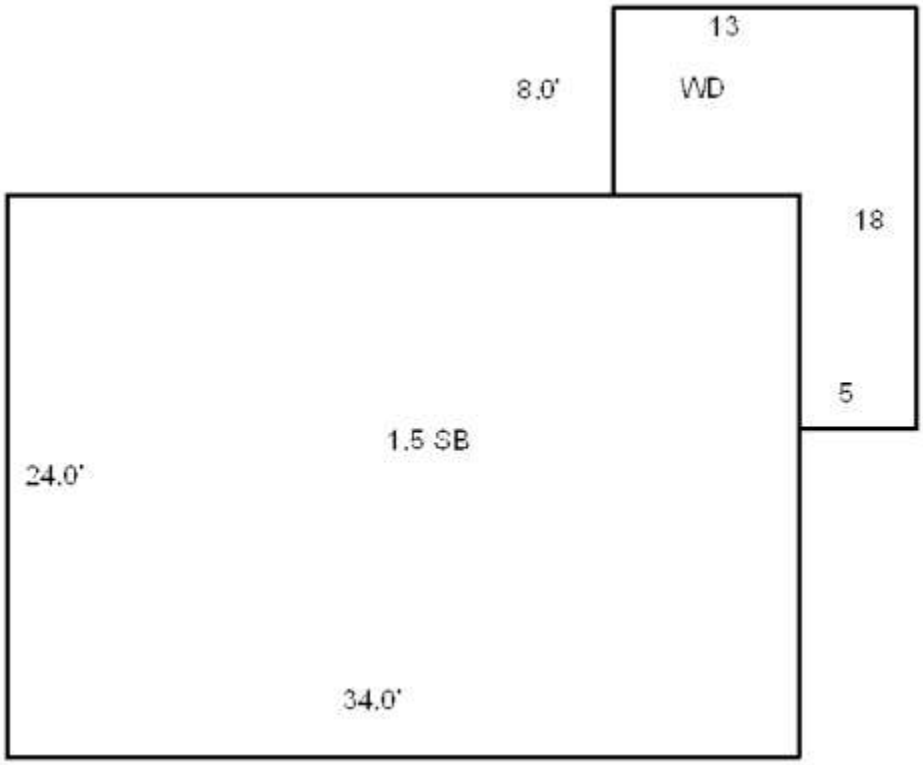
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	215,990

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	100%	172,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1975	154	C 100	1.930	Avg+	80%	100%	100%	1.544
FOUNDATION.....	1975	576	C 100	3.151	Avg.	72%	100%	100%	2.269
1,224 SFLA							Outbuilding Total		3,813

Accpt Land	89,500	Accepted Bldg	176,600	Total	266,100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WD
18
5
1.5 SB
24.0'
34.0'

Map/Lot: 003-096-08
Account: 844 Card: 1 of 1 Location: 24 OLD LOGGING RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B5825P0132
Reference 2 LOT SIZE:13
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
9.00	Acres-Rear Land 1-10	3,045.00	30,146	100%		30,145
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 13.00					Land Total	135,363

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	945 Sqft	Grade C 100	Base	232,681
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,962
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy	SFLA	1,654	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	250,391

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	105%	197,183

Accpt Land 135,400 Accepted Bldg 197,200 Total 332,600

35.0'
1.75SB
27.0'

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	b15567p364
Reference 2	LOT SIZE: .27
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	74,130.00	71,536	100%		71,536
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.27					Land Total	83,086

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade C 100	Base	235,624
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	816
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,896
Rooms	9	HEARTHS		HEARTHS	800
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	18,480
Attic	Floor & Stairs			Attic	1,632
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

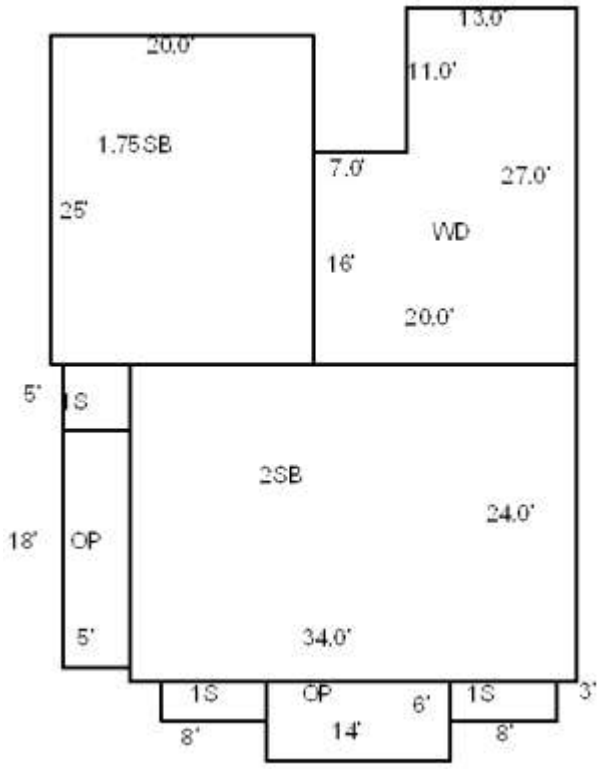
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1976	TYPICAL	TYPICAL	Average	Typical	262,248

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	67%	100%	105%	184,491

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 Story/BSMT	2003	500	C 100	79.245	Avg.	67%	100%	105%	55.749
Wood Deck	1900	463	C 100	5.801	Avg.	67%	100%	105%	4.081
ONE STORY FRAME	1900	25	C 100	2.290	Avg.	67%	100%	105%	1.611
Open Frame Porch	1900	90	C 100	3.803	Avg.	67%	100%	105%	2.675
1 STORY	1900	24	C 100	2.198	Avg.	67%	100%	105%	1.547
OPEN PORCH	1900	84	C 100	3.671	Avg.	67%	100%	105%	2.583
1 STORY	1900	24	C 100	2.198	Avg.	67%	100%	105%	1.547
Frame Shed	1900	96	C 100	1.502	Avg.	67%	100%	105%	1.056
2,580 SFLA								Outbuilding Total	70,849

Accpt Land	83,100	Accepted Bldg	255,300	Total	338,400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WD
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24.0'
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OP
6'
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3'
8'
14'
8'

Account: 846 Card: 1 of 1 Map/Lot: 003-081 Location: 93 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B15456P263
Reference 2	LOT SIZE:2.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	05/21/2008
Sale Price	80,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.10	Acres-Homesite (Fract)	74,130.00	87,823	100%		87,823
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.10					Land Total	99,373

Dwelling Description / Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 100	Base	202,963
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,600
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

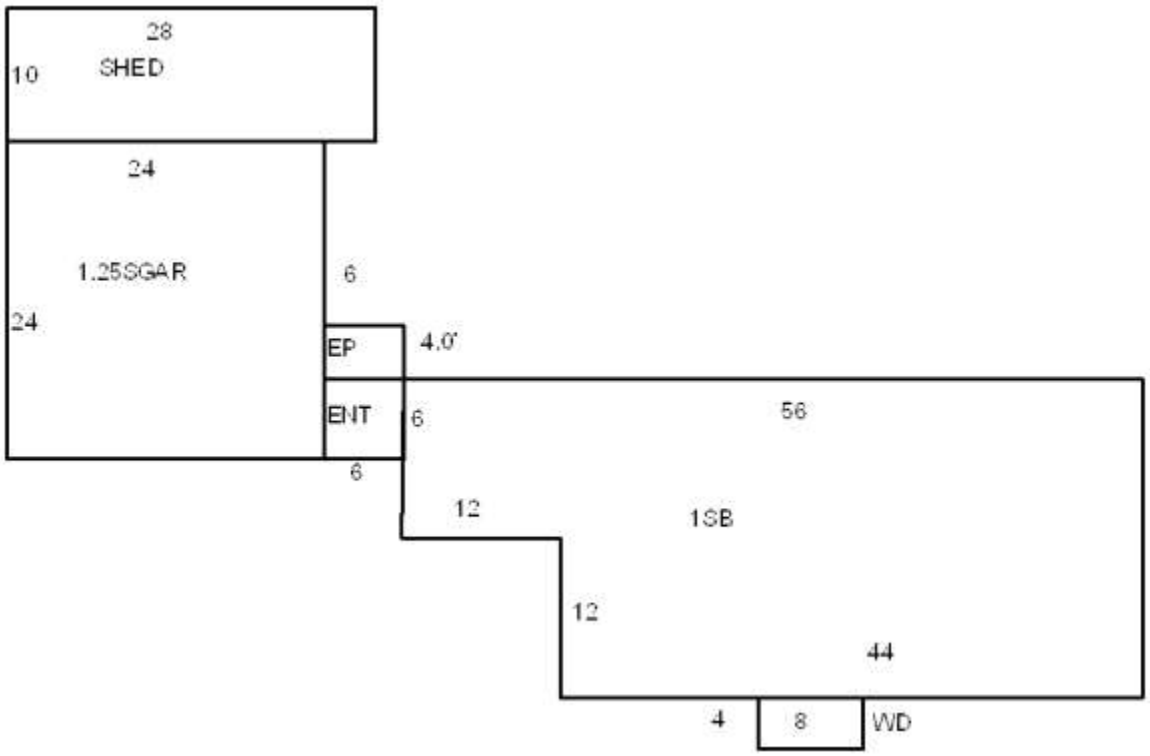
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	TYPICAL	TYPICAL	Below Average	Typical	214,913

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	97%	105%	131,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1952	280	C 100	4.382	Ava-	60%	97%	105%	2.678
1.25 ST GARAGE..	1952	576	C 100	24.644	Ava-	60%	97%	105%	15.059
Encl Frame Porch	1952	24	C 100	1.912	Ava-	60%	97%	105%	1.169
BSMT ENTRY.....	1952	36	C 100	563	Ava-	60%	97%	105%	344
Wood Deck	1952	32	C 100	401	Ava-	60%	97%	105%	246
Swimming Pool	1992	1	C 100	12.100	Ava.	99%	50%	105%	6.290
Frame Shed	1973	264	C 100	4.132	Ava-	64%	100%	105%	2.776
1,200 SFLA							Outbuilding Total		28,562

Accpt Land	99,400	Accepted Bldg	159,900	Total	259,300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10
SHED
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1.25SGAR
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6
EP
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ENT
6
6
56
12
1SB
12
44
4
8
WD

Map/Lot: 021-024
Account: 847 Card: 1 of 1 Location: 74 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	12/06/2012
Sale Price	219,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16481P726
Reference 2	LOT SIZE: 0.84
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.84	Acres-Homesite (Fract)	74,130.00	80,134	100%		80,134
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.84					Land Total	91,684

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	616 Sqft	Grade C 110	Base	197,248
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	847
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,965
Rooms	8	HEARTHS		HEARTHS	1,760
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

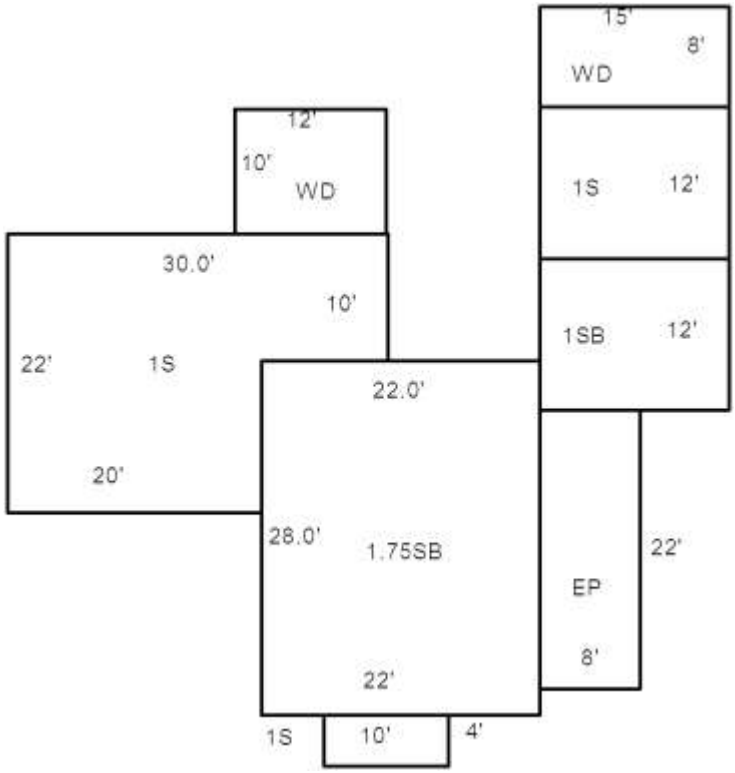
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1990	GOOD	TYPICAL	Average	Typical	211,532

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	148,813

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1890	120	C 110	1.654	Ava.	67%	100%	105%	1.163
ONE STORY FRAME	1890	180	C 110	18.132	Ava.	67%	100%	105%	12.755
1 Story/BSMT	1890	180	C 110	20.921	Ava.	67%	100%	105%	14.718
Encl Frame Porch	1890	176	C 110	15.426	Ava.	67%	100%	105%	10.852
1 STORY	1890	540	C 110	54.398	Ava.	67%	100%	105%	38.269
WOOD DECK	1890	120	C 110	1.654	Ava.	67%	100%	105%	1.163
1 STORY	1890	40	C 110	4.029	Ava.	67%	100%	105%	2.834
Res. Greenhouse	1890	120	C 110	2.818	Ava.	67%	100%	105%	1.982
LOFT BARN BSMT	1890	1120	C 110	51.461	Ava.	67%	100%	105%	36.203
Frame Shed	2003	200	C 110	3.443	Ava.	67%	100%	105%	2.422
2,018 SFLA								Outbuilding Total	122,361

Accpt Land 91,700 Accepted Bldg 271,200 Total 362,900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1.75SB
22'
EP
8'
22'
1S
10'
4'

Neighborhood 57	CARY LANE
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	Well & SepticSeptic
Street	Gravel
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17474P221
Reference 2	LOT SIZE: 5.62
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Sale Data

Sale Date	05/16/2017
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.62	Acres-Rear Land 1-10	3,045.00	5,426	100%		5,426
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.62					Land Total	110,644

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	624 Sqft	Grade B 100	Base	217,670
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,217
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,259
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,420
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

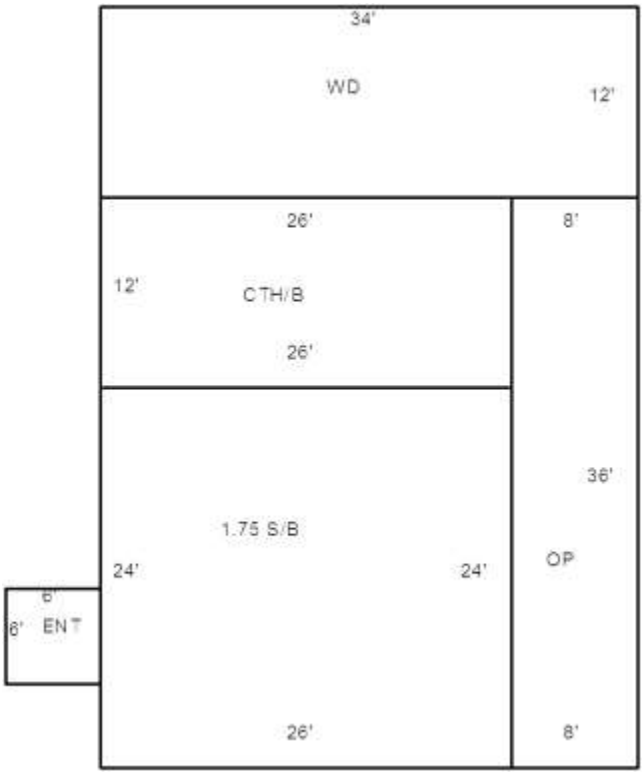
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	228,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	105%	230,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2018	312	B 100	48.628	Avg.	96%	100%	105%	49.017
Wood Deck	2018	408	B 100	6.646	Avg.	96%	100%	105%	6.699
Open Frame Porch	2018	288	B 100	15.822	Avg.	96%	100%	105%	15.948
BSMT ENTRY.....	2018	36	B 100	732	Avg.	96%	100%	105%	738
1.25 ST GARAGE..	2018	1176	B 100	64.345	Avg.	96%	100%	105%	64.860
Generator	2021	1	B 100	6.500	Avg.	96%	100%	105%	6.552
Frame Shed	2022	192	B 100	3.906	Avg.	96%	100%	105%	3.938
1,404 SFLA							Outbuilding Total		147,752

Accpt Land 110,600 Accepted Bldg 378,200 Total 488,800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OP
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24'
6'
6'
ENT
26'
8'

Name: SPERLING, BRIAN
FENDERSON, JENNIFER
Map/Lot: 003-097-02
Account: 849 Card: 1 of 1 Location: 59 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Gravel

Sale Data

Sale Date	04/01/2016
Sale Price	93,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17209P973
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

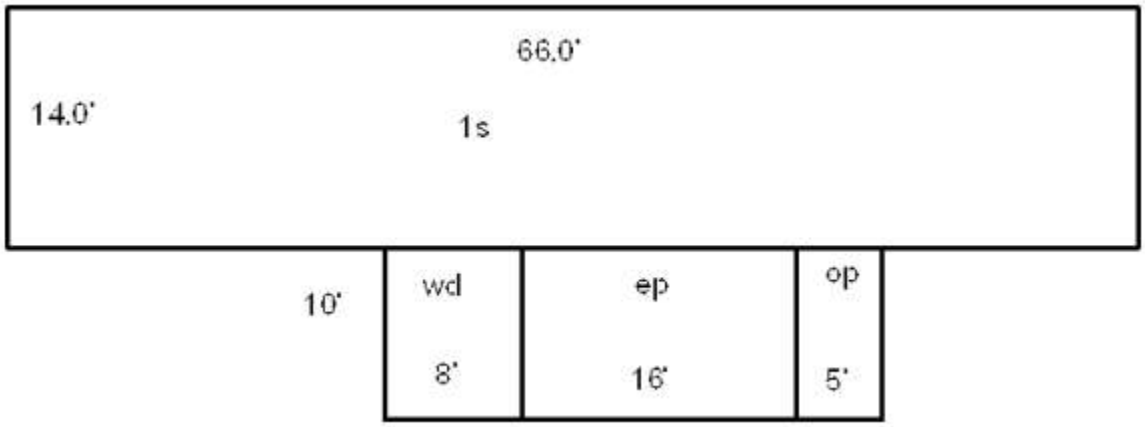
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	61,200.00	62,812	100%		62,812
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.50					Land Total	76,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ENC. PORCH...	1992	160	C 100	4.139	Avg-	76%	90%	95%	2.689
Wood Deck	1992	80	C 100	1.002	Avg-	76%	90%	95%	652
MH OPEN PORCH...	1992	50	C 100	647	Avg-	76%	90%	95%	421
Frame Garage	1972	280	C 100	10.688	Avg-	63%	90%	95%	5.757
Frame Shed	1972	72	C 100	1.127	Avg-	63%	90%	95%	607
Frame Shed	1972	128	C 100	2.003	Avg-	63%	90%	95%	1.079
14 Mobile Home	1992	14X66	C 100	26.378	Avg-	35%	90%	95%	7.894
924 SFLA								Outbuilding Total	19,099

Accpt Land 76,000 Accepted Bldg 19,100 Total 95,100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ep
16'
op
5'

Map/Lot: 003-063
Account: 850 Card: 1 of 1 Location: 390 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/31/2012
Sale Price	239,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16338P114
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	76,500.00	87,632	100%		87,632
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.00					Land Total	98,632

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade B 100	Base	320,493
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,825
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,301
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

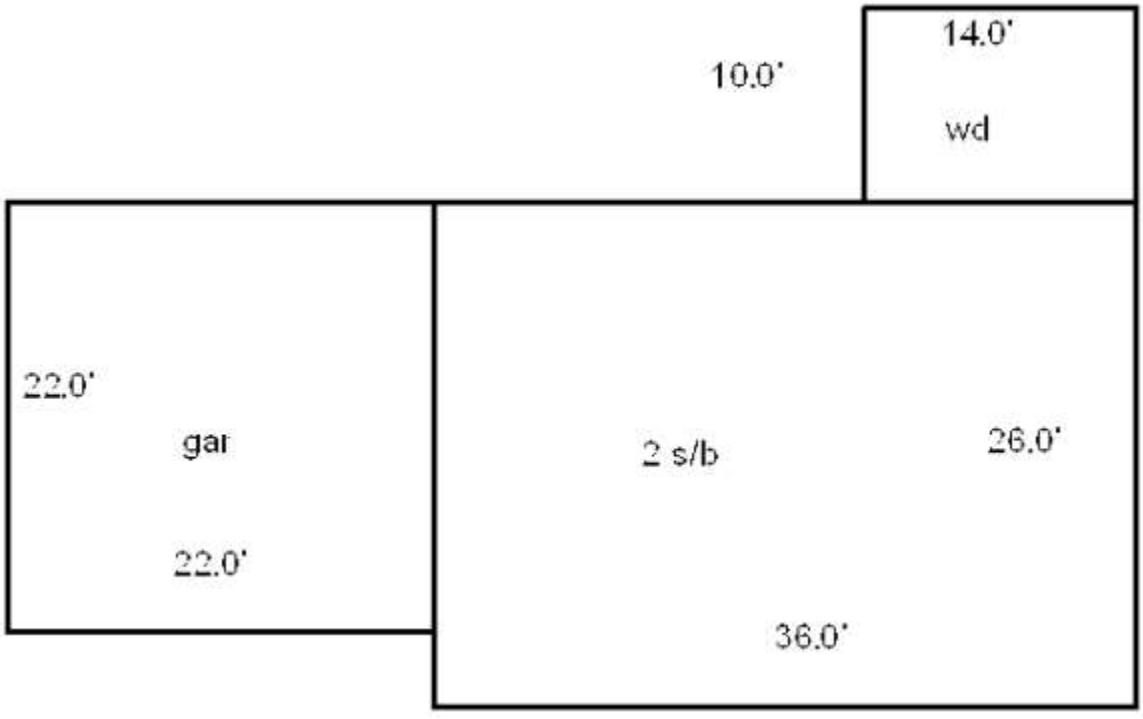
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	TYPICAL	Average	Typical	347,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	100%	302,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2001	484	B 100	23.444	Avg.	87%	100%	100%	20.396
Wood Deck	2001	140	B 100	2.280	Avg.	87%	100%	100%	1.984
1.25 ST BARN....	2001	480	C	0	Avg.	87%	100%	100%	0
Frame Shed	2001	280	C	0	Avg.	87%	100%	100%	0
1,872 SFLA								Outbuilding Total	22,380

Accpt Land	98,600	Accepted Bldg	325,000	Total	423,600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wd
22.0'
gar
22.0'
2 s/b
26.0'
36.0'

Name: LAUZE, JOSEPH R
LAUZE, JUDITH E
Map/Lot: 004-015
Account: 851 Card: 1 of 1 Location: 14 BUTLER RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Private
Reference 1	B1805P338
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	72,675.00	82,678	100%		82,678
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.40					Land Total	98,353

Dwelling Description / Replacement Cost New

Ranch	One Story	1,200 Sqft	Grade C 100	Base	202,963
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,600
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

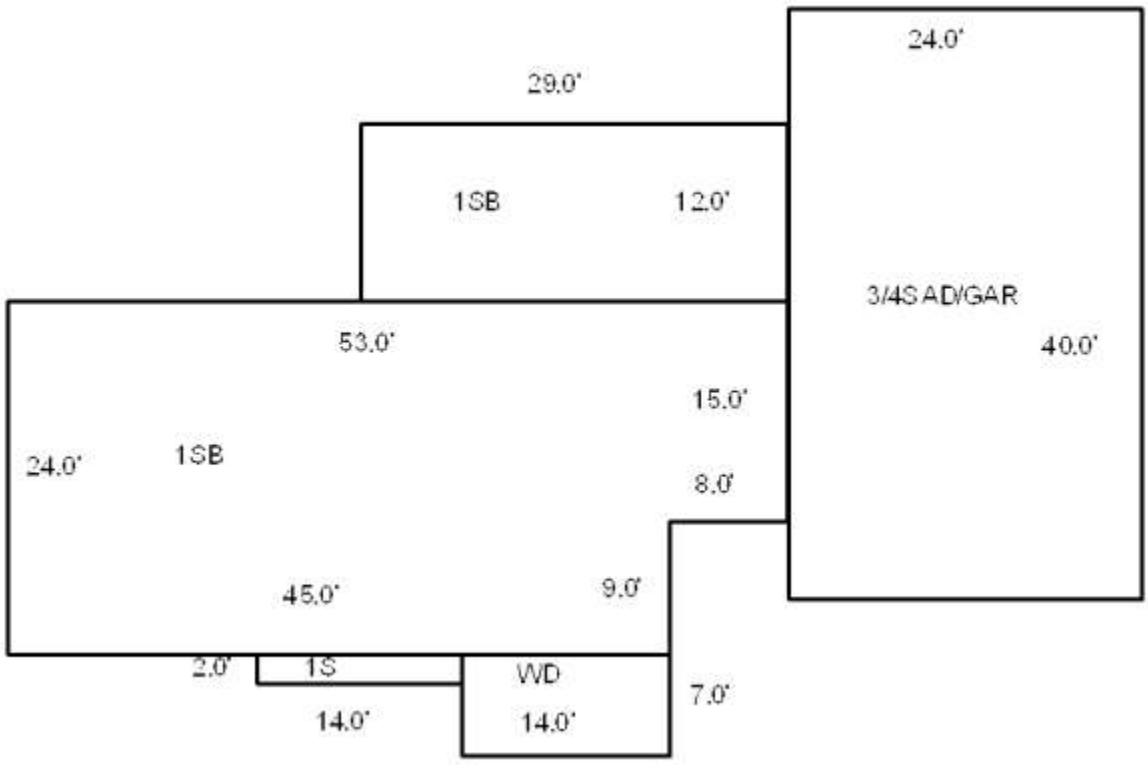
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	TYPICAL	TYPICAL	Average	Typical	214,113

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	95%	144,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2003	348	C 100	36.770	Avg.	71%	100%	95%	24.802
3/4S AD/GAR.....	1969	960	D 100	67.077	Avg-	61%	100%	95%	38.871
Wood Deck	1969	98	C 100	1.228	Avg.	71%	100%	95%	828
ONE STORY FRAME	1969	28	C 100	2.564	Avg.	71%	100%	95%	1.729
Frame Shed	1969	132	C 100	2.066	Avg.	71%	100%	95%	1.394
2,296 SFLA							Outbuilding Total		67,624

Accpt Land 98,400 Accepted Bldg 212,000 Total 310,400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8.0'
45.0'
9.0'
2.0'
1S
WD
7.0'
14.0'
14.0'

Name: CROSS, STEPHEN N
CROSS, KARA M
Map/Lot: 017-066
Account: 852 Card: 1 of 1 Location: 8 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B7195P0193
Reference 2	LOT SIZE: .92
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	74,130.00	80,866	100%		80,866
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.92					Land Total	92,416

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,132 Sqft	Grade C 100	Base	194,342
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,415
Fin. Basement Area	33 Sqft, Grade D 1.00	Basement Gar	None	Fin Bsmt	523
Heating	100% HW BB	Cooling	0% None	Heat	3,396
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

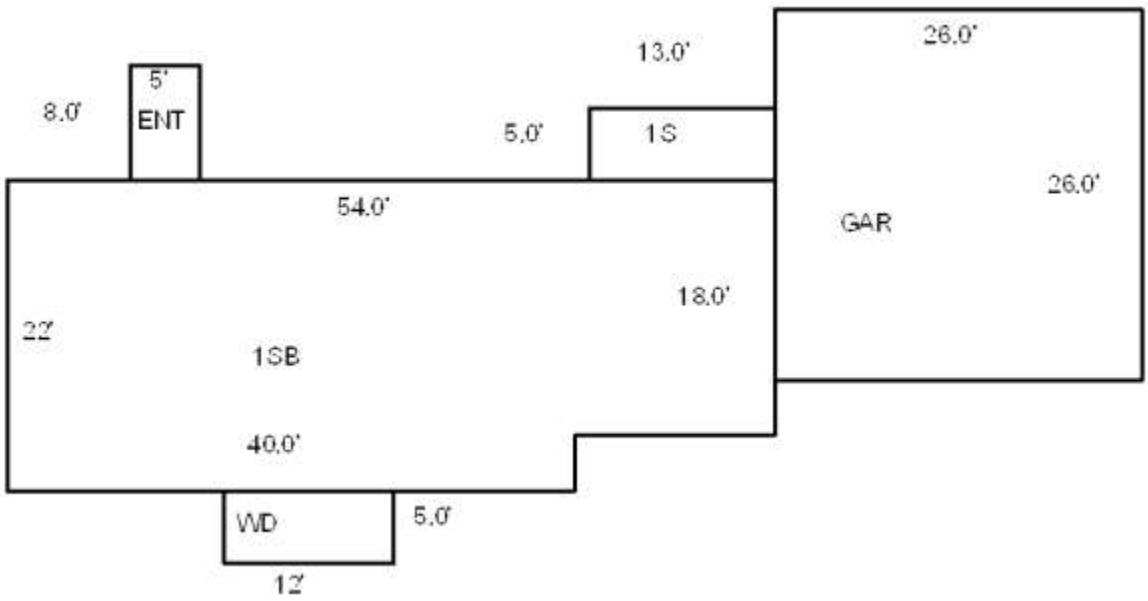
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Below Average	Typical	199,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	97%	105%	122,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1962	40	C 100	626	Avg-	60%	97%	105%	383
ONE STORY FRAME	1962	65	C 100	5.953	Avg-	60%	97%	105%	3.638
Wood Deck	1962	60	C 100	752	Avg-	60%	97%	105%	459
Frame Garage	1962	676	C 100	24.948	Avg-	60%	97%	105%	15.246
1,197 SFLA							Outbuilding Total		19,726

Accpt Land	92,400	Accepted Bldg	141,700	Total	234,100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26.0'
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8.0'
ENT
5.0'
1S
26.0'
54.0'
GAR
18.0'
22'
1SB
40.0'
WD
5.0'
12'

Account: 853 Card: 1 of 1 Map/Lot: 018-096 Location: 28 CHURCH AVE

Neighborhood 41 CHURCH ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/28/2020
Sale Price	299,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17197P148
Reference 2	LOT SIZE: .46
Tran/Land/Bldg	101 1 11
X.....	GRD Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	74,130.00	75,451	100%		75,451
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.46					Land Total	87,001

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	758 Sqft	Grade B 90	Base	255,038
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
Secondary Floor	Hardwood/Bamboo			Secondary	0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	887
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,321
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	Floor & Stairs			Attic	1,774
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

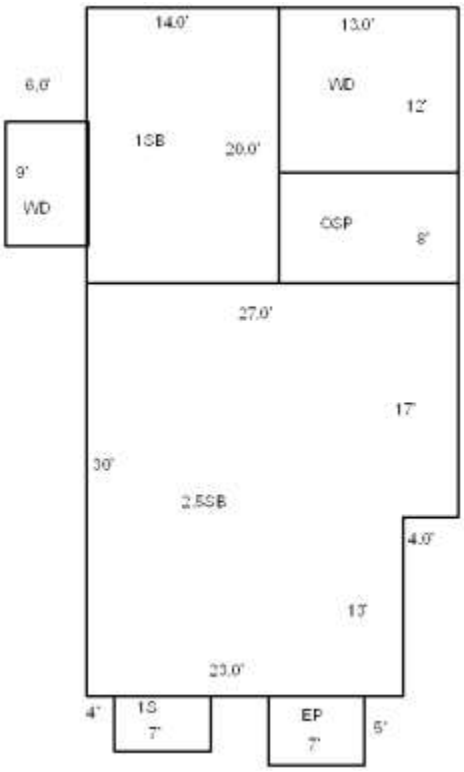
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2005	TYPICAL	TYPICAL	Very Good	Typical	272,286

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	97%	105%	235,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1900	280	B 90	34.614	V.G.	85%	97%	105%	29.966
Wood Deck	1900	156	B 90	2.288	V.G.	85%	97%	105%	1.981
OPEN SCR PORCH	1900	104	B 90	5.850	V.G.	85%	97%	105%	5.064
ONE STORY FRAME	1900	28	B 90	3.000	V.G.	85%	97%	105%	2.598
Encl Frame Porch	1900	35	B 90	3.263	V.G.	85%	97%	105%	2.826
WOOD DECK	1900	54	B 90	792	V.G.	85%	97%	105%	686
Frame Garage	1900	360	C 100	13.569	Avg-	60%	100%	105%	8.548
1,824 SFLA							Outbuilding Total		51,669

Accpt Land	87,000	Accepted Bldg	287,400	Total	374,400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Map/Lot: 018-042
Account: 854 Card: 1 of 1 Location: 6 POTTERS CT

Neighborhood 8 MADISON ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Gravel

Sale Data

Sale Date	12/23/2021
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B16355P492
Reference 2 LOT SIZE: .11
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	74,130.00	65,392	100%		65,392
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.11					Land Total	76,942

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	660 Sqft	Grade C 100	Base	187,076
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,465
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

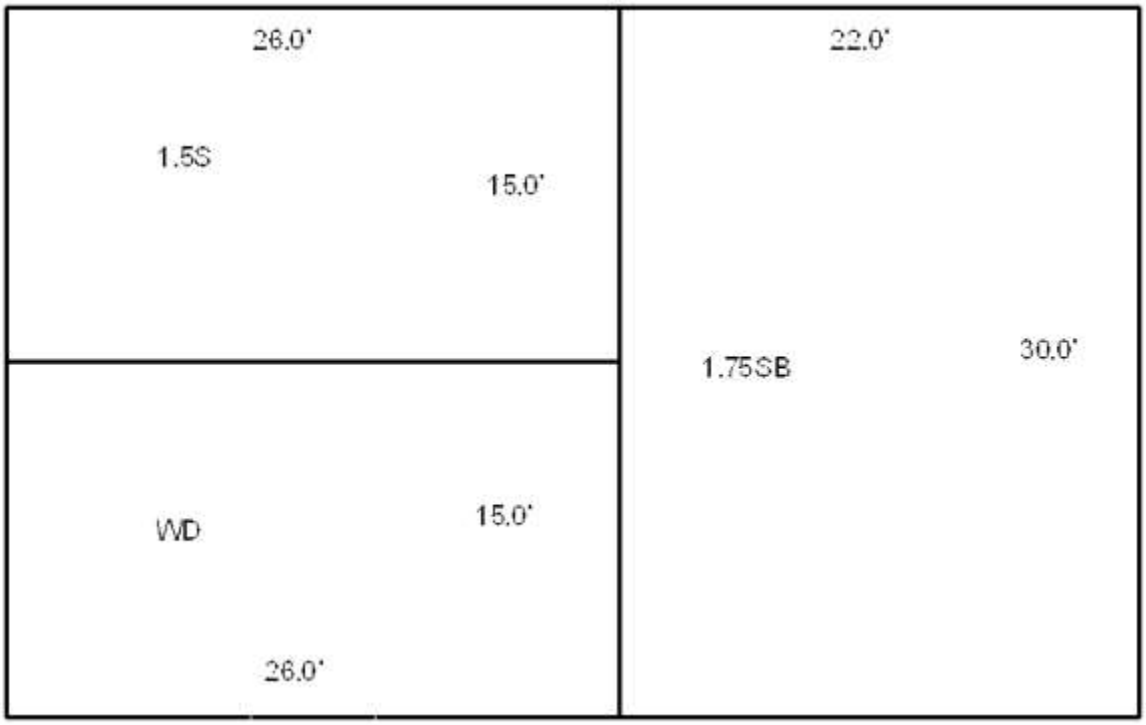
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1970	GOOD	TYPICAL	Good	Typical	191,201

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	78%	100%	105%	156,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 1/2 STORY FR	1890	390	C 100	52.194	Good	78%	100%	105%	42.747
Wood Deck	1890	390	C 100	4.887	Good	78%	100%	105%	4.003
1,740 SFLA							Outbuilding Total		46,750

Accpt Land 76,900 Accepted Bldg 203,300 Total 280,200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WD
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26.0'

Account: 855 Card: 1 of 1 Map/Lot: 014-008 Location: 51 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	
Reference 2	LOT SIZE: .50
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	09/07/2021
Sale Price	327,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	50% Warm & Cool Air	Heat	3,312
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

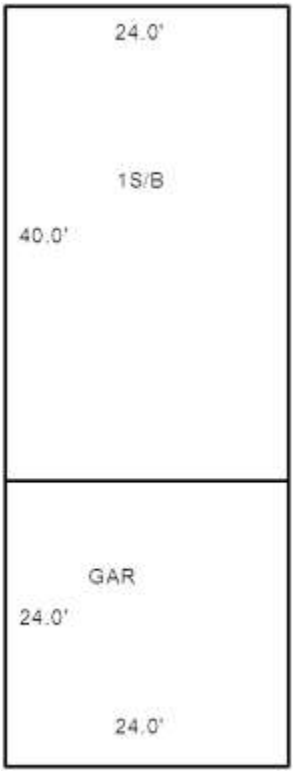
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	177,287

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	94%	100%	105%	174,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2014	576	C 100	21.347	Avg.	94%	100%	105%	21.069
PATIO	2014	128	C 100	801	Avg.	94%	100%	105%	791
960 SFLA						Outbuilding Total			21,860

Accpt Land	87,600	Accepted Bldg	196,800	Total	284,400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40.0'
GAR
24.0'
24.0'

Name: BOURQUE, SHAYNA
VAUGHAN, KYLE D

Map/Lot: 008-077
Account: 856 Card: 1 of 1 Location: 714 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/07/2021
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 0.50					Land Total	95,015

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade C 100	Base	224,403
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,224
Fin. Basement Area	41 Sqft, Grade C 0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,896
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	2005	TYPICAL	TYPICAL	Good	Typical	243,723

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	100%	190,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BSMT	1950	192	C 100	20.287	Good	78%	100%	100%	15.824
Wood Deck	1985	100	C 100	1.253	Good	78%	100%	100%	977
Wood Deck	1950	240	C 100	3.007	Good	78%	100%	100%	2.345
1,824 SFLA								Outbuilding Total	19,146

Accpt Land	95,000	Accepted Bldg	209,300	Total	304,300

42.0'
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24.0'
2SB
24.0'
1SB
8.0'
6.0'
WD
12.0'
6.0'
32.0'

Neighborhood 59	PROSPECT ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/21/2018
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17665P577
Reference 2	LOT SIZE: 0.13
Tran/Land/Bldg	101 1 11
X.....	G Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	74,130.00	66,494	100%		66,494
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.13					Land Total	78,044

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	512 Sqft	Grade B 90	Base	196,959
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	599
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,594
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

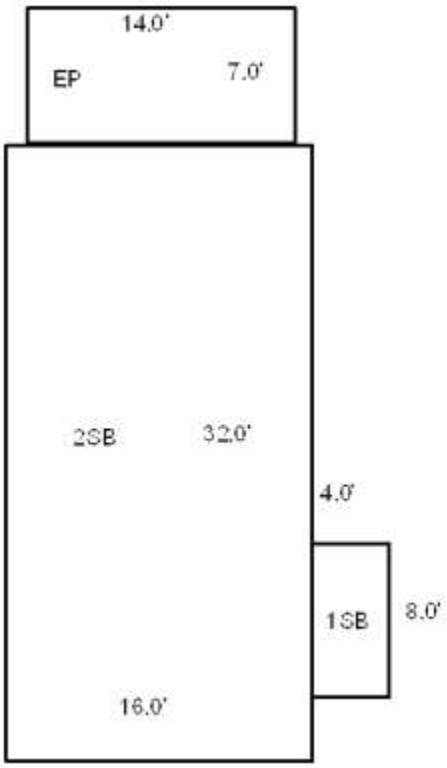
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1886	1960	TYPICAL	TYPICAL	Good	Typical	201,152

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	164,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1886	98	B 90	9.137	Good	78%	100%	105%	7.483
1 Story/BSMT	1886	32	B 90	3.956	Good	78%	100%	105%	3.240
Frame Shed	1886	288	B 90	5.273	Good	78%	100%	105%	4.319
Frame Garage	1886	400	B 90	17.561	Good	78%	100%	105%	14.383
1,056 SFLA							Outbuilding Total		29,425

Accpt Land	78,000	Accepted Bldg	194,200	Total	272,200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Name: LUIGGI, FRED P
LUIGGI, LINDA L
Map/Lot: 019-002
Account: 858 Card: 1 of 1 Location: 218 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/25/2012
Sale Price	107,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	Rev. Transfer on Death Deed Filed 2/16/22
Reference 2	LOT SIZE: .69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	78,185.00	82,871	100%		82,871
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.69					Land Total	93,321

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,232 Sqft	Grade C 100	Base	197,610
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,232
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

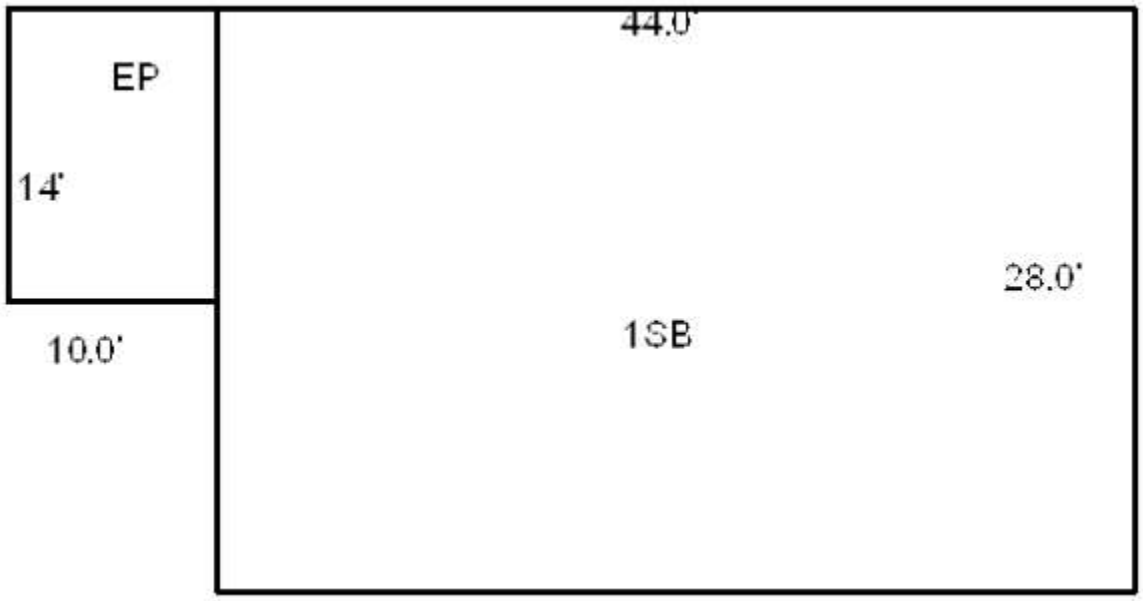
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	208,588

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	69%	100%	95%	136,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1965	140	C 100	11.155	Avg.	69%	100%	95%	7.312
1,232 SFLA							Outbuilding Total		7,312

Accpt Land	93,300	Accepted Bldg	144,000	Total	237,300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Account: 859 Card: 1 of 1 Map/Lot: 017-032 Location: 68 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15079P350
Reference 2	LOT SIZE: .17
Tran/Land/Bldg	300 2 23
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Sale Data

Sale Date	08/17/2009
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

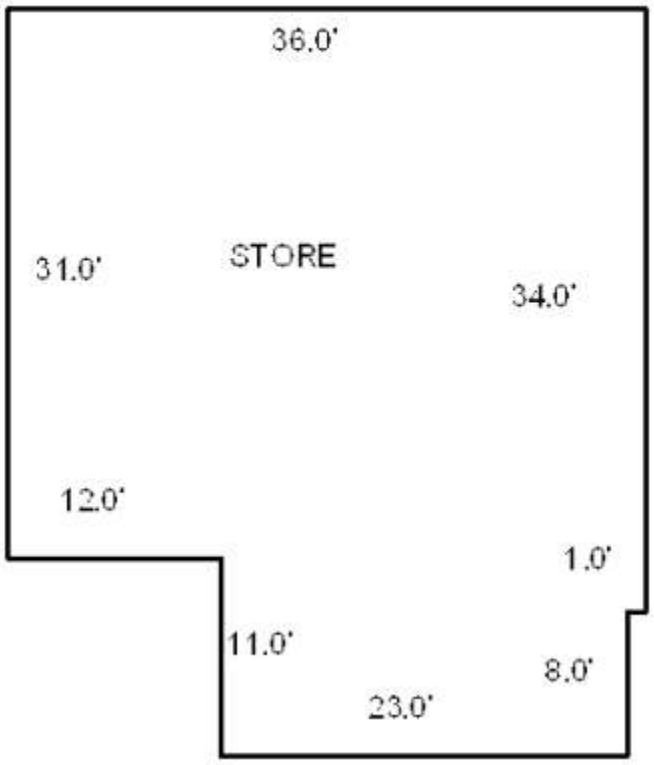
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	147,000	135,443	100%		135,442
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.17					Land Total	146,992

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CONV. STORE	1948	1372	C 100	179.797	Avg.	67%	100%	105%	126,487
STORAGE	1948	792	C 100	9.924	Avg.	67%	100%	105%	6,981
								Outbuilding Total	133,468

Accpt Land	147,000	Accepted Bldg	133,500	Total	280,500

Allard's
Market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Name: LEIGHTON, ROBERT
LEIGHTON, ROSE E
Map/Lot: 017-035
Account: 860 Card: 1 of 1 Location: 19 SUNSET AVE

Neighborhood 37	SUNSET AV
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B2001P103
Reference 2	LOT SIZE: 0.68
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	74,130.00	78,458	100%		78,458
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.68					Land Total	90,008

Dwelling Description / Replacement Cost New

Ranch	One Story	1,018 Sqft	Grade C 90	Base	161,899
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	229
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,291
Rooms	5	HEARTHS		HEARTHS	720
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

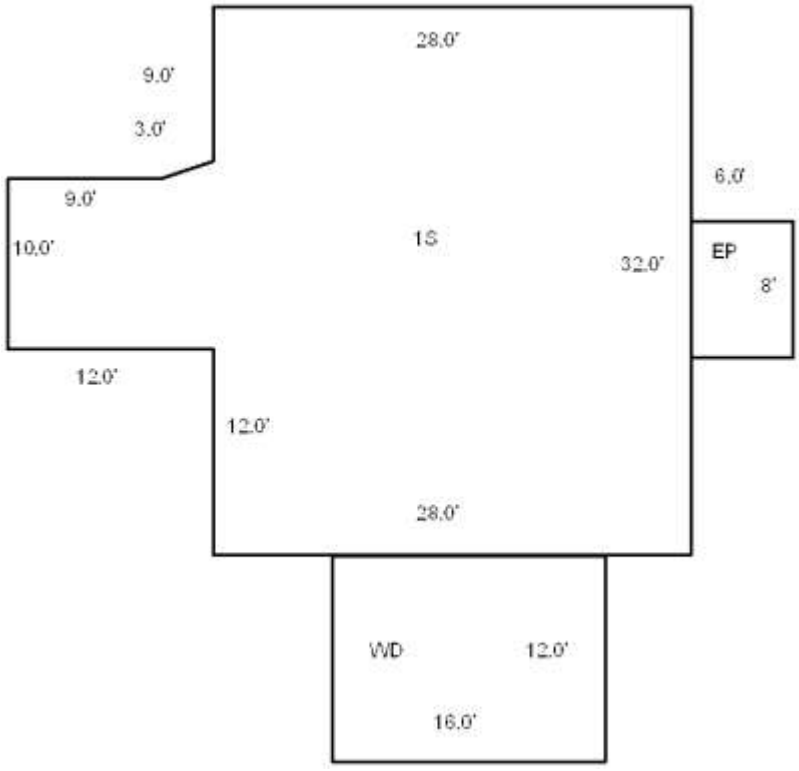
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Average	Typical	165,139

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	116,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1940	48	C 90	3.442	Avg.	67%	100%	105%	2.421
Wood Deck	1940	192	C 90	2.165	Avg.	67%	100%	105%	1.524
Frame Shed	1940	192	C 90	2.704	Avg.	67%	100%	105%	1.903
1,018 SFLA							Outbuilding Total		5,848

Accpt Land 90,000 Accepted Bldg 122,000 Total 212,000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16.0'

Name: JELLISON, EDWARD J JR
JELLISON, MELONY B
Map/Lot: 018-039
Account: 861 Card: 1 of 1 Location: 98 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	COMMERCIAL
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B5184P0180
Reference 2	LOT SIZE: .23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	70,600.00	67,046	100%		67,046
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.23					Land Total	78,046

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	490 Sqft	Grade C 100	Base	157,096
Exterior	CLAPBOARD	Masonry Trim	200Sqft	Trim	1,000
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	245
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	2,574
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

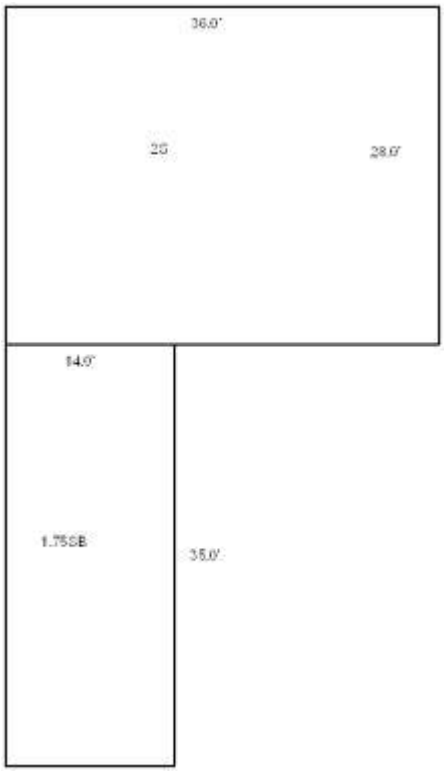
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2004	TYPICAL	TYPICAL	Average	Typical	173,455

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	116,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	2004	1008	C 100	163.306	Avg.	88%	75%	100%	107.782
Frame Shed	1900	120	D 100	1.502	Avg-	60%	100%	100%	901
2,874 SFLA								Outbuilding Total	108,683

Accpt Land	78,000	Accepted Bldg	224,900	Total	302,900


36.0'
28
28.0'
14.0'
1.75SB
35.0'

Map/Lot: 003-030
Account: 862 Card: 1 of 1 Location: 73 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	10/07/2009
Sale Price	67,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B15738P656
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.00					Land Total	95,150

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	221,220
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

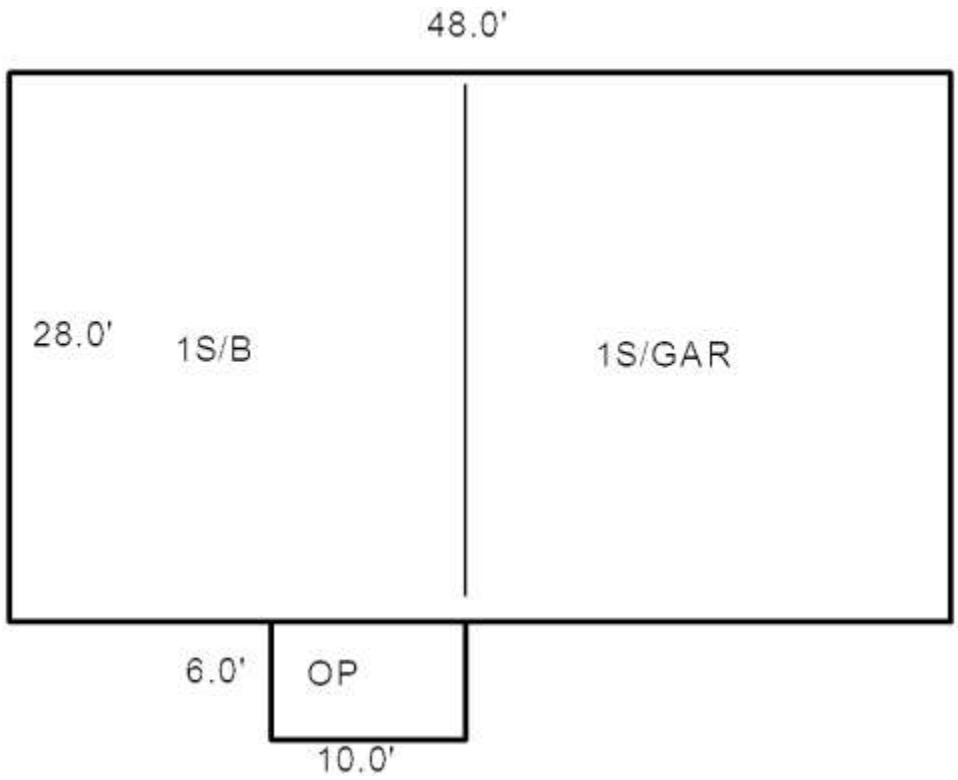
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Below Average	Typical	235,188

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	100%	214,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2014	60	C 100	2.536	Avg-	91%	100%	100%	2.308
Frame Shed	2014	240	C 100	3.756	Avg-	91%	100%	100%	3.418
LEAN TO	2014	160	C 100	1.195	Avg-	91%	100%	100%	1.087
1,344 SFLA							Outbuilding Total		6,813

Accpt Land 95,200 Accepted Bldg 220,800 Total 316,000


48.0'
28.0'
1S/B
1S/GAR
6.0'
OP
10.0'

Name: BROWN, MICHELLE J
BROWN II, DAVID J
Map/Lot: 008-074
Account: 863 Card: 1 of 1 Location: 736 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/10/2012
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B16302P407
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 0.50					Land Total	95,015

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,674 Sqft	Grade D 100	Base	210,448
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,009
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,348
Rooms	0				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	222,141

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	93%	100%	100%	206,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1970	896	D 100	26.296	Avg.	69%	100%	100%	18.144
Wood Deck	1990	60	D 100	602	Avg-	75%	100%	100%	452
1,674 SFLA							Outbuilding Total		18,596

Accpt Land	95,000	Accepted Bldg	225,200	Total	320,200

62.0'
27.0'
27.0'
1 S
62.0'

Map/Lot: 007-035
Account: 864 Card: 1 of 1 Location: 595 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B5825P0202
Reference 2 LOT SIZE:109.88
Tran/Land/Bldg 106 1 98
X..... LAND Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
85.88	Acres-Rear 21+	665.00	62,821	100%		62,821
Total Acres 109.88				Land Total		183,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2005	384	B 100	7,813	Avg.	100%	100%	95%	7,422
WOOD DECK	2005	200	C 100	2,506	Avg.	100%	100%	95%	2,381
							Outbuilding Total		9,803

Accpt Land 183,900 Accepted Bldg 9,800 Total 193,700

Name: TALBOT, DAVID A II
TALBOT, MEGAN L
Map/Lot: 004-022
Account: 865 Card: 1 of 1 Location: 212 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/13/2006
Sale Price	219,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14733P918
Reference 2	LOT SIZE:1.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite (Fract)	74,130.00	86,948	100%		86,948
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.90					Land Total	98,498

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	576 Sqft	Grade C 110	Base	198,158
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	634
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,168
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

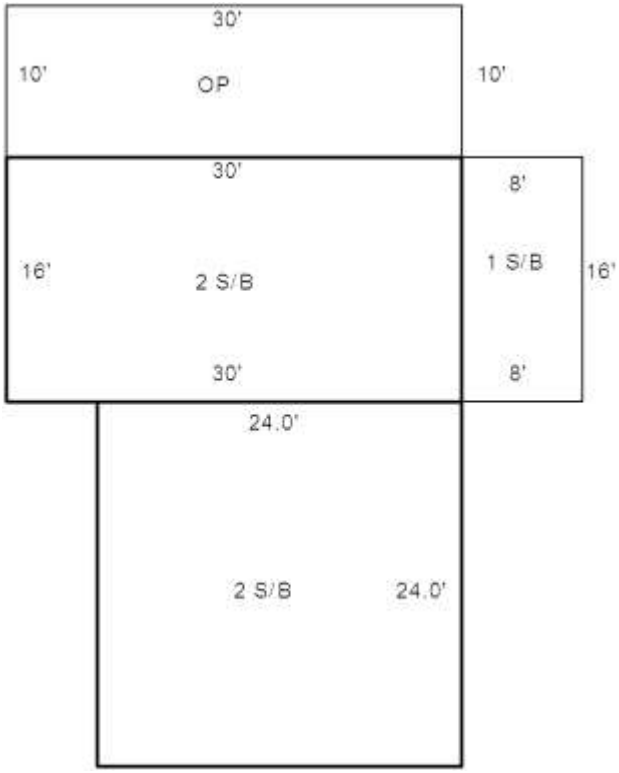
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1932	0	GOOD	GOOD	Above Average	Typical	219,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	168,158

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2 Story/BSMT	1932	480	C 110	89.258	Avg+	73%	100%	105%	68.416
1 STORY/BASEMENT	1932	128	C 110	14.876	Avg+	73%	100%	105%	11.402
Open Frame Porch	1932	300	C 110	13.946	Avg+	73%	100%	105%	10.690
1 ST BARN.....	1932	900	C 100	29.389	Avg-	60%	100%	105%	18.515
2,240 SFLA							Outbuilding Total		109,023

Accpt Land	98,500	Accepted Bldg	277,200	Total	375,700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2 S/B
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16'
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2 S/B
24.0'

Account: 866 Card: 1 of 1 Map/Lot: 018-037 Location: 104 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B2376P0124
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	101 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	70,600.00	67,607	100%		67,607
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.25					Land Total	78,607

Dwelling Description / Replacement Cost New

Conventional	Two Story	990 Sqft	Grade C 100	Base	269,316
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,485
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,940
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

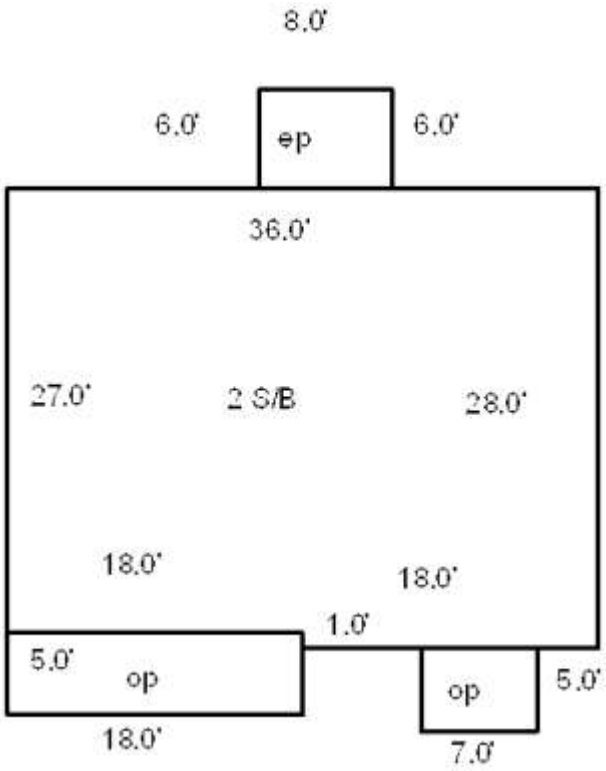
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	297,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	100%	274,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2010	90	C 100	3.803	Avg.	92%	100%	100%	3.499
Encl Frame Porch	2010	48	C 100	3.825	Avg.	92%	100%	100%	3.519
OPEN PORCH	2010	35	C 100	1.600	Avg.	92%	100%	100%	1.472
Frame Garage	2010	400	C 100	15.009	Avg.	92%	100%	100%	13.808
1,980 SFLA							Outbuilding Total		22,298

Accpt Land	78,600	Accepted Bldg	296,300	Total	374,900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27.0'
2 S/B
28.0'
18.0'
18.0'
1.0'
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op
op
5.0'
18.0'
7.0'

Neighborhood 37 SUNSET AV

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 01/17/2023
Sale Price 337,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B12507P225
Reference 2 LOT SIZE: .34
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	74,130.00	73,204	100%		73,204
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.34					Land Total	84,754

Dwelling Description

				Replacement Cost New	
Ranch	One Story	836 Sqft	Grade C 100	Base	156,813
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,045
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,508
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

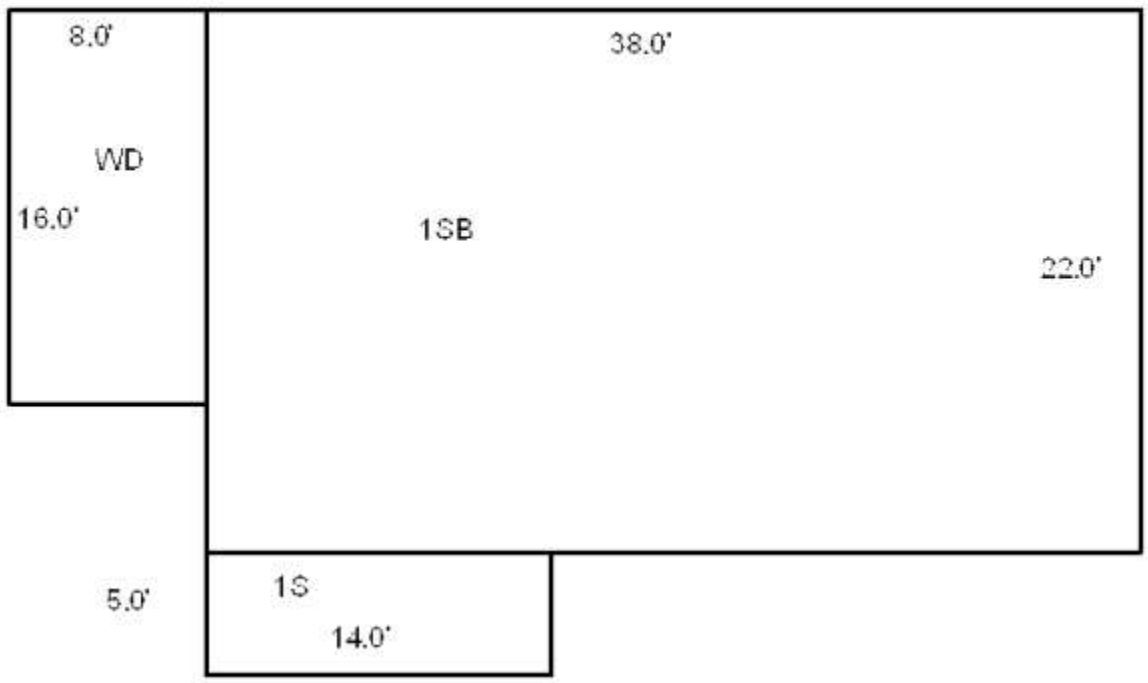
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	160,366

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	112,817

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1958	128	C 100	1.604	Avg.	67%	100%	105%	1.129
ONE STORY FRAME	1958	70	C 100	6.411	Avg.	67%	100%	105%	4.510
906 SFLA							Outbuilding Total		5,639

Accpt Land 84,800 Accepted Bldg 118,500 Total 203,300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WD
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22.0'
5.0'
1S
14.0'

Map/Lot: 021-026
Account: 868 Card: 1 of 1 Location: 62 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved
Value Change	Other
Reference 1	B17329P838
Reference 2	LOT SIZE:0.89
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	09/27/2016
Sale Price	87,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

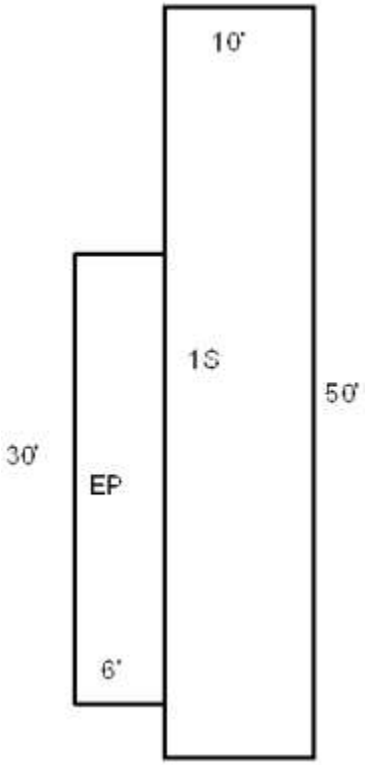
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.89	Acres-Homesite (Fract)	74,130.00	80,598	100%		80,598
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.89					Land Total	92,148

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2005			- - - - S O U N D V A L U E - - - -					0
10 Mobile Home.	1964			- - - - S O U N D V A L U E - - - -					0
1 ST BARN.....	1964			- - - - S O U N D V A L U E - - - -					0
								Outbuilding Total	0

Accpt Land 92,100 Accepted Bldg 0 Total 92,100


10'
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Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B3054P0279
Reference 2 LOT SIZE:44.4
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
24.40	Acres-Rear 21+	665.00	17,849	100%		17,849
Total Acres 44.40				Land Total		47,109

Accpt Land 47,100 Accepted Bldg 0 Total 47,100

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B5486P0296 493 & 499 OAK WOODS RD
Reference 2	LOT SIZE:18
Tran/Land/Bldg	109 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
4.00	Acres-Rear Land 11-20	950.00	4,180	100%		4,180
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 18.00					Land Total	130,495

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	816 Sqft	Grade B 100	Base	260,364
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,061
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,774
Rooms	9	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	2,122
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

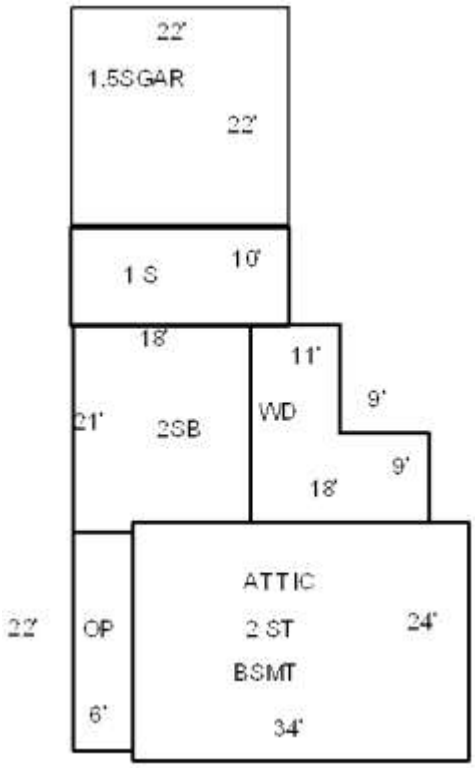
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	GOOD	GOOD	Above Average	Typical	294,386

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	204,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1900	484	C 100	23.554	Avg+	73%	100%	95%	16,334
2 Story/BSMT	1900	366	B 100	80.434	Avg+	73%	100%	95%	55,781
Wood Deck	1900	261	B 100	4.251	Avg+	73%	100%	95%	2,948
Open Frame Porch	1900	132	B 100	7.251	Avg+	73%	100%	95%	5,028
LOFT BARN BSMT	1900	1440	B 100	77.745	Good	78%	100%	95%	57,609
ONE STORY FRAME	1900	220	B 100	26.192	Avg+	73%	100%	95%	18,164
2,176 SFLA							Outbuilding Total		155,864

Accpt Land	130,500	Accepted Bldg	360,000	Total	490,500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ATTIC
22'
OP
2 ST
24'
BSMT
6'
34'

Neighborhood 25	OAK WOODS RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B5486P0296
Reference 2	LOT SIZE:18
Tran/Land/Bldg	109 1 2
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Dwelling Description

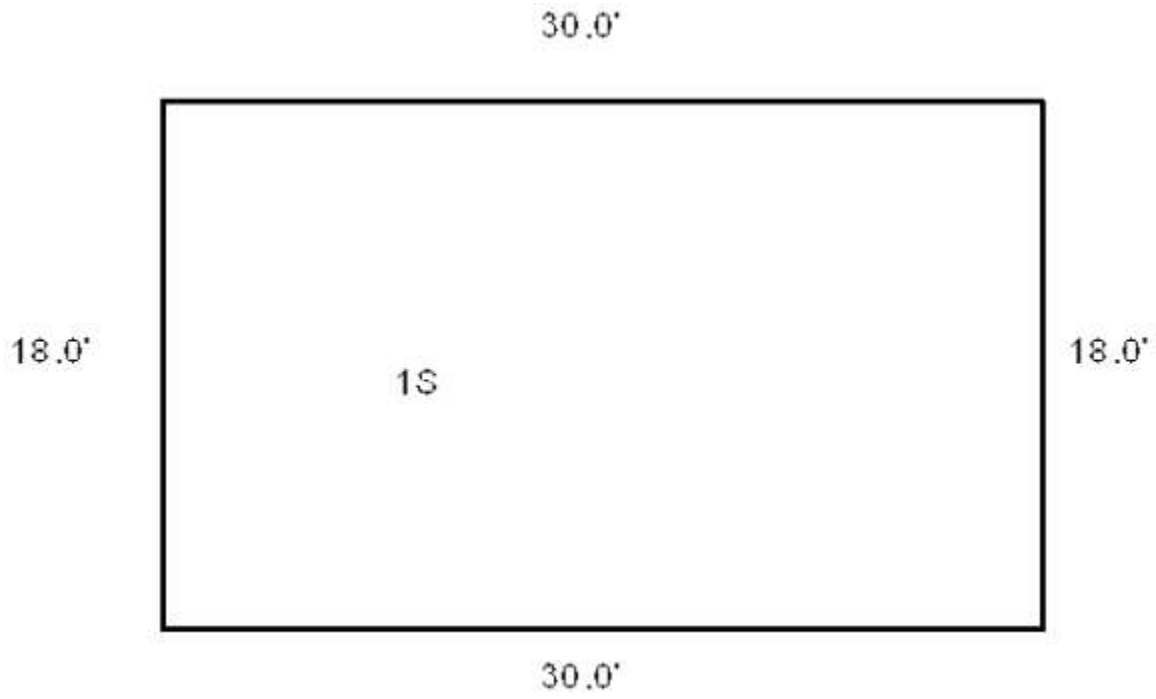
Ranch	One & 1/2 Story	540 Sqft	Grade C 100	Replacement Cost New	
Exterior	CLAPBOARD	Masonry Trim	None	Base	170,338
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	135
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,013
Rooms	3	HEARTHS			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	810	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	GOOD	GOOD	Average	Typical	171,486

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	69%	100%	95%	112,409

Accpt Land		0 Accepted Bldg		112,400 Total	112,400


30.0'
18.0'
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18.0'
30.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	130,500	360,000	490,500	130,500	360,000	490,500
2	0	112,400	112,400	0	112,400	112,400
TOTAL	130,500	472,400	602,900	130,500	472,400	602,900

Map/Lot: 022-082
Account: 871 Card: 1 of 1 Location: 4 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1
Reference 2 LOT SIZE: 0.09
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	11/24/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	74,130.00	64,093	75%		48,070
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.09					Land Total	59,620

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	630 Sqft	Grade C 100	Base	190,102
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,150
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,260
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

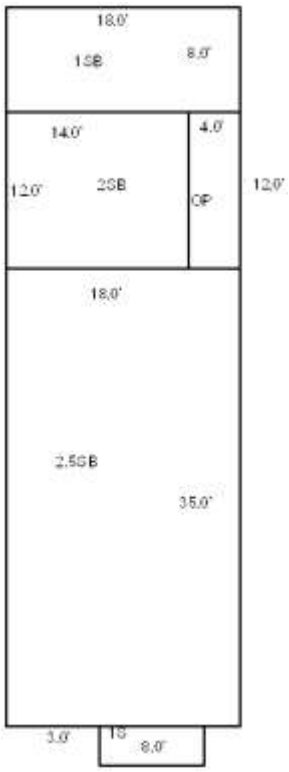
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1970	TYPICAL	TYPICAL	Fair	Typical	195,142

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	55%	60%	105%	67,617

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1900	144	C 100	15.215	Fair	55%	60%	105%	5.272
2 Story/BSMT	1900	168	C 100	28.400	Fair	55%	60%	105%	9.841
Open Frame Porch	1900	48	C 100	2.028	Fair	55%	60%	105%	702
1 STORY	1900	24	C 100	2.198	Fair	55%	60%	105%	761
1,764 SFLA							Outbuilding Total		16,576

Accpt Land 59,600 Accepted Bldg 84,200 Total 143,800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1SB
8.0'
14.0'
4.0'
12.0'
2SB
OP
12.0'
18.0'
2.5SB
35.0'
3.0'
1S
8.0'

Neighborhood 71	BK BEECH RIDGE RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B8069P0147 TG
Reference 2	LOT SIZE: 55
Tran/Land/Bldg	700 6 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	25%	Access	21,420
52.00	Acres-Mixed Wood	436.00	22,672	100%		22,672
1.00	Acres-Wasteland	47.50	52	100%		52
Total Acres 55.00					Land Total	44,144

Accpt Land	44,100	Accepted Bldg	0	Total	44,100

Account: 873 Card: 1 of 1 Map/Lot: 007-021-1 Location: 1229 LEBANON RD

Neighborhood 18	LEBANON RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/12/2019
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18233P47
Reference 2	LOT SIZE: 25.0
Tran/Land/Bldg	101 1 11
X.....	IF? Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
1.00	Acres-Rear 21+	665.00	732	100%		732
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 25.00					Land Total	137,497

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	468 Sqft	Grade C 100	Base	140,198
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	702
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,755
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

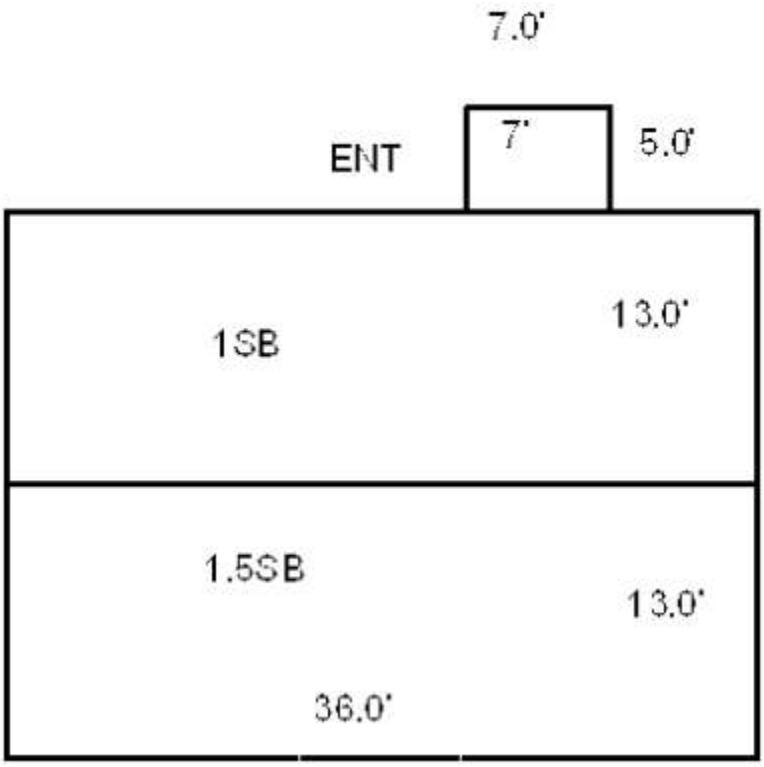
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	148,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	105,952

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1978	468	C 100	49.449	Avg.	75%	100%	95%	35.233
BSMT ENTRY.....	1978	35	C 100	548	Avg.	75%	100%	95%	390
1/2 ST/SHOP	1978	1152	C 100	94.671	Avg.	75%	100%	95%	67.453
1,170 SFLA							Outbuilding Total		103,076

Accpt Land	137,500	Accepted Bldg	209,000	Total	346,500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1.5SB
13.0'
36.0'

Name: RICHARD, THOMAS G
RICHARD, CYNTHIA L
Map/Lot: 003-127
Account: 874 Card: 1 of 1 Location: 43 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	LevelAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B4872P0012
Reference 2	LOT SIZE:2.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.20	Acres-Homesite (Fract)	72,675.00	86,501	100%		86,501
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.20					Land Total	102,176

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	225,645
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

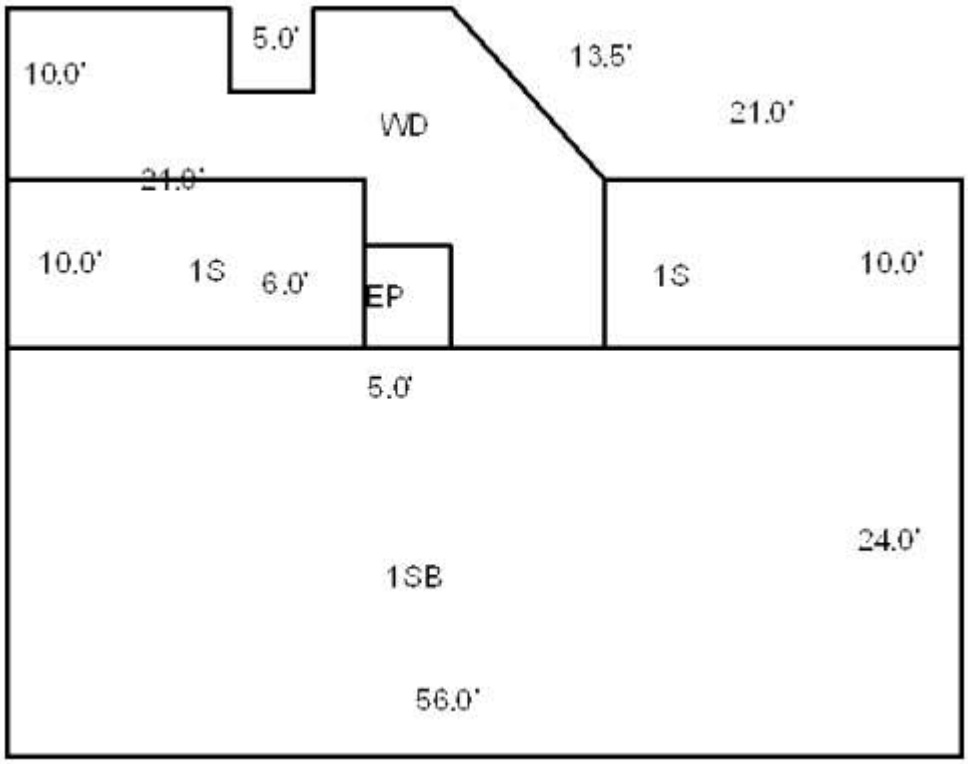
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	GOOD	GOOD	Above Average	Typical	246,463

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	187,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1974	390	C 100	4.887	Avg+	80%	100%	95%	3.714
1 Story/BSMT	1974	210	C 100	22.189	Avg+	80%	100%	95%	16.863
ONE STORY FRAME	1974	210	C 100	19.232	Avg+	80%	100%	95%	14.617
Encl Frame Porch	1974	30	C 100	2.390	Avg+	80%	100%	95%	1.816
Frame Garage	1974	1140	C 100	41.656	Avg.	71%	100%	95%	28.097
Frame Shed	2002	288	C 100	4.507	Avg+	80%	100%	95%	3.426
1,764 SFLA							Outbuilding Total		68,533

Accpt Land 102,200 Accepted Bldg 255,800 Total 358,000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21.0'
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EP
1S
10.0'
5.0'
24.0'
1SB
56.0'

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B2147P0755
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	78,185.00	94,256	100%		94,256
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.50					Land Total	104,706

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	Base	233,402
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	634
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,848
Rooms	7	HEARTHS		HEARTHS	1,760
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

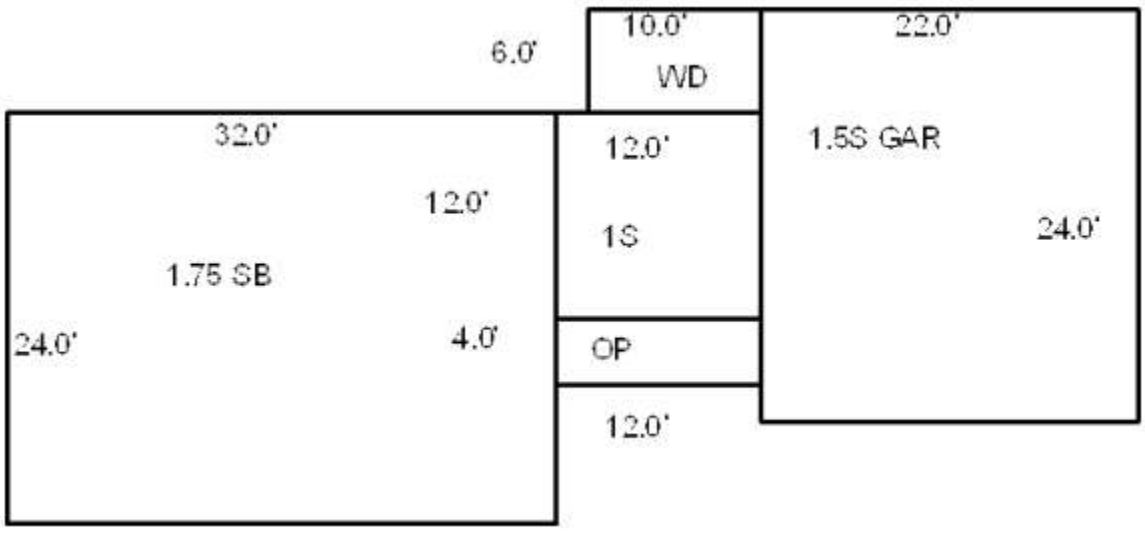
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	237,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	169,321

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1977	144	C 110	14.507	Avg.	75%	100%	95%	10.336
Open Frame Porch	1977	48	C 110	2.231	Avg.	75%	100%	95%	1.589
Wood Deck	1977	60	C 110	827	Avg.	75%	100%	95%	589
1.50 ST GARAGE..	1977	528	C 110	28.174	Avg.	75%	100%	95%	20.074
1,488 SFLA							Outbuilding Total		32,588

Accpt Land	104,700	Accepted Bldg	201,900	Total	306,600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12.0'
1S
24.0'
1.75 SB
24.0'
4.0'
OP
12.0'

Name: SPRAGUE, ERIC, TRUSTEE E.SPRAGUE REV
SPRAGUE, SIDNEY, TRUSTEE S. SPRAGUE REV
Map/Lot: 004-100-14
Account: 876 Card: 1 of 1 Location: 410 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B18226P423
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 3

Sale Data

Sale Date	04/16/2020
Sale Price	215,200
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	206,171
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	4,162
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

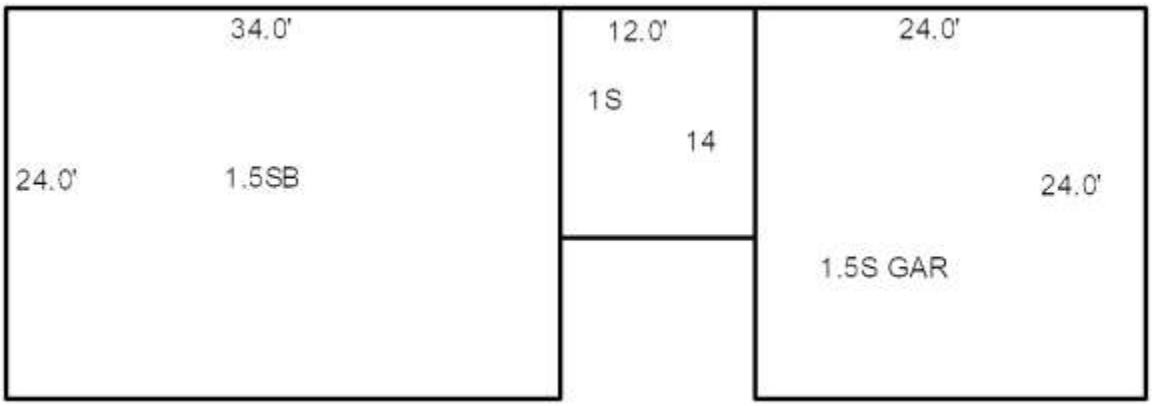
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Good	Typical	216,837

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	83%	100%	100%	179,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1973	168	C 100	15.385	Good	83%	100%	100%	12.770
1.50 ST GARAGE..	1973	576	C 100	27.859	Good	83%	100%	100%	23.123
1,392 SFLA							Outbuilding Total		35,893

Accpt Land 89,500 Accepted Bldg 215,900 Total 305,400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1.5S GAR

Name: MOFFITT, EDWARD A
MOFFITT, KRISTINA K
Map/Lot: 008-028
Account: 877 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 74	BAUNEG HILL DISC
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16858P308
Reference 2	LOT SIZE:7.8
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/18/2014
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
4.00	Acres-Homesite (Fract)	72,675.00	91,830	25%		22,957
3.80	Acres-Rear Land 1-10	1,710.00	7,148	100%		7,148
Total Acres 7.80					Land Total	30,105

Accpt Land	30,100	Accepted Bldg	0	Total	30,100

Map/Lot: 018-056
Account: 878 Card: 1 of 1 Location: 6 WOODCOCK LN

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Gravel
Reference 1	B9202P0157
Reference 2	LOT SIZE: .18
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	189,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,700
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	OLD TYPE	TYPICAL	Below Average	Typical	193,685

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	105%	122,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1945	30	C 100	470	Ava-	60%	100%	105%	296
Encl Frame Porch	1945	96	C 100	7.649	Ava-	60%	100%	105%	4.818
Frame Garage	1945	273	C 100	10.436	Ava-	60%	100%	105%	6.575
1,080 SFLA							Outbuilding Total		11,689

Accpt Land	80,200	Accepted Bldg	133,700	Total	213,900

5.0'
6.0'
ENT
8.0'
24.0'
1.5S B
EP
12'
30.0'

Name: SMITH, BENJAMIN H
SMITH, JENNIFER A
Map/Lot: 010-032-2
Account: 879 Card: 1 of 1 Location: 64 LINSCOTT HILL RD

Neighborhood 10 LINSCOTT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	09/19/2011
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17800P44
Reference 2 LOT SIZE:2.1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.10	Acres-Homesite (Fract)	72,675.00	86,099	100%		86,099
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.10					Land Total	101,774

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,560 Sqft	Grade C 110	Base	372,760
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	858
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,574
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,722
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,314
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

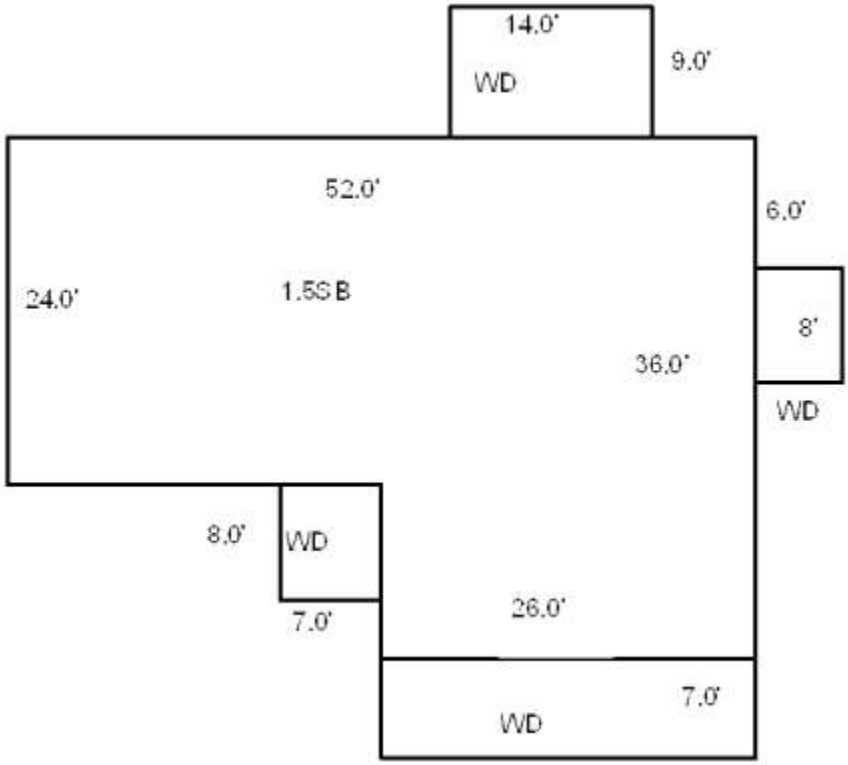
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	GOOD	Average	Typical	410,628

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	308,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1986	48	C 110	661	Ava.	79%	100%	95%	496
WOOD DECK	1986	182	C 110	2.508	Ava.	79%	100%	95%	1.882
Wood Deck	1986	56	C 110	772	Ava.	79%	100%	95%	580
Wood Deck	1986	126	C 110	1.737	Ava.	79%	100%	95%	1.303
1.25 ST GARAGE..	1986	832	B 100	45.822	Ava.	78%	100%	95%	33.954
Frame Shed	1986	140	C 100	2.191	Ava.	78%	100%	95%	1.624
2,340 SFLA								Outbuilding Total	39,839

Accpt Land 101,800 Accepted Bldg 348,000 Total 449,800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7.0'
WD

Name: LINSCOTT, MICHAEL A
LINSCOTT, LINDA A
Map/Lot: 005-054-2
Account: 880 Card: 1 of 1 Location: 421 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B2393P0008
Reference 2	LOT SIZE:33
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.00	Acres-Rear Land 1-10	1,710.00	13,167	100%		13,167
6.41	Acres-Rear Land 11-20	950.00	6,698	100%		6,698
15.00	Acres-Rear 21+	665.00	10,973	100%		10,973
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 32.41					Land Total	138,343

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,134 Sqft	Grade B 100	Base	351,864
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,211
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,738
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

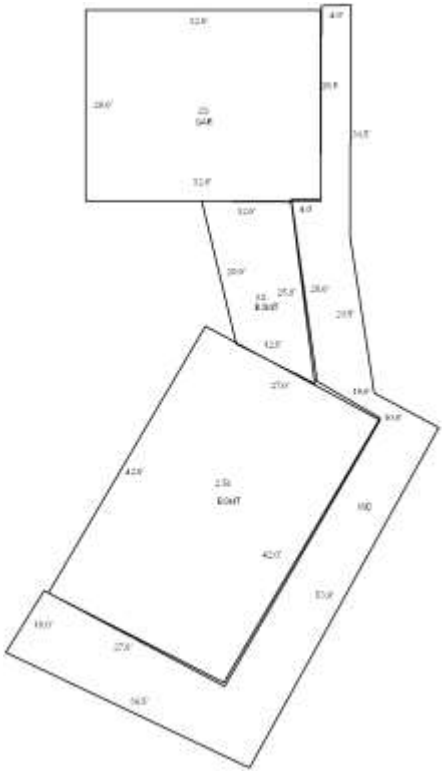
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	362,853

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	261,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 STORY GARAGE	1979	832	B 100	62.521	Avg.	76%	100%	95%	45.140
1 STORY/BSMT	1979	242	B 100	33.241	Avg.	76%	100%	95%	24.000
Wood Deck	1979	1011	B 100	16.468	Avg.	76%	100%	95%	11.890
Shed.....	1979	260	C 100	4.069	Avg.	74%	100%	95%	2.860
2,226 SFLA								Outbuilding Total	83,890

Accpt Land 138,300 Accepted Bldg 345,900 Total 484,200



Map/Lot: 018-118
Account: 881 Card: 1 of 1 Location: 36 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/29/2022
Sale Price	351,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14873P507
Reference 2	LOT SIZE: .33
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	74,130.00	72,986	100%		72,986
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.33					Land Total	84,536

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	480 Sqft	Grade C 110	Base	178,684
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	528
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	65% Forced Warm	Cooling	0% None	Heat	977
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Floor & Stairs			Attic	1,056
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

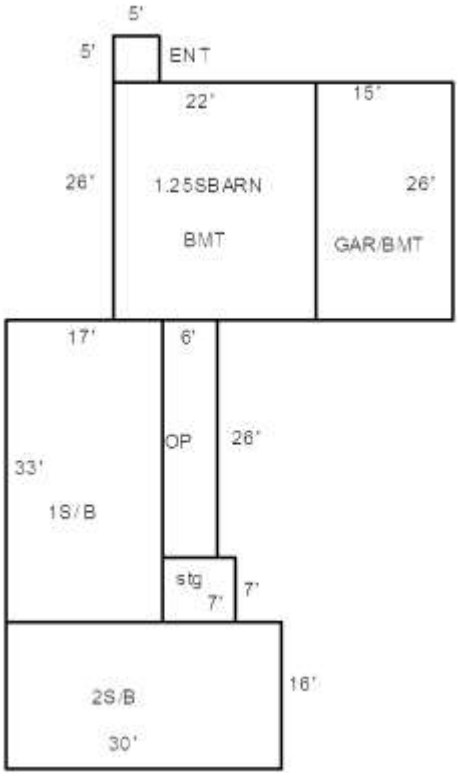
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2000	TYPICAL	TYPICAL	Above Average	Typical	197,492

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	151,378

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LOFT BARN BSMT	1890	572	C 110	26.934	Avg+	73%	100%	105%	20.645
1S GAR/BSMT.....	1890	390	C 110	21.485	Avg+	73%	100%	105%	16.468
BSMT ENTRY.....	1890	25	C 110	430	Avg+	73%	100%	105%	330
1 Story/BSMT	1890	561	C 110	65.203	Avg+	73%	100%	105%	49.978
Open Frame Porch	1890	156	C 110	7.252	Avg+	73%	100%	105%	5.559
STORAGE	1890	49	C 110	675	Avg+	73%	100%	105%	518
Wood Deck	1890	96	C 110	1.323	Avg+	73%	100%	105%	1.014
AB.GR. POOL.....	1890	0	C 110	0	Avg+	73%	100%	105%	0
1,521 SFLA								Outbuilding Total	94,512

Accpt Land 84,500 Accepted Bldg 245,900 Total 330,400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17'
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7'
7'
16'
2S/B
30'

Name: LINSCOTT, CRAIG
LINSCOTT, SUSAN
Map/Lot: 022-012-1
Account: 882 Card: 1 of 1 Location: 72 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B2087P0775
Reference 2	LOT SIZE: 3.50
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	74,130.00	92,426	100%		92,426
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.50					Land Total	103,976

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	210,294
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,672
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

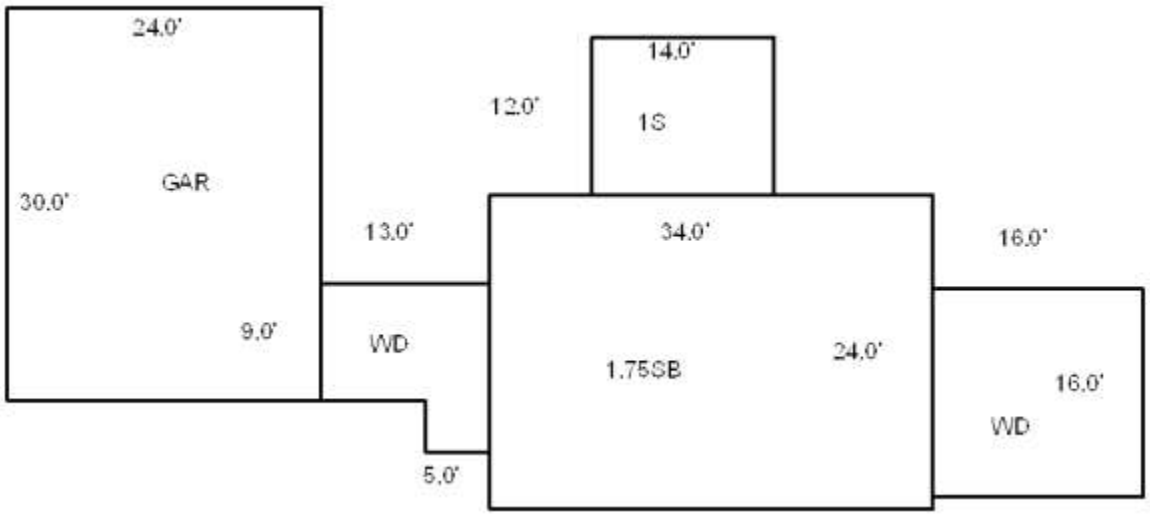
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	GOOD	TYPICAL	Average	Typical	215,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	105%	167,203

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1975	720	C 100	26.532	Avg.	74%	100%	105%	20.616
Wood Deck	1975	137	C 100	1.717	Avg.	74%	100%	105%	1.335
ONE STORY FRAME	1975	168	C 100	15.385	Avg.	74%	100%	105%	11.954
WOOD DECK	1975	256	C 100	3.208	Avg.	74%	100%	105%	2.493
Jacuzzi #	1975	1	C 100	3.300	Avg.	74%	100%	105%	2.564
1,392 SFLA								Outbuilding Total	38,962

Accpt Land 104,000 Accepted Bldg 206,200 Total 310,200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5.0'

Name: LINSCOTT, CRAIG O
LINSCOTT, SUSAN

Map/Lot: 022-012
Account: 883 Card: 1 of 1 Location: 70 HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B16702P420
Reference 2	LOT SIZE: .62
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

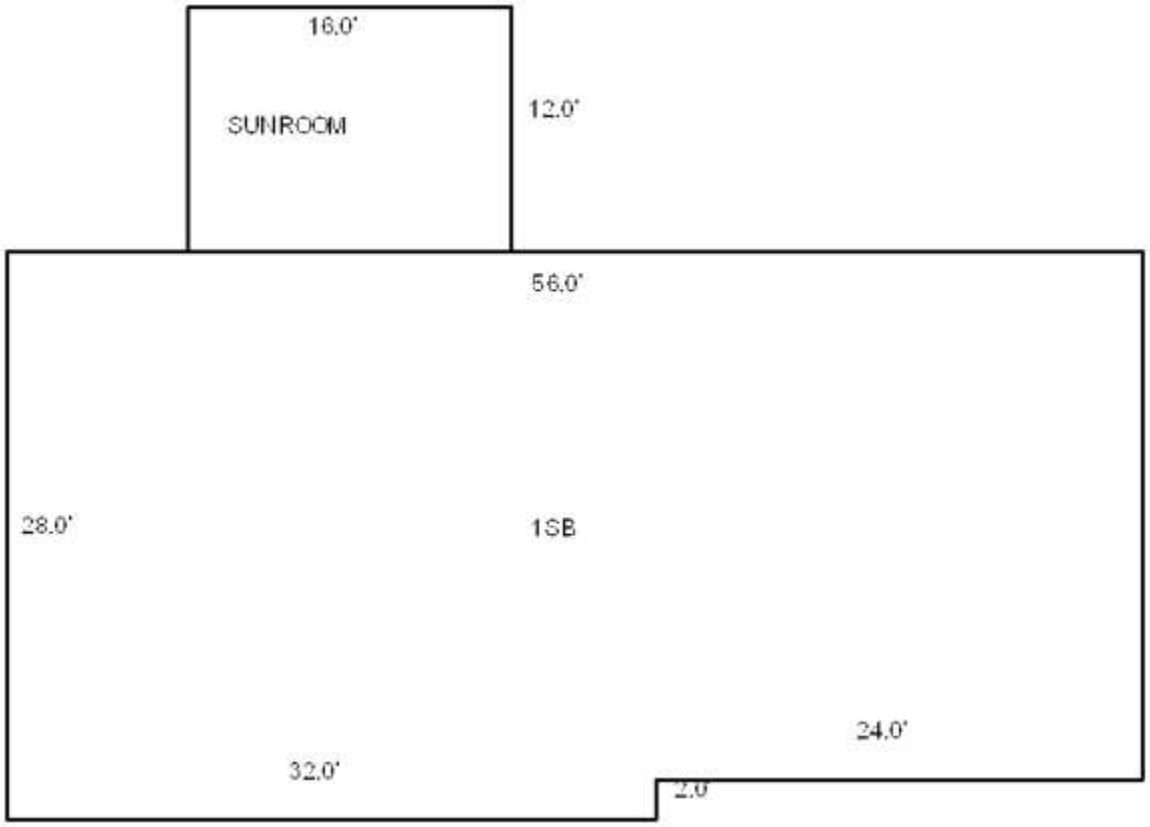
Sale Data

Sale Date	09/26/2013
Sale Price	250,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	74,130.00	77,737	100%		77,737
Total Acres 0.62				Land Total		77,737

Accpt Land	77,700	Accepted Bldg	0	Total	77,700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2.0

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B3653P0001
Reference 2	LOT SIZE:5.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
1.50	Acres-Rear Land 1-10	2,280.00	3,762	100%		3,762
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 5.50					Land Total	113,004

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	612 Sqft	Grade C 90	Base	165,478
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	551
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% HW CI or	Cooling	0% None	Heat	819
Rooms	5	HEARTHS		HEARTHS	720
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	0	OLD TYPE	Old Type	Below Average	Inadeq.	167,568

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	92%	95%	87,873

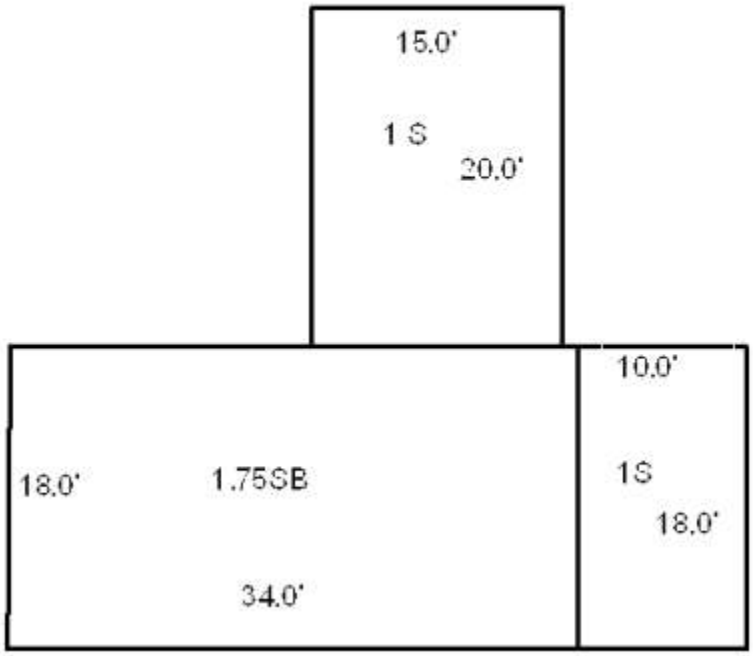
Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1880	180	C 90	14.836	Avg-	60%	92%	95%	7,780
ONE STORY FRAME	1880	300	C 90	24.727	Avg-	60%	92%	95%	12,966
Frame Garage	1880	255	D 100	7.830	Avg-	60%	92%	95%	4,106
Frame Shed	1880			----SOUND VALUE----					200
Frame Shed	1880			----SOUND VALUE----					800
1,551 SFLA								Outbuilding Total	25,852

Accpt Land	113,000	Accepted Bldg	113,700	Total	226,700

GAR-SHED 15X17

SHEDS



Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
Reference 1	B3642P0324
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	78,185.00	89,562	100%		89,562
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.50					Land Total	100,012

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,652 Sqft	Grade C 100	Base	260,270
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,478
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% Forced Warm	Cooling	0% None	Heat	4,130
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

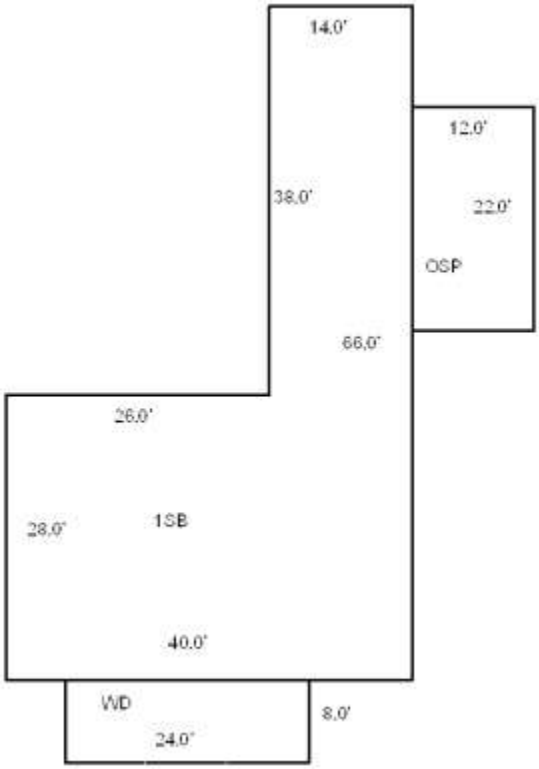
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Above Average	Typical	284,038

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	196,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1950	264	C 100	11.762	Avg+	73%	100%	95%	8.157
Wood Deck	1950	192	C 100	2.406	Avg+	73%	100%	95%	1.668
Frame Shed	1940	100	D 100	1.252	Avg-	60%	100%	95%	713
1,652 SFLA							Outbuilding Total		10,538

Accpt Land	100,000	Accepted Bldg	207,500	Total	307,500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Map/Lot: 019-007
Account: 886 Card: 1 of 1 Location: 192 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/18/2020
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Exempt Property

Reference 1	
Reference 2	LOT SIZE: .88
Tran/Land/Bldg	900 12 89
X.....	ex Y..... 2020
Exemption(s)	3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Acres-Homesite (Fract)	78,185.00	84,911	100%		84,911
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.88					Land Total	95,361

Land 0 Bldg Override 0 Total 0

Account: 887 Card: 1 of 1 Map/Lot: 009-016-05 Location: 19 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/25/2012
Sale Price	102,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16454P150
Reference 2	LOT SIZE:0.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	72,675.00	79,449	100%		79,449
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.94					Land Total	95,124

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	920 Sqft	Grade C 100	Base	159,851
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,380
Fin. Basement Area	782 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,484
Heating	100% Electric	Cooling	0% None	Heat	1,150
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

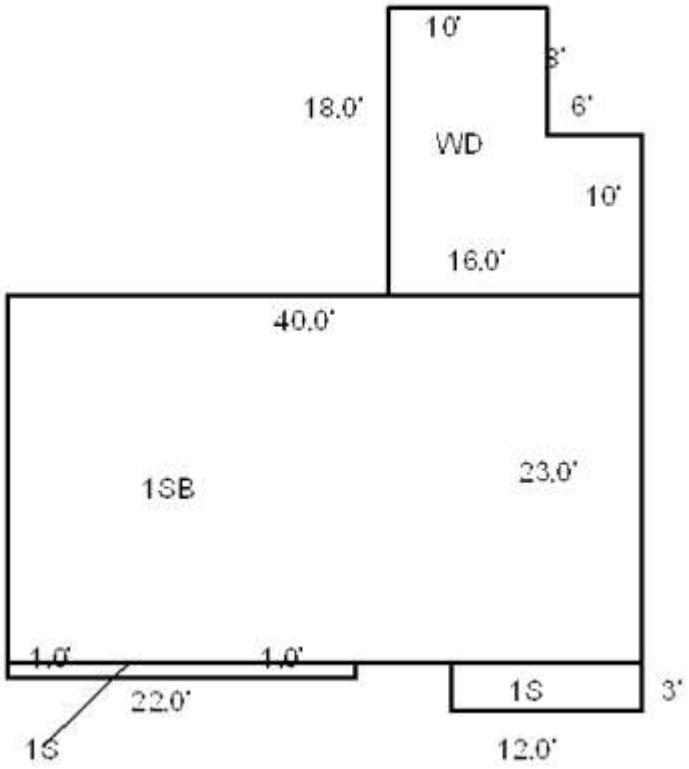
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	GOOD	TYPICAL	Average	Typical	178,665

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	127,299

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1978	22	C 100	2.015	Avg.	75%	100%	95%	1.435
1 STORY	1978	36	C 100	3.297	Avg.	75%	100%	95%	2.349
Wood Deck	1978	240	C 100	3.007	Avg.	75%	100%	95%	2.142
BSMT ENTRY.....	1978	20	C 100	313	Avg.	75%	100%	95%	223
978 SFLA								Outbuilding Total	6,149

Accpt Land	95,100	Accepted Bldg	133,400	Total	228,500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Name: HOWE, TAMMY J
HOWE, GEOFFREY S
Map/Lot: 007-033
Account: 888 Card: 1 of 1 Location: 518 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/16/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	RTODD 19144P198 10/31/2022
Reference 2	LOT SIZE:14.1
Tran/Land/Bldg	101 1 11
X.....	ADDN Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	80%	Access	73,464
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
0.10	Acres-Rear Land 11-20	950.00	105	100%		105
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 14.10					Land Total	108,054

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	616 Sqft	Grade C 110	Base	170,561
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,049
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

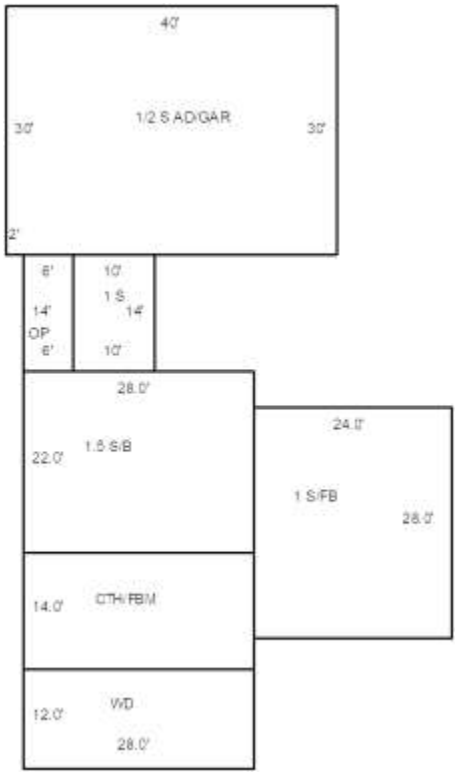
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	183,338

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	95%	160,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2011	616	C 110	100.238	Avg.	92%	100%	95%	87,608
1 ST CATH/BSMT	2011	392	C 110	51.697	Avg.	92%	100%	95%	45,183
WOOD DECK	2011	336	C 110	4.631	Avg.	92%	100%	95%	4,048
Open Frame Porch	2011	84	C 110	3.905	Avg.	92%	100%	95%	3,413
ONE STORY FRAME	2011	140	C 110	14.103	Avg.	92%	100%	95%	12,326
APT/GAR	2011	1200	C 110	144.632	Avg.	92%	100%	95%	126,408
3,580 SFLA							Outbuilding Total		278,986

Accpt Land	108,100	Accepted Bldg	439,200	Total	547,300


40'
1/2 S AD/GAR
30'
30'
2'
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6'
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28.0'
22.0'
1.5 S/B
24.0'
1 S/FB
28.0'
14.0'
OTH FB/M
12.0'
WD
28.0'

Account: 889 Card: 1 of 1 Map/Lot: 018-054 Location: 3 WOODCOCK LN

Neighborhood 8 MADISON ST

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Gravel

Sale Data

Sale Date	03/11/2010
Sale Price	27,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B15845P610
Reference 2 LOT SIZE: .15
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	74,130.00	67,452	100%		67,452
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.15					Land Total	79,002

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	696 Sqft	Grade C 100	Base	189,631
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,654
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

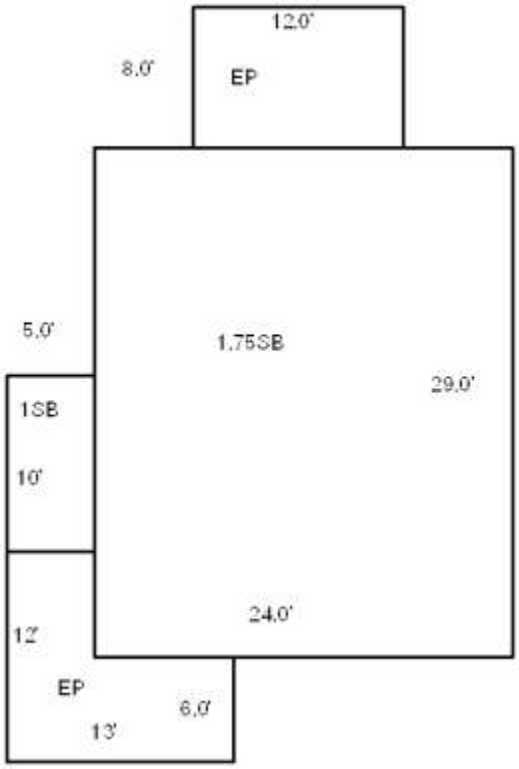
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1968	TYPICAL	GOOD	Average	Typical	194,781

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	137,028

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	96	C 100	7.649	Avg.	67%	100%	105%	5.381
Encl Frame Porch	1900	108	C 100	8.605	Avg.	67%	100%	105%	6.053
1 Story/BSMT	1900	50	C 100	5.283	Avg.	67%	100%	105%	3.717
1,268 SFLA							Outbuilding Total		15,151

Accpt Land 79,000 Accepted Bldg 152,200 Total 231,200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1SB
10'
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12'
EP
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13'

Account: 890 Card: 1 of 1 Map/Lot: 002-055 Location: 252 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/11/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14120P269
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 4.00					Land Total	109,242

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 110	Base	247,847
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	449
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,927
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

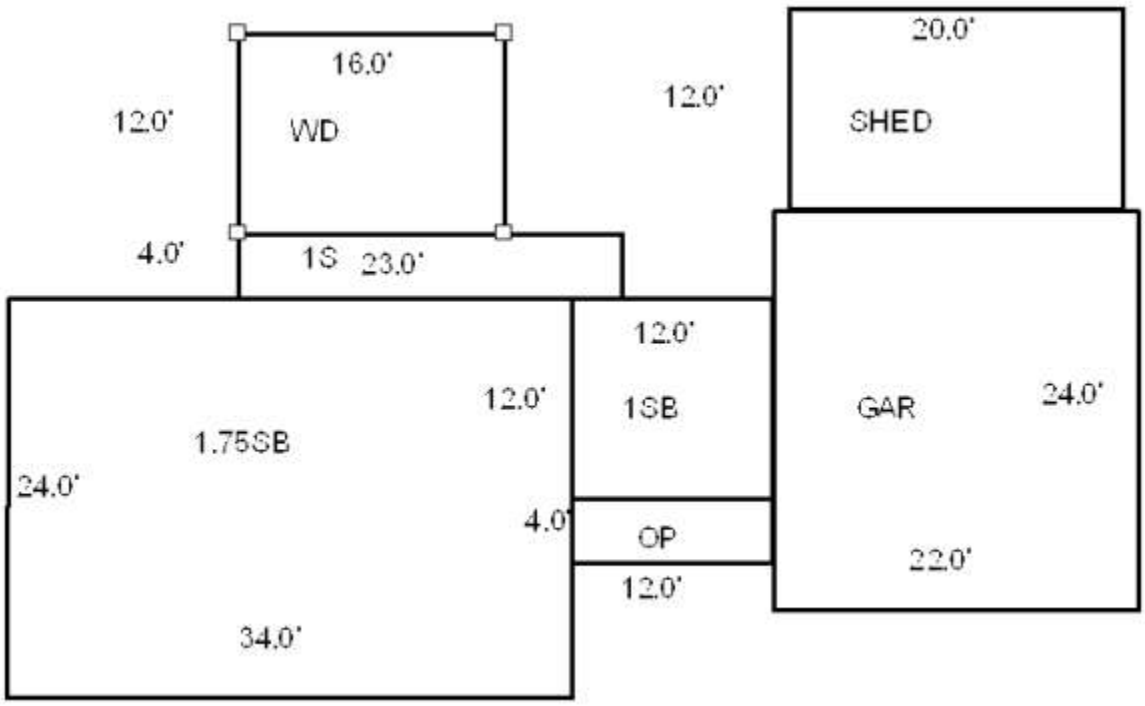
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	269,816

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	194,807

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1980	144	C 110	16.736	Avg.	76%	100%	95%	12.083
Open Frame Porch	1980	48	C 110	2.231	Avg.	76%	100%	95%	1.611
Frame Garage	1980	528	C 110	21.580	Avg.	76%	100%	95%	15.581
Frame Shed	1980	240	C 110	4.132	Avg.	76%	100%	95%	2.983
ONE STORY FRAME	1980	92	C 110	9.268	Avg.	76%	100%	95%	6.692
Wood Deck	1980	192	C 110	2.647	Avg.	76%	100%	95%	1.911
Patio	1980	320	B 100	2.604	Avg+	79%	100%	95%	1.954
1,664 SFLA							Outbuilding Total		42,815

Accpt Land	109,200	Accepted Bldg	237,600	Total	346,800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24.0'
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24.0'
4.0'
OP
22.0'
12.0'
34.0'

Name: WILLIAMS, STEPHEN
WILLIAMS, PATRICIA
Map/Lot: 022-046
Account: 891 Card: 1 of 1 Location: 22 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	04/02/2018
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B17689P167
Reference 2 LOT SIZE: .21
Tran/Land/Bldg 102 1 12
X Coord Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.21	Acres-Homesite (Fract)	74,130.00	69,760	100%		69,760
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.21					Land Total	81,310

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	880 Sqft	Grade C 100	Base	268,788
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,500
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

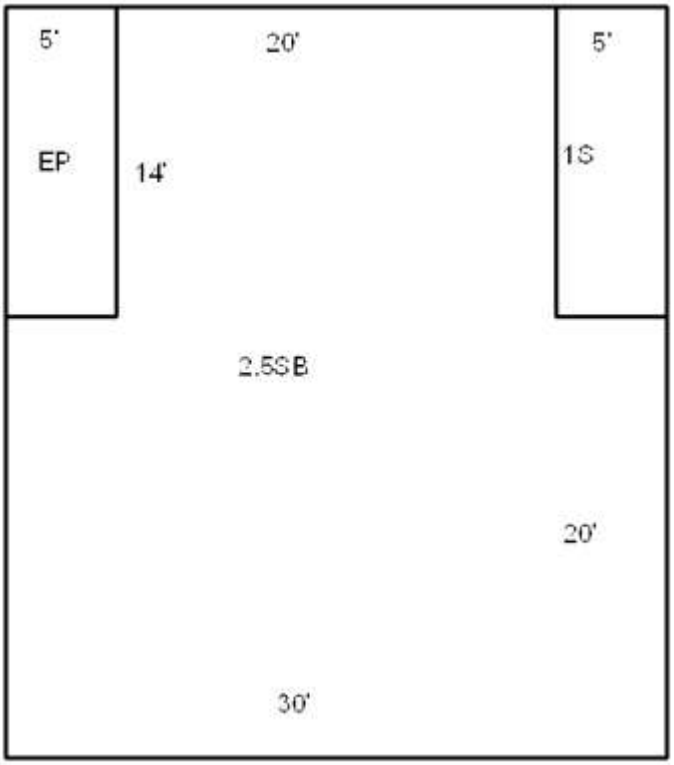
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	GOOD	GOOD	Average	Typical	296,288

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	208,439

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	70	C 100	5.578	Avg.	67%	100%	105%	3.924
ONE STORY FRAME	1900	70	C 100	6.411	Avg.	67%	100%	105%	4.510
Frame Garage	1900	325	C 100	12.308	Avg.	67%	100%	105%	8.658
2,270 SFLA							Outbuilding Total		17,092

Accpt Land 81,300 Accepted Bldg 225,500 Total 306,800


5'
20'
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1S
2.5SB
20'
30'

Map/Lot: 022-094
Account: 892 Card: 1 of 2 Location: 16 BURMA RD

Neighborhood 60 BURMA RD

Zoning/Use VILLAGE CENTER OVERLAY
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street
PERMIT STATUS CLOSED PERMITS
Value Change New House
Reference 1 B18158P409
Reference 2 LOT SIZE: 4.27
Tran/Land/Bldg 300 1 7
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	01/27/2020
Sale Price	143,904
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	150%		140,502
0.27	Acres-Rear Land 1-10	3,045.00	904	150%		1,357
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 4.27					Land Total	153,409

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	2,856 Sqft	Grade C 110	Base	726,741
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Slab on grade	Basement	None	Basement	785
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Central	Heat	21,363
Rooms	30				
Bedrooms	12	Add Fixtures	0		
Baths	6	Half Baths	6	Plumbing	92,928
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

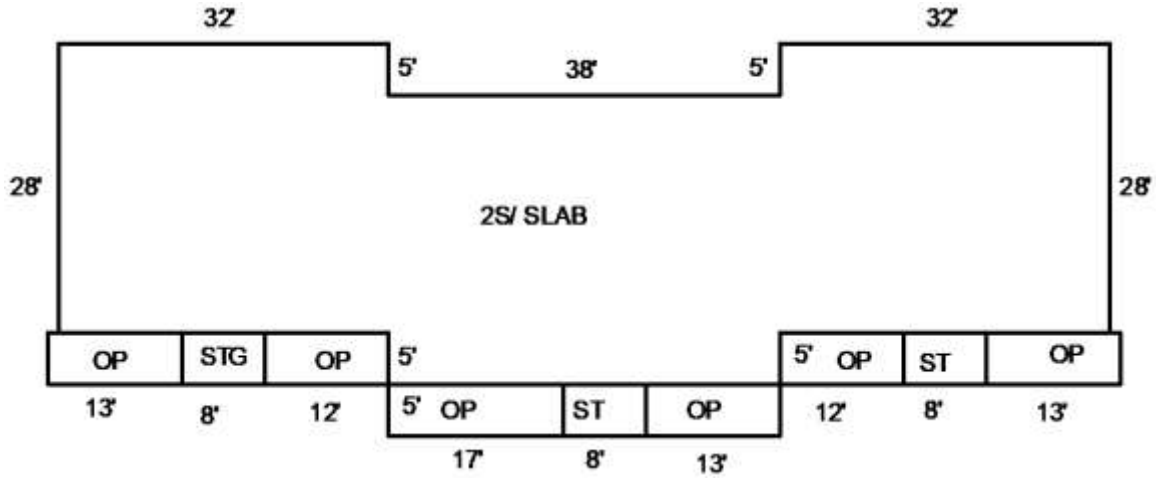
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	841,817

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	97%	87%	100%	708,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	400	C 110	18,594	Avg.	97%	100%	100%	17,991
STORAGE	2021	120	C 110	1,654	Avg.	97%	100%	100%	1,600
Fence	2021			- - - - S O U N D V A L U E - - - -					2,200
Fence	2021			- - - - S O U N D V A L U E - - - -					2,200
5,712 SFLA							Outbuilding Total		23,991

Accpt Land 153,400 Accepted Bldg 732,600 Total 886,000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5'
38'
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2S/ SLAB
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OP
12'
8'
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17'
8'
13'

Map/Lot: 022-094
Account: 892 Card: 2 of 2 Location: 16 BURMA RD

Neighborhood 60 BURMA RD

Zoning/Use VILLAGE CENTER OVERLAY
Topography Level
Utilities All Public
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 300 1 7
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	01/27/2020
Sale Price	143,904
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.00					Land Total	11,550

Dwelling Description

Conventional	Two Story	2,856 Sqft	Grade C 110	Replacement Cost New Base	726,741
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Slab on grade	Basement	None	Basement	785
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Central	Heat	21,363
Rooms	30				
Bedrooms	12	Add Fixtures	0		
Baths	6	Half Baths	6	Plumbing	92,928
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

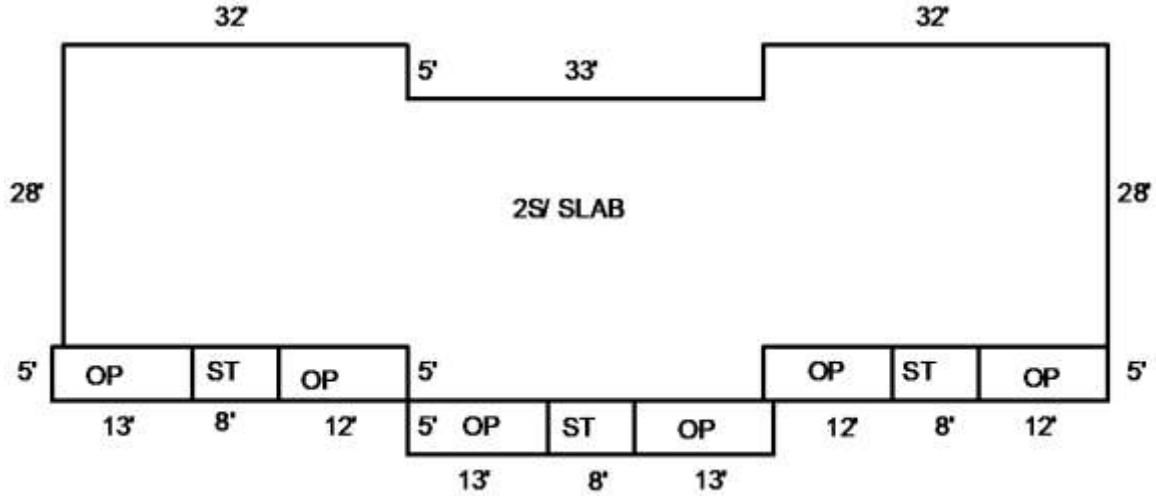
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	841,817

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Other.....	97%	87%	100%	708,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	375	C 110	17.433	Avg.	97%	100%	100%	16,868
STORAGE	2021	120	C 110	1.654	Avg.	97%	100%	100%	1,600
5,712 SFLA							Outbuilding Total		18,468

Accpt Land	11,600	Accepted Bldg	727,100	Total	738,700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Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	153,400	732,600	886,000	153,400	732,600	886,000
2	11,600	727,100	738,700	11,600	727,100	738,700
TOTAL	165,000	1,459,700	1,624,700	165,000	1,459,700	1,624,700

Map/Lot: 018-026
Account: 893 Card: 1 of 1 Location: 18 EASTERN AVE

Neighborhood 9 EASTERN AV

Zoning/Use INDUSTRIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1
Reference 2 LOT SIZE: .85
Tran/Land/Bldg 300 2 43
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Sale Data

Sale Date	06/02/2021
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

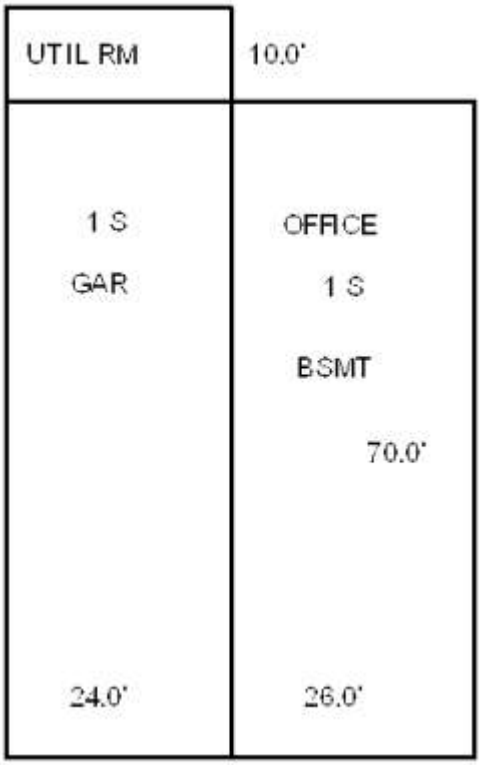
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	82,300.00	89,071	100%		89,071
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.85					Land Total	100,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1	1820	D 100	124.707	Avg.	67%	90%	100%	75.199
GARAGE MAS COM..	0	1680	C 100	125.848	Avg.	67%	90%	100%	75.886
UTILITY ROOM	0	240	C 100	10.762	Avg.	67%	90%	100%	6.490
BSMT UNFINISHED.	0	1820	C 100	45.591	C Gr	67%	50%	100%	15.273
								Outbuilding Total	172,848

Accpt Land 100,100 Accepted Bldg 172,800 Total 272,900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1 S
GAR
OFFICE
1 S
BSMT
70.0'
24.0'
26.0'

Name: LML LOGISTICS
LITTLEFIELD, DWIGHT

Map/Lot: 016-009
Account: 894 Card: 1 of 1 Location: 25 APPYS ACRES

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/20/2012
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B16491P827
Reference 2	LOT SIZE:17.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
3.60	Acres-Rear Land 11-20	1,425.00	5,643	100%		5,643
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 17.60					Land Total	139,965

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,216 Sqft	Grade C 100	Base	204,992
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,824
Fin. Basement Area	100 Sqft, Grade B	Basement Gar	None	Fin Bsmt	2,574
Heating	100% Units	Cooling	0% None	Heat	2,432
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

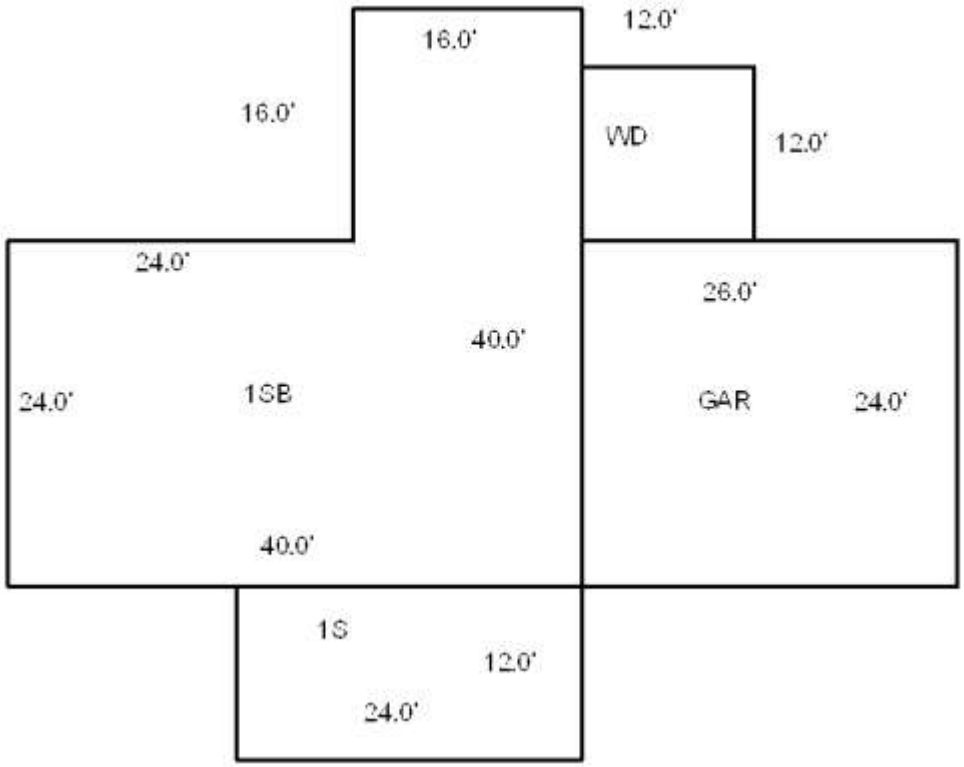
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	220,542

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	95%	150,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2000	288	C 100	26.375	Avg.	72%	100%	95%	18,040
Frame Garage	1972	624	C 100	23.075	Avg.	72%	100%	95%	15,783
Wood Deck	1972	144	C 100	1.804	Avg.	72%	100%	95%	1,234
1.25 ST BARN....	1973	2280	C 100	87.134	Avg.	72%	100%	95%	59,599
1,504 SFLA							Outbuilding Total		94,656

Accpt Land	140,000	Accepted Bldg	245,500	Total	385,500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12.0'
24.0'

Account: 895 Card: 1 of 1 Map/Lot: 021-018 Location: 85 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/25/2019
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18109P774
Reference 2	LOT SIZE: .56
Tran/Land/Bldg	101 1 11
X.....	GRAD Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	74,130.00	76,949	100%		76,949
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.56					Land Total	88,499

Dwelling Description

				Replacement Cost New	
Ranch	One Story	936 Sqft	Grade C 105	Base	177,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,229
Fin. Basement Area	450 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,910
Heating	100% HW BB	Cooling	0% None	Heat	2,948
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,353
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

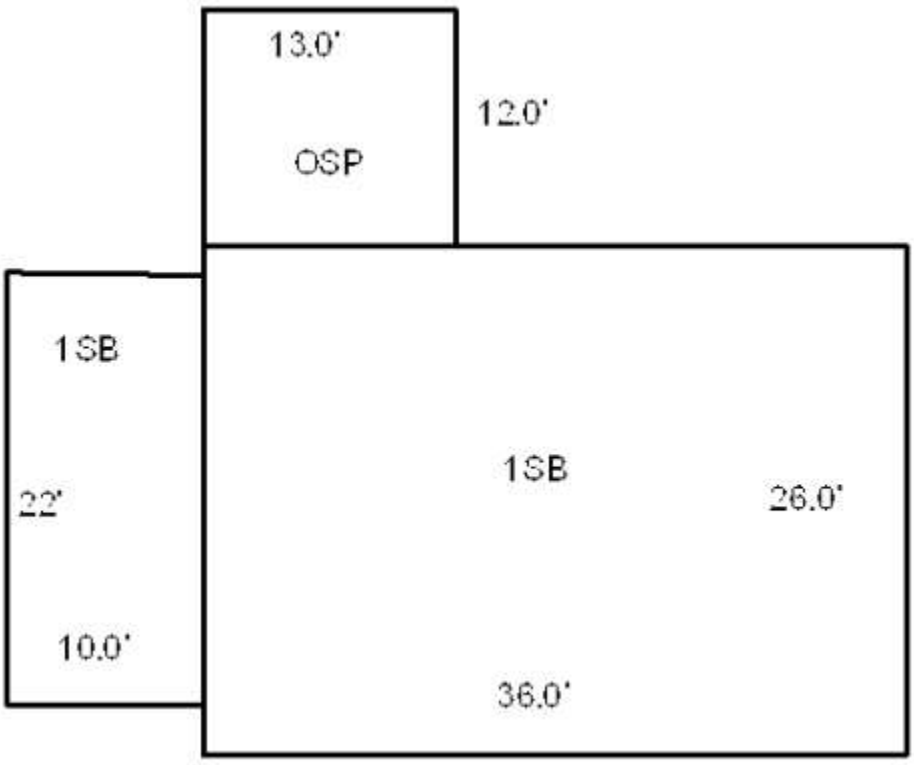
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	1978	TYPICAL	TYPICAL	Above Average	Typical	197,406

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	151,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1958	156	C 105	7.558	Avg+	73%	100%	105%	5.793
1 Story/BSMT	1958	220	C 105	24.407	Avg+	73%	100%	105%	18.708
Frame Garage	1958	720	C 105	27.859	Avg+	73%	100%	105%	21.354
1,156 SFLA							Outbuilding Total		45,855

Accpt Land	88,500	Accepted Bldg	197,200	Total	285,700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22'
10.0'
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36.0'

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/20/2019
Sale Price	362,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17977P413
Reference 2	LOT SIZE: 17.84 remaining
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
10.00	Acres-Rear Land 1-10	1,440.00	15,840	100%		15,840
3.84	Acres-Rear Land 11-20	800.00	3,379	100%		3,379
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 17.84					Land Total	109,749

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	303,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,468
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Very Good	Typical	312,008

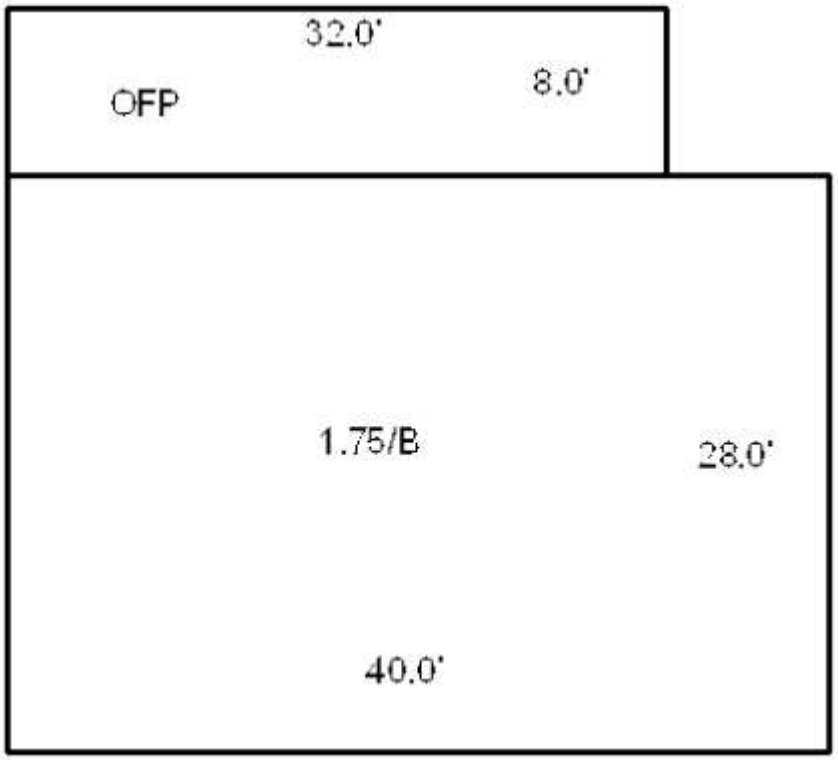
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	281,587

Outbuildings/Additions/Improvements / **Percent Good** / **Value**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
OPEN PORCH	2005	256	C 110	12,034	Good	93%	100%	95%	10,632
Frame Garage	1990	624	C 110	25,383	Good	87%	100%	95%	20,979
Frame Shed	2005			----SOUND VALUE----					500
1,960 SFLA							Outbuilding Total		32,111

Accpt Land	109,700	Accepted Bldg	313,700	Total	423,400

09/07/2005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1.75/B
28.0'
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Name: MCBRIERTY, BRUCE D SR
MCBRIERTY, CAROL A
Map/Lot: 021-033
Account: 897 Card: 1 of 1 Location: 24 LITTLEFIELD CT

Neighborhood 56 MAPLE ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 08/30/2004
Sale Price 280,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1 B17681P735
Reference 2 LOT SIZE:0.75
Tran/Land/Bldg 102 1 12
X..... ADDN Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade C 100	Base	251,115
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,376
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

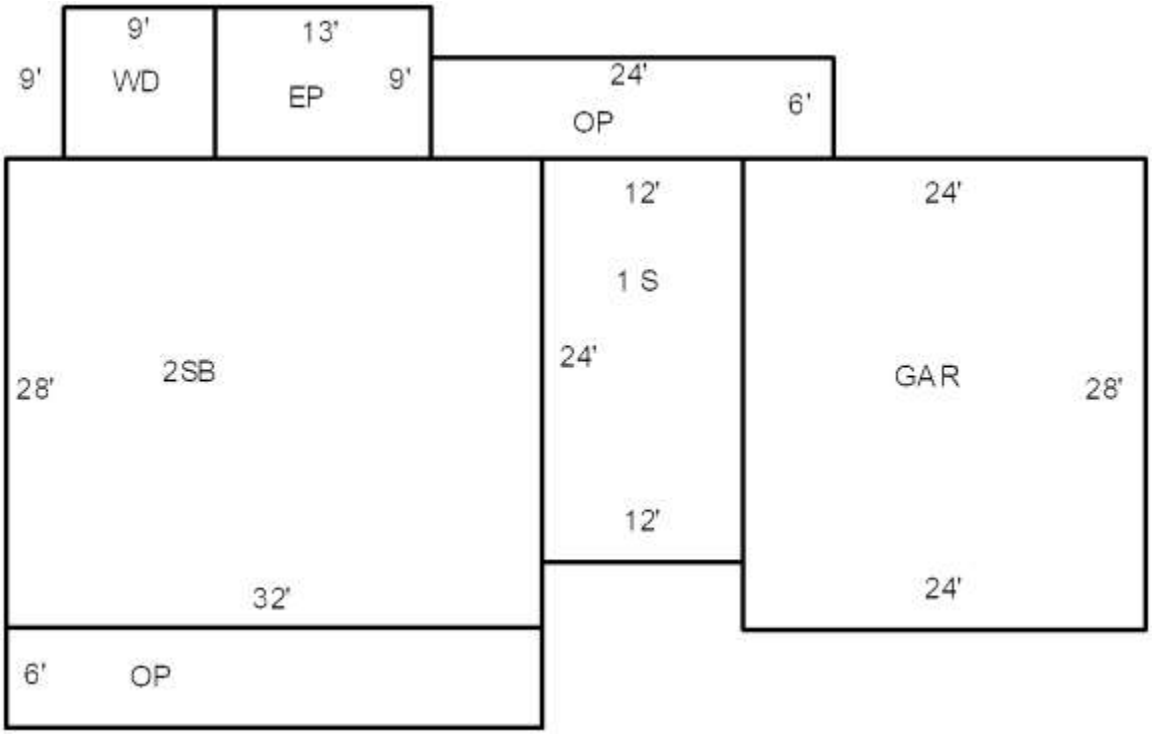
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	278,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	105%	257,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2003	288	C 100	26.375	Avg.	88%	100%	105%	24.370
Frame Garage	2003	672	C 100	24.804	Avg.	88%	100%	105%	22.919
Open Frame Porch	2003	160	C 100	6.762	Avg.	88%	100%	105%	6.249
Encl Frame Porch	2003	117	C 100	9.323	Avg.	88%	100%	105%	8.614
OPEN PORCH	2003	144	C 100	6.206	Avg.	88%	100%	105%	5.734
Wood Deck	2003	81	C 100	1.015	Avg.	88%	100%	105%	938
2,080 SFLA							Outbuilding Total		68,824

Accpt Land 90,800 Accepted Bldg 326,600 Total 417,400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Map/Lot: 022-063
Account: 898 Card: 1 of 1 Location: 11 BURMA RD

Neighborhood 60 BURMA RD

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	01/23/2017
Sale Price	216,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17410P628
Reference 2 LOT SIZE:1
Tran/Land/Bldg 102 1 12
X..... DST Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	90%	Size/Shape	73,389
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	84,939

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	231,942
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	18,480
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

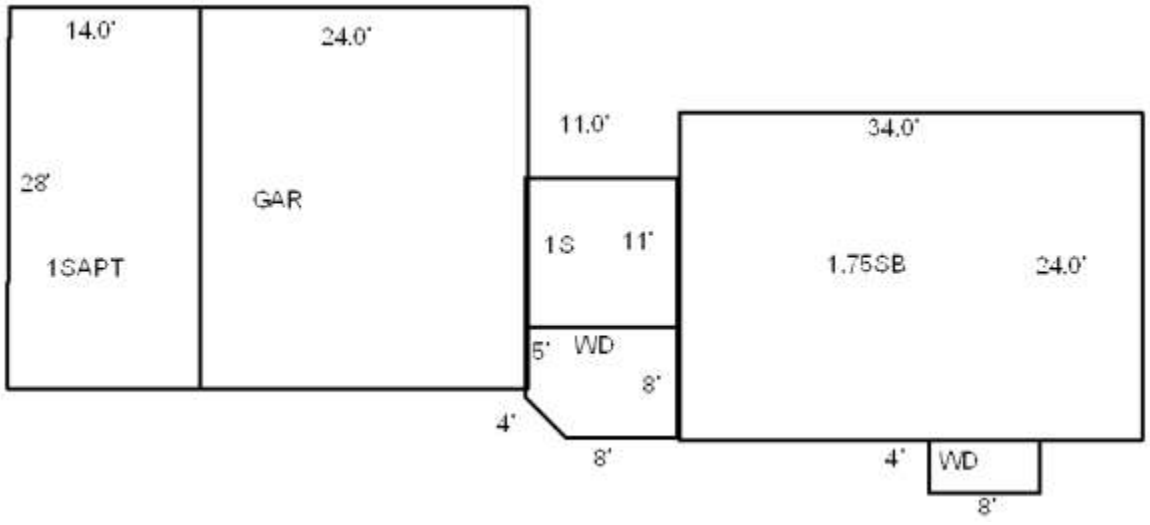
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	255,930

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	82%	97%	105%	213,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
APT	1991	392	D 100	32.509	Avg.	82%	75%	105%	20.993
Frame Garage	1991	672	C 100	24.804	Avg.	82%	97%	105%	20.715
Wood Deck	1991	84	C 100	1.053	Avg.	82%	97%	105%	879
ONE STORY FRAME	1991	121	C 100	11.081	Avg.	82%	97%	105%	9.254
WOOD DECK	1991	32	C 100	401	Avg.	82%	97%	105%	335
Frame Shed	1991	128	C 100	2.003	Avg.	82%	97%	105%	1.673
Frame Shed	2005	256	C 100	4.006	Good	93%	100%	105%	3.912
1,549 SFLA							Outbuilding Total		57,761

Accpt Land 84,900 Accepted Bldg 271,500 Total 356,400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Name: STEEDMAN, IAN A
STEEDMAN, LAUREL G

Map/Lot: 002-032-1
Account: 899 Card: 1 of 1 Location: 264 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/18/2022
Sale Price	440,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14355P330
Reference 2	LOT SIZE:7.086
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
3.09	Acres-Rear Land 1-10	2,280.00	7,750	100%		7,750
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 7.09					Land Total	116,992

Dwelling Description

				Replacement Cost New	
Garrison	One & 3/4 Story	840 Sqft	Grade C 110	Base	247,779
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,386
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,021
Rooms	8	HEARTHS		HEARTHS	1,760
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

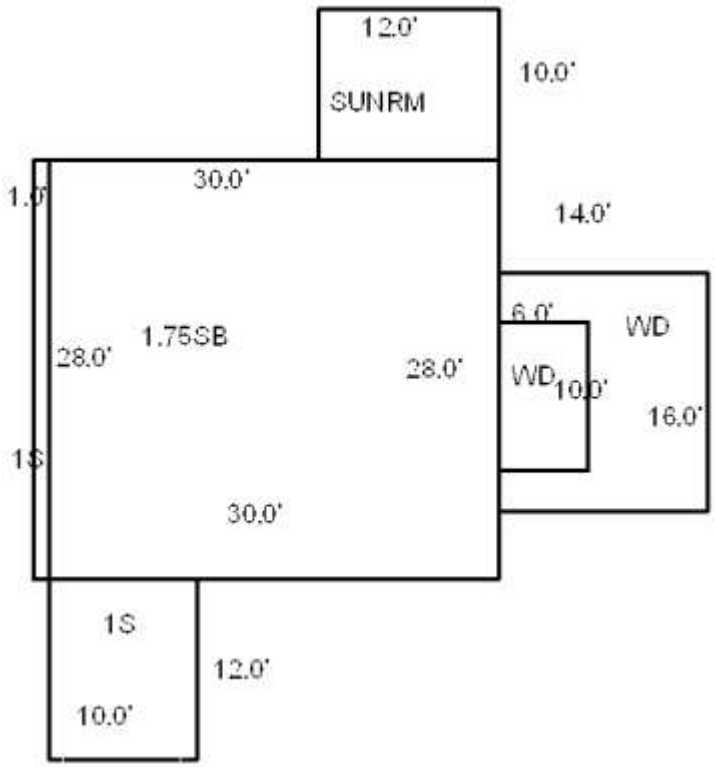
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	258,754

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	199,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	28	C 110	2.820	Avg+	81%	100%	95%	2.170
1 STORY	1978	120	C 110	12.089	Avg+	81%	100%	95%	9.302
Wood Deck	1978	224	C 110	3.088	Avg+	81%	100%	95%	2.376
WOOD DECK	1978	60	C 110	827	Avg+	81%	100%	95%	636
1 STORY	1978	120	C 110	12.089	Avg+	81%	100%	95%	9.302
1.50 ST GARAGE..	1960	768	C 100	36.842	Avg.	67%	100%	95%	23.450
Generator	1978	1	C 110	5.500	Avg+	81%	100%	95%	4.232
1,738 SFLA							Outbuilding Total		51,468

Accpt Land	117,000	Accepted Bldg	250,600	Total 367,600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Name: ZUCCO, MARY
ZUCCO, FRANCESCA
Account: 900 Card: 1 of 1 Map/Lot: 022-067 Location: 6 BURMA RD

Neighborhood 60 BURMA RD

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/21/2022
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17542P526
Reference 2	LOT SIZE: .39
Tran/Land/Bldg	101 1 2
X.....	73 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	74,130.00	74,215	100%		74,215
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.39					Land Total	85,765

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	650 Sqft	Grade C 110	Base	228,304
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,073
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,290
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

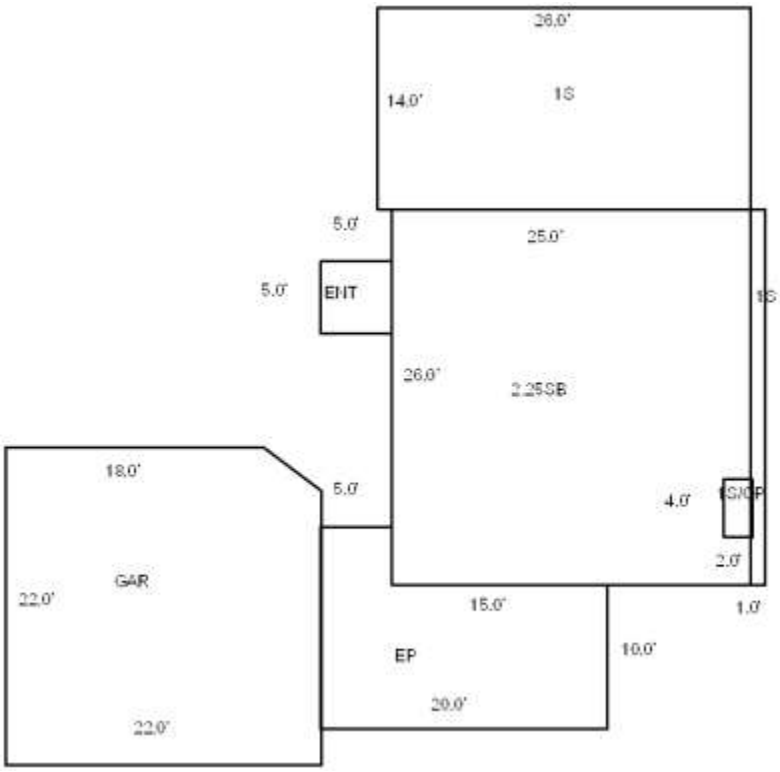
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1941	1990	GOOD	GOOD	Above Average	Typical	247,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	189,333

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1941	364	C 110	36.668	Avg+	73%	100%	105%	28.106
1 STORY	1941	26	C 110	2.619	Avg+	73%	100%	105%	2.008
Open Frame Porch	1941	8	C 110	372	Avg+	73%	100%	105%	286
Encl Frame Porch	1941	220	C 110	19.283	Avg+	73%	100%	105%	14.781
BSMT ENTRY.....	1941	25	C 110	430	Avg+	73%	100%	105%	330
Frame Garage	1941	478	C 110	19.600	Avg+	73%	100%	105%	15.023
Frame Shed	2004	216	C 100	3.380	Avg.	88%	100%	105%	3.123
1,690 SFLA							Outbuilding Total		63,657

Accpt Land	85,800	Accepted Bldg	253,000	Total	338,800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Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/16/2020
Sale Price	245,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: .56
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.56	Acres-Homesite (Fract)	74,130.00	76,949	100%		76,949
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.56					Land Total	88,499

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	672 Sqft	Grade C 105	Base	198,651
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	706
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	4,198
Rooms	6	HEARTHS		HEARTHS	840
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

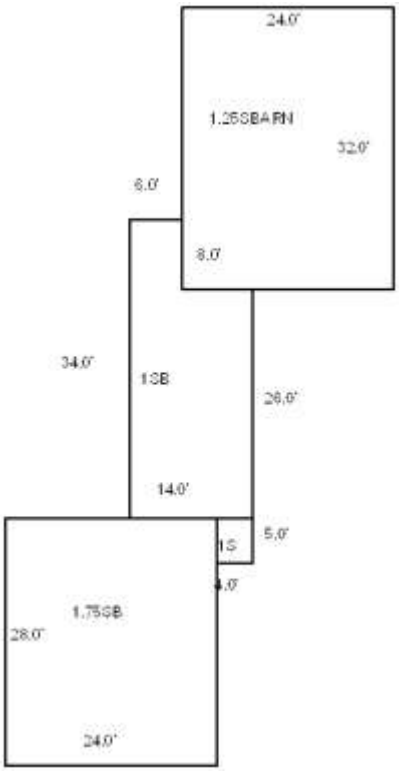
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1996	TYPICAL	TYPICAL	Average	Typical	209,939

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	67%	100%	105%	147,692

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1890	768	C 100	30.313	Avg-	60%	100%	105%	19.097
1 Story/BSMT	1890	412	C 105	45.709	Avg.	67%	100%	105%	32.156
1 STORY	1890	20	C 105	1.924	Avg.	67%	100%	105%	1.353
Frame Shed	1890	320	D 100	4.006	Avg-	60%	100%	105%	2.524
1,608 SFLA							Outbuilding Total		55,130

Accpt Land	88,500	Accepted Bldg	202,800	Total	291,300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1.75SB
28.0'
24.0'

Name: LITTLEFIELD, THOMAS R
LITTLEFIELD, ANN M
Map/Lot: 021-012
Account: 902 Card: 1 of 1 Location: 33 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B1886P0252
Reference 2 LOT SIZE:0.75
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	716 Sqft	Grade C 110	Base	242,644
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	788
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,726
Rooms	10	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	Floor & Stairs			Attic	1,575
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

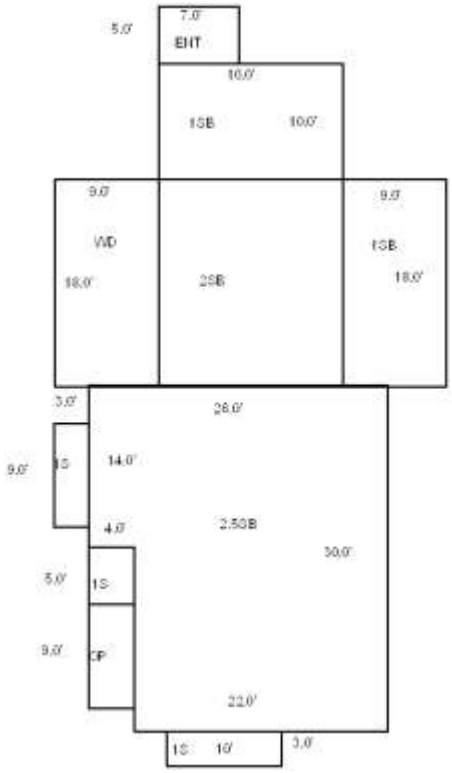
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1894	0	TYPICAL	TYPICAL	Below Average	Typical	262,229

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	105%	165,204

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1894	35	C 110	603	Ava-	60%	100%	105%	380
1 Story/BSMT	1950	160	C 110	18.597	Ava-	60%	100%	105%	11.716
2 Story/BSMT	1894	288	C 110	53.555	Ava-	60%	100%	105%	33.740
1 STORY/BASEMENT	1894	162	C 110	18.829	Ava-	60%	100%	105%	11.862
Wood Deck	1894	162	C 110	2.233	Ava-	60%	100%	105%	1.407
ONE STORY FRAME	1894	27	C 110	2.720	Ava-	60%	100%	105%	1.714
1 STORY	1894	20	C 110	2.015	Ava-	60%	100%	105%	1.269
Open Frame Porch	1894	36	C 110	1.673	Ava-	60%	100%	105%	1.054
1 STORY	1894	30	C 110	3.022	Ava-	60%	100%	105%	1.904
Frame Garage	1960	600	C 100	22.211	Ava-	60%	100%	105%	13.993
2,407 SFLA							Outbuilding Total		79,039

Accpt Land 90,800 Accepted Bldg 244,200 Total 335,000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Name: LITTLEFIELD, THOMAS R
LITTLEFIELD, ANN M
Map/Lot: 021-031
Account: 903 Card: 1 of 1 Location: MAPLE ST

Neighborhood 56	MAPLE ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2015P0040
Reference 2	LOT SIZE: .17
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	74,130.00	68,302	100%		68,302
Total Acres 0.17				Land Total		68,302

Accpt Land 68,300 Accepted Bldg 0 Total 68,300

Account: 904 Card: 1 of 1 Map/Lot: 001-018 Location: 7 BLUE HERON LN

Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1 VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	10/14/1999
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B9805P0231
Reference 2	LOT SIZE:3.4
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.40	Acres-Homesite (Fract)	74,130.00	92,158	100%		92,158
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.40					Land Total	103,708

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,008 Sqft	Grade C 110	Base	196,482
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,326
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

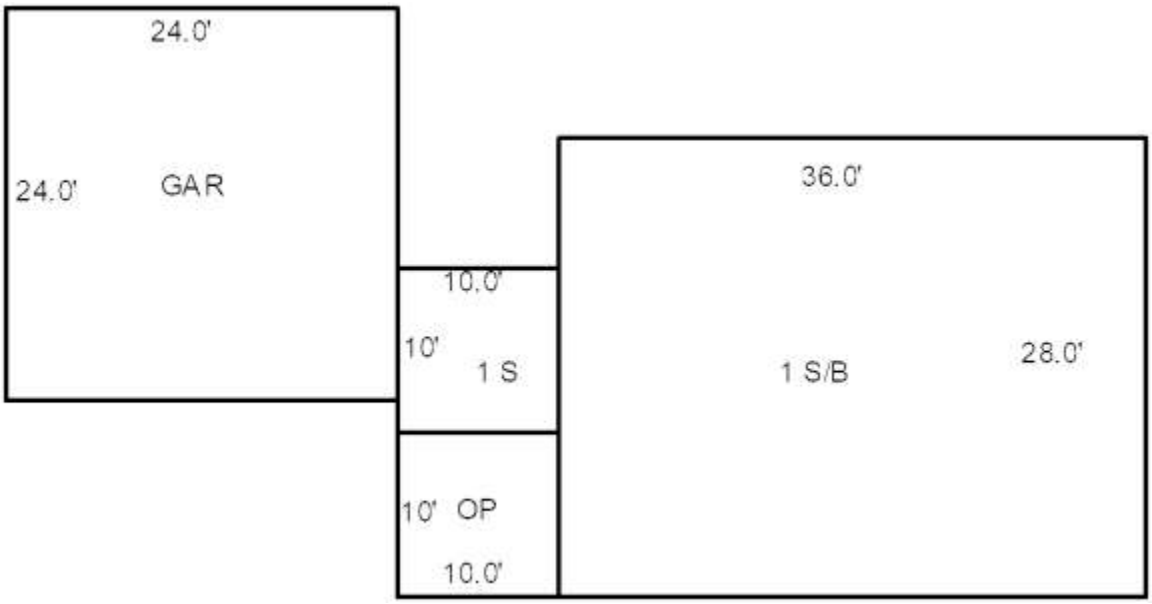
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	210,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	105%	214,071

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2020	576	C 110	23.482	Avg.	97%	100%	105%	23.917
ONE STORY FRAME	2020	100	C 110	10.074	Avg.	97%	100%	105%	10.261
Open Frame Porch	2020	100	C 110	4.649	Avg.	97%	100%	105%	4.736
1,108 SFLA							Outbuilding Total		38,914

Accpt Land	103,700	Accepted Bldg	253,000	Total	356,700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Account: 905 Card: 1 of 1 Map/Lot: 008-054 Location: 593 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/13/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3276P0214
Reference 2	LOT SIZE:2.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Acres-Homesite (Fract)	72,675.00	88,453	100%		88,453
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.75					Land Total	104,128

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	595 Sqft	Grade B 100	Base	243,517
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

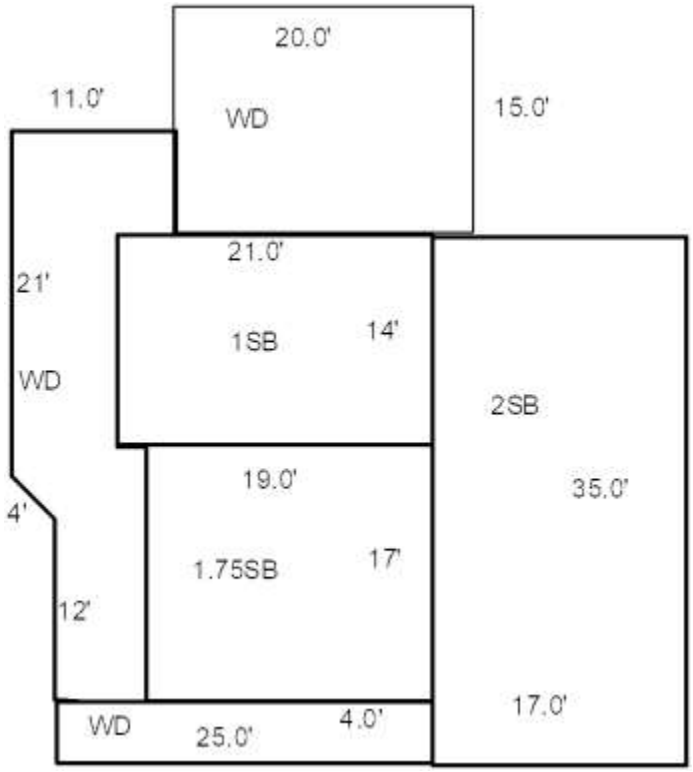
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	268,519

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	191,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1978	294	B 100	40.383	Avg.	75%	100%	95%	28.773
1.75 Story/BSMT	1978	323	B 100	66.550	Avg.	75%	100%	95%	47.416
Wood Deck	1978	100	C 100	1.253	Avg.	75%	100%	95%	893
WOOD DECK	1978	300	C 100	3.759	Avg.	75%	100%	95%	2.678
Wood Deck	1978	290	C 100	3.634	Avg.	75%	100%	95%	2.590
Wood Deck	2003	144	C 100	1.804	Avg.	75%	100%	95%	1.285
2,049 SFLA							Outbuilding Total		83,635

Accpt Land	104,100	Accepted Bldg	275,000	Total	379,100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Name: LITVINCHYK, LAWRENCE
SHARON;JOERRES, SHARON;JOERRES, TONI
Account: 906 Card: 1 of 1
Map/Lot: 004-060
Location: 374 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/03/2015
Sale Price	264,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17147P73
Reference 2	LOT SIZE: 85.8
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 15 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
53.00	Acres-Rear 21+	700.00	40,810	100%		40,810
Total Acres 77.00					Land Total	184,900

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 100	Base	245,586
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,998
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

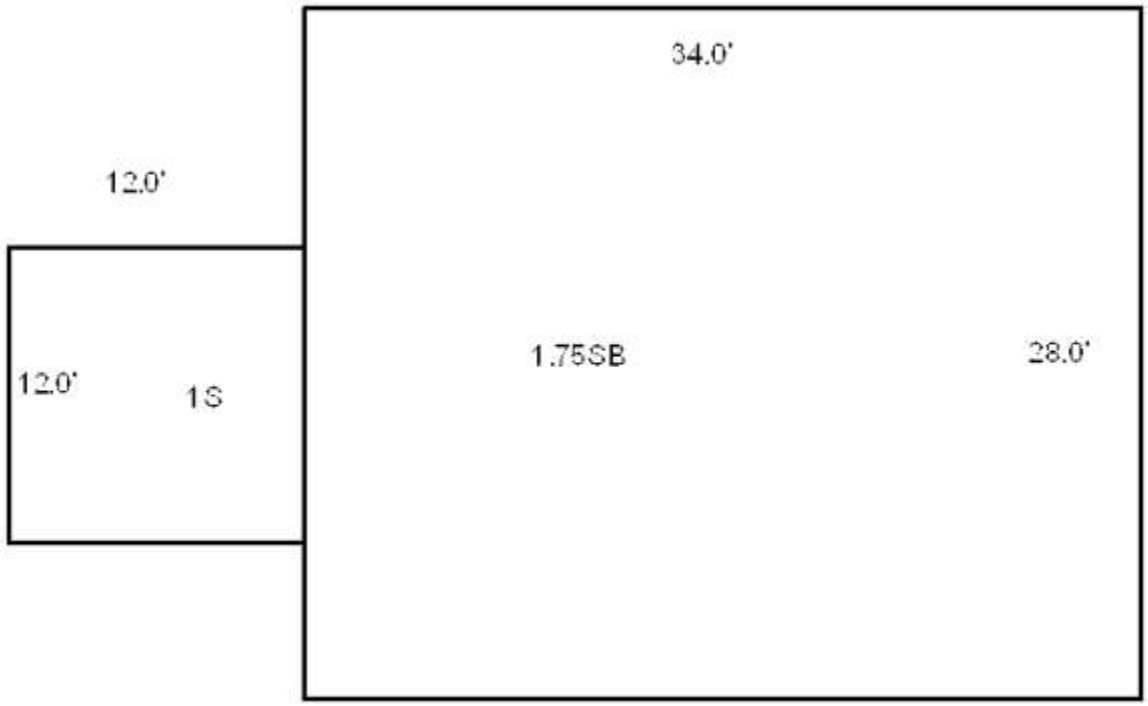
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	OLD TYPE	Old Type	Below Average	Typical	259,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	63%	100%	100%	163,757

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1967	144	C 100	13.188	Avg-	63%	100%	100%	8.308
1.25 ST BARN....	1967	900	C 100	35.274	Avg-	63%	100%	100%	22.223
Frame Garage	1967	961	C 100	35.211	Avg-	63%	100%	100%	22.183
Frame Shed	1967	360	C 100	5.634	Avg-	63%	100%	100%	3.549
Generator	2021	10000	C 100	5.000	Avg-	63%	100%	100%	3.150
1,810 SFLA							Outbuilding Total		59,413

Accpt Land	184,900	Accepted Bldg	223,200	Total	408,100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Neighborhood 62 HIGH ST

Zoning/Use RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2442P0282
Reference 2 LOT SIZE:13.9
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	50%	Size/Shape	45,095
9.90	Acres-Rear Land 1-10	2,400.00	26,136	100%		26,136
Total Acres 13.90					Land Total	71,231

Accpt Land 71,200 Accepted Bldg 0 Total 71,200

Account: 908 Card: 1 of 1 Map/Lot: 003-131A Location: 43 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/21/2019
Sale Price	245,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18027P912
Reference 2	LOT SIZE:2.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	72,675.00	70,132	100%		70,132
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.27					Land Total	85,807

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	864 Sqft	Grade C 100	Base	244,918
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,184
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

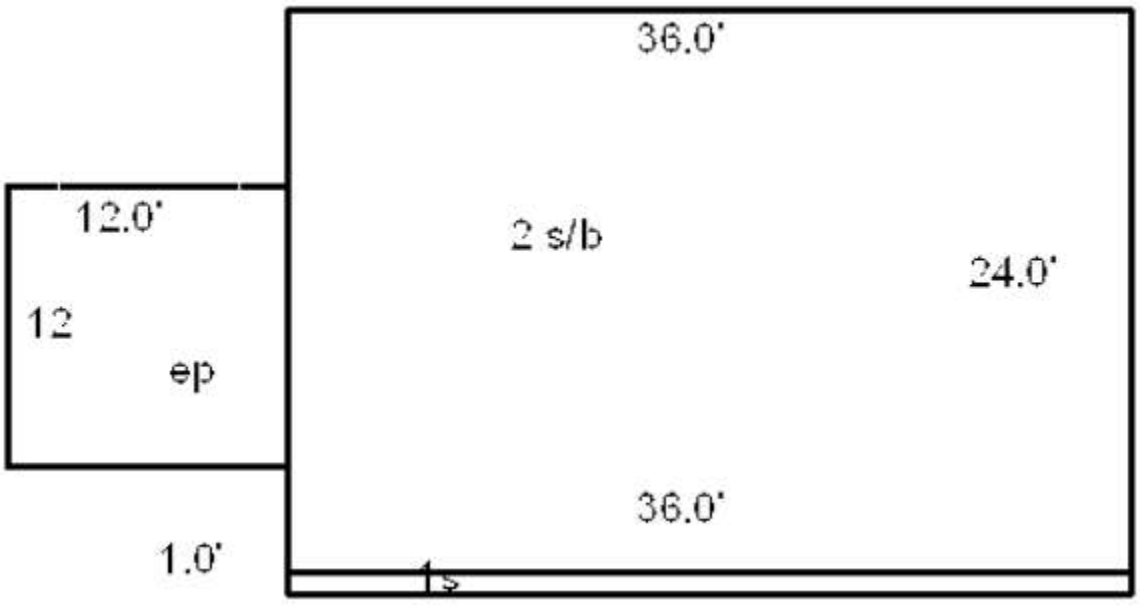
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	265,368

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	95%	181,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1971	36	C 100	3.297	Avg.	72%	100%	95%	2.255
Encl Frame Porch	1971	144	C 100	11.474	Avg.	72%	100%	95%	7.848
Frame Shed	1971	96	D 100	1.202	Avg-	63%	100%	95%	719
1,764 SFLA							Outbuilding Total		10,822

Accpt Land	85,800	Accepted Bldg	192,300	Total	278,100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Name: LANCTOT, JEFFREY
LANCTOT, CATHERINE
Map/Lot: 004-028
Account: 909 Card: 1 of 1 Location: 32 STAPLES DR

Neighborhood 54 STAPLES

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Private

Sale Data

Sale Date	05/04/2016
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1
Reference 2 LOT SIZE: 16.66
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
12.66	Acres-Rear 21+	735.00	10,236	100%	Wetland	10,236
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 16.66					Land Total	115,454

Dwelling Description

				Replacement Cost New	
Contemporary	One & 3/4 Story	1,703 Sqft	Grade C 110	Base	400,105
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	Dry Crawl	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% HW BB	Cooling	0% None	Heat	8,195
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

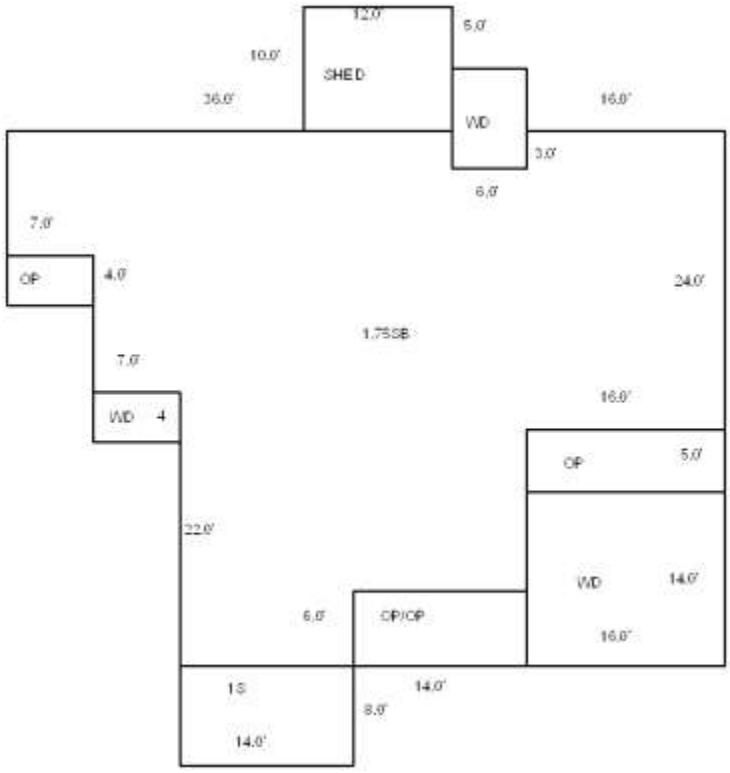
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	419,916

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	76%	95%	105%	318,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1979	48	C 110	661	Avg.	76%	95%	105%	501
Open Frame Porch	1979	80	C 110	3.719	Avg.	76%	95%	105%	2.819
WOOD DECK	1979	224	C 110	3.088	Avg.	76%	95%	105%	2.342
1 STORY	1979	112	C 110	11.283	Avg.	76%	95%	105%	8.554
Wood Deck	1979	28	C 110	386	Avg.	76%	95%	105%	292
OPEN PORCH	1979	28	C 110	1.434	Avg.	76%	95%	105%	1.088
Frame Shed	1979	200	D 100	2.504	Avg.	100%	100%	105%	2.629
3,092 SFLA							Outbuilding Total		18,225

Accpt Land 115,500 Accepted Bldg 336,600 Total 452,100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8.0'
14.0'

Map/Lot: 003-095
Account: 912 Card: 1 of 1 Location: 283 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography Rolling
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date 01/09/2004
Sale Price 150,000
Sale Type Land & Buildings
Financing
Verified
Validity Distressed Sale

Reference 1 B13849P346
Reference 2 LOT SIZE:12
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
8.00	Acres-Rear Land 1-10	3,045.00	26,796	100%		26,796
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 12.00					Land Total	132,014

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	189,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,350
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

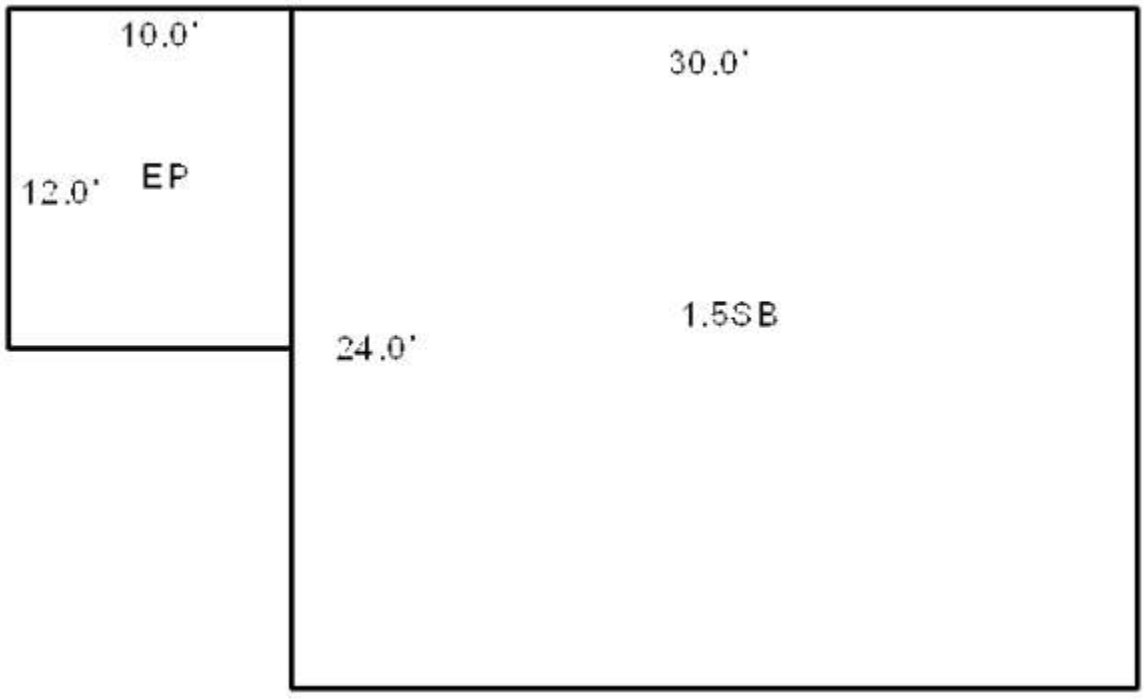
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	210,360

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	105%	159,032

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1972	120	C 100	9.562	Avg.	72%	100%	105%	7,229
Frame Garage	1972	280	C 100	10.688	Avg.	72%	100%	105%	8,080
1,080 SFLA							Outbuilding Total		15,309

Accpt Land 132,000 Accepted Bldg 174,300 Total 306,300


10.0'
30.0'
12.0'
EP
1.5SB
24.0'

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/05/2009
Sale Price	301,000
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B15569P430
Reference 2	LOT SIZE: .53 sale
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	74,130.00	76,527	100%		76,527
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.53					Land Total	88,077

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,336 Sqft	Grade C 100	Base	320,300
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	2,004
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	6,680
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

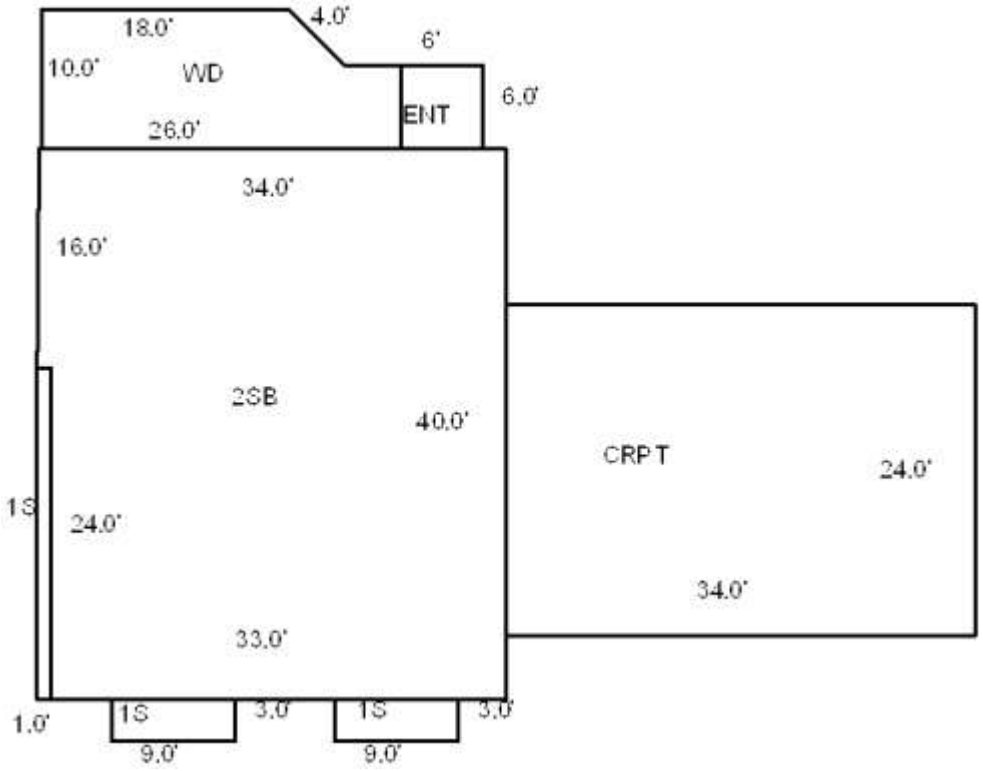
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1917	1970	GOOD	TYPICAL	Average	Typical	337,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	230,448

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1917	24	C 100	2.198	Ava.	67%	97%	105%	1.501
1 STORY	1917	27	C 100	2.473	Ava.	67%	97%	105%	1.688
1 STORY	1917	27	C 100	2.473	Ava.	67%	97%	105%	1.688
Wood Deck	1917	236	C 100	2.957	Ava.	67%	97%	105%	2.018
BSMT ENTRY.....	1917	36	C 100	563	Ava.	67%	97%	105%	384
CARPORT.....	1917	816	C 100	8.952	Ava.	67%	97%	105%	6.109
Wood Deck	2003	96	B 100	1.564	Ava+	89%	100%	105%	1.462
1.50 ST GARAGE..	1917	225	B 100	14.866	Ava+	73%	100%	105%	11.395
1.50 ST GARAGE..	1917	1152	B 100	71.253	Ava+	73%	100%	105%	54.616
1.50 ST GARAGE..	1917	1008	B 100	62.494	Ava+	73%	100%	105%	47.902
2,750 SFLA								Outbuilding Total	128,763

Accpt Land	88,100	Accepted Bldg	359,200	Total	447,300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Name: MANSFIELD, HEATH M
MANSFIELD, MELINA A

Map/Lot: 010-056
Account: 914 Card: 1 of 1 Location: 326 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/25/2005
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14650P408
Reference 2	LOT SIZE:7
Tran/Land/Bldg	104 1 13
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.00	Acres-Rear Land 1-10	1,710.00	5,643	100%		5,643
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.00					Land Total	113,148

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,400 Sqft	Grade B 90	Base	463,212
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	12,285
Rooms	13	HEARTHS		HEARTHS	936
Bedrooms	6	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	33,977
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

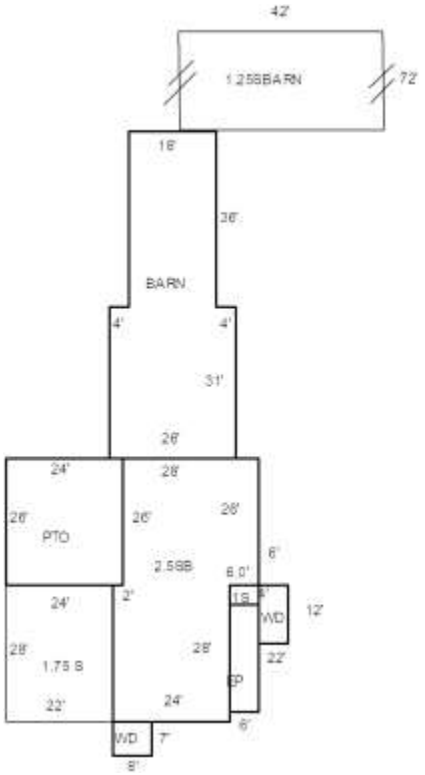
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1977	TYPICAL	TYPICAL	Above Average	Typical	512,048

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	80%	95%	284,084

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST BARN....	1920	3024	B 90	134.660	Avg+	73%	100%	95%	93.387
1 ST BARN.....	1920	1454	B 90	54.679	Good	78%	100%	95%	40.518
1 STORY	1920	24	B 90	2.571	Avg+	73%	80%	95%	1.426
Encl Frame Porch	1920	132	B 90	12.306	Avg+	73%	100%	95%	8.534
WOOD DECK	1920	72	B 90	1.056	Avg+	73%	100%	95%	732
Wood Deck	1920	56	B 90	822	Avg+	73%	100%	95%	570
1 & 3/4 STORY FR	1920	616	B 90	104.072	Avg+	73%	80%	95%	57.739
PATIO	1920	644	B 90	4.716	Avg+	73%	100%	95%	3.271
Swimming Pool	2017	648	C 100	12.100	Avg.	95%	100%	95%	10.920
2.00 ST BARN....	2019	3680	C 100	186.267	Avg.	96%	100%	95%	169.875
4,602 SFLA							Outbuilding Total		386,972

Accpt Land 113,100 Accepted Bldg 671,100 Total 784,200


42'
1.25BARN
72'
18'
36'
BARN
4'
4'
31'
26'
24'
26'
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2.5SB
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24'
2'
1.5
WD
12'
28'
1.75 S
28'
22'
EP
22'
24'
6'
WD
7'
8'

Map/Lot: 011-024
Account: 915 Card: 1 of 1 Location: 60 WEST FIFTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography LevelRolling
Utilities Well & SepticSeptic
Street Private

Sale Data

Sale Date	02/17/2006
Sale Price	118,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B14975P103
Reference 2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Homesite (Fract)	72,675.00	83,790	100%		83,790
Total Acres 1.60					Land Total	83,790

Dwelling Description

					Replacement Cost New
Cape Cod	One Story	1,512 Sqft	Grade C 110	Base	254,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,495
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,990
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	3,326
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

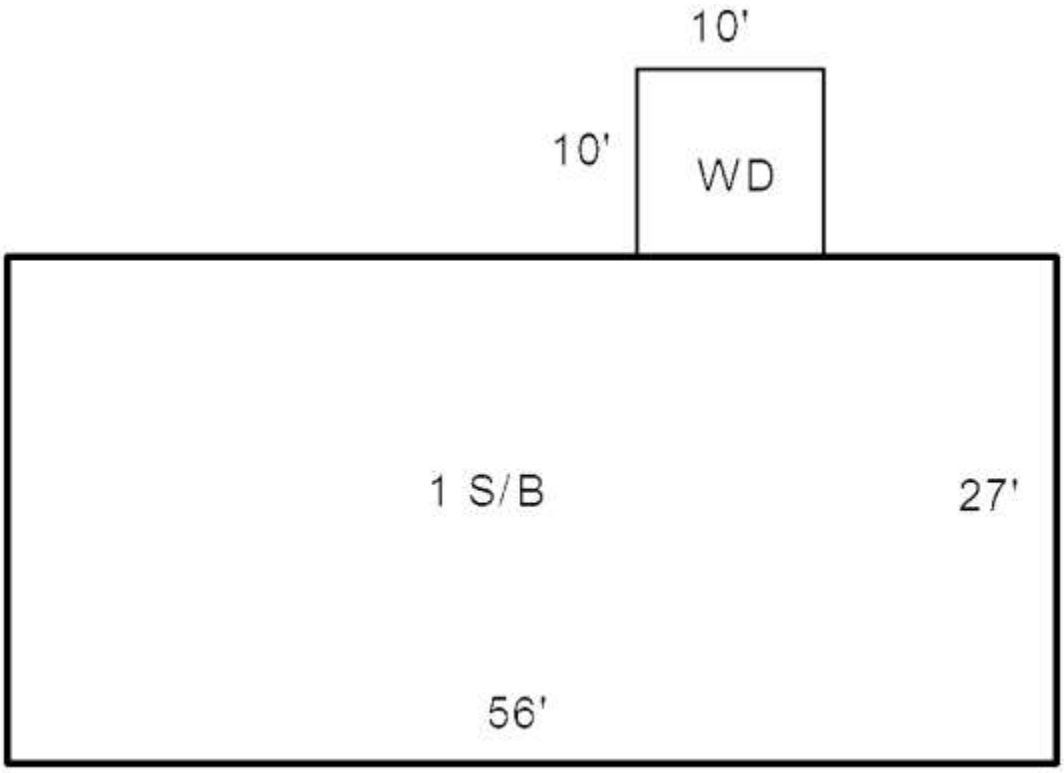
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	265,457

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	95%	239,575

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2009	192	C 100	3.005	Avg.	95%	90%	95%	2,442
Wood Deck	2017	100	C 110	1.378	Avg.	95%	100%	95%	1,244
1,512 SFLA							Outbuilding Total		3,686

Accpt Land	83,800	Accepted Bldg	243,300	Total	327,100


10'
10'
WD
1 S/B
27'
56'

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/12/2008
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15434P616
Reference 2	LOT SIZE: 0.92
Tran/Land/Bldg	101 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	72,675.00	79,279	100%		79,279
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.92					Land Total	94,954

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	184,706
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

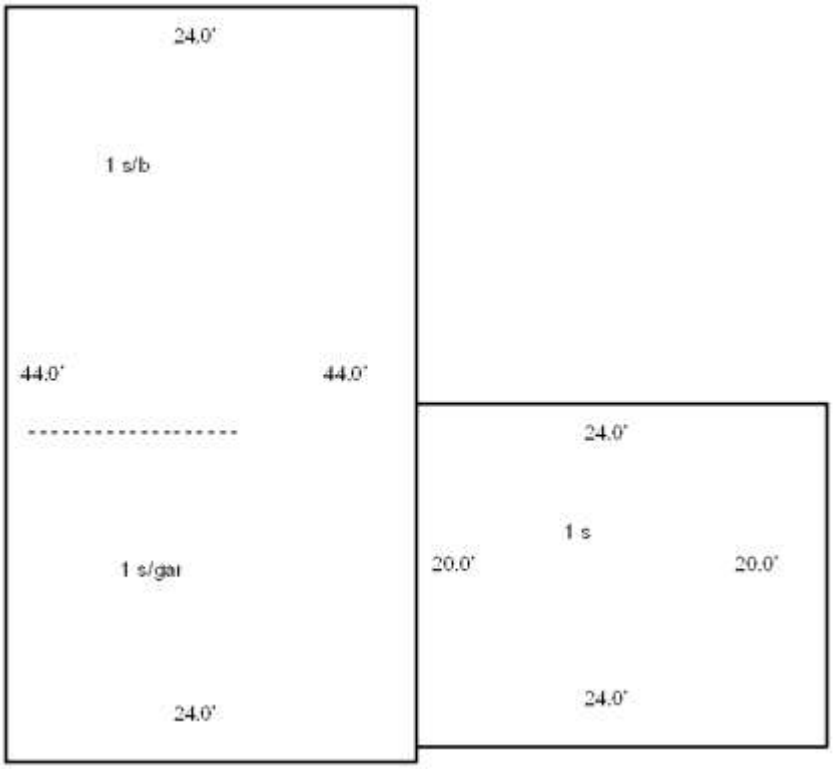
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	193,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	75%	95%	125,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ENCL. PORCH	2008	480	C 100	38.356	Avg.	91%	75%	95%	24.869
Frame Shed	2008	200	E 100	1.565	Poor	82%	100%	95%	1.219
1,056 SFLA							Outbuilding Total		26,088

Accpt Land	95,000	Accepted Bldg	151,500	Total	246,500


24.0'
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Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B10576P030
Reference 2 LOT SIZE:10
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	30%	Access	28,100
6.00	Acres-Rear Land 1-10	3,045.00	20,097	100%		20,097
Total Acres 10.00					Land Total	48,197

Accpt Land	48,200	Accepted Bldg	0	Total	48,200

Name: HARRIMAN, STEVEN
WALSH, WALSH, NANCY
Map/Lot: 014-011
Account: 918 Card: 1 of 1 Location: 61 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B10576P030
Reference 2 LOT SIZE:0.05
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Homesite (Fract)	74,130.00	60,434	100%		60,434
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.05					Land Total	71,984

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	432 Sqft	Grade D 100	Base	125,328
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,728
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

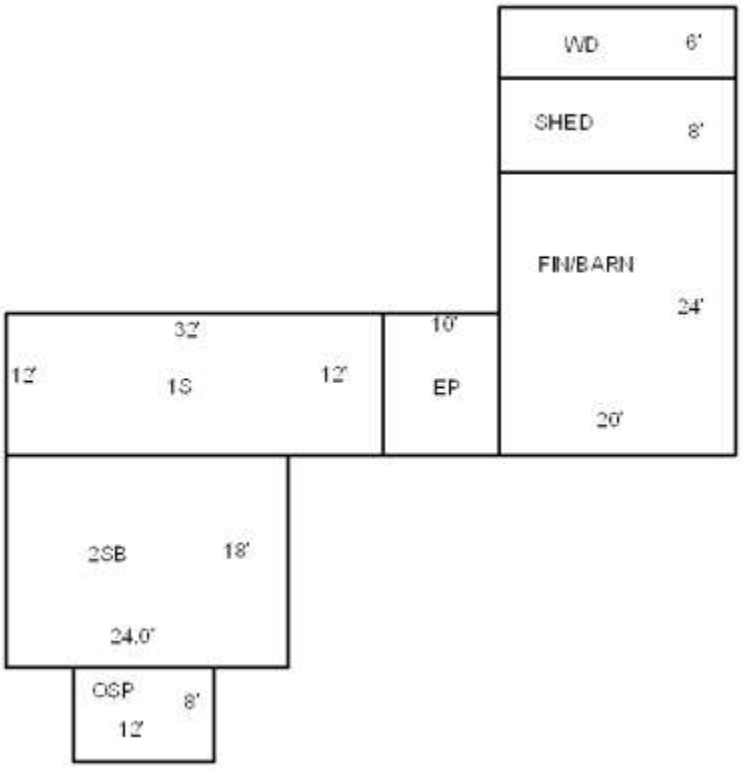
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	TYPICAL	TYPICAL	Average	Typical	133,738

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	94,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1850	120	D 100	1.203	Ava.	67%	100%	105%	846
Frame Shed	1850	160	D 100	2.003	Ava.	67%	100%	105%	1.409
ONE STORY FRAME	2009	384	D 100	28.134	Ava.	67%	100%	105%	19.792
1S ADD/BARN	1850	480	D 100	42.075	Ava.	67%	100%	105%	29.600
Encl Frame Porch	1968	120	D 100	7.650	Ava.	67%	100%	105%	5.382
OPEN SCR PORCH	1850	96	D 100	3.730	Ava.	67%	100%	105%	2.624
1,728 SFLA							Outbuilding Total		59,653

Accpt Land 72,000 Accepted Bldg 153,700 Total 225,700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6'
SHED
8'
FIN/BARN
24'
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32'
12'
1S
12'
10'
EP
2SB
18'
24.0'
OSP
8'
12'

Map/Lot: 017-049
Account: 919 Card: 1 of 1 Location: 47 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	
Utilities	All Public
Street	No Street

Sale Data

Sale Date	01/31/2020
Sale Price	1,610,602
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18163P174
Reference 2	LOT SIZE: 5.45
Tran/Land/Bldg	300 2 74
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 4

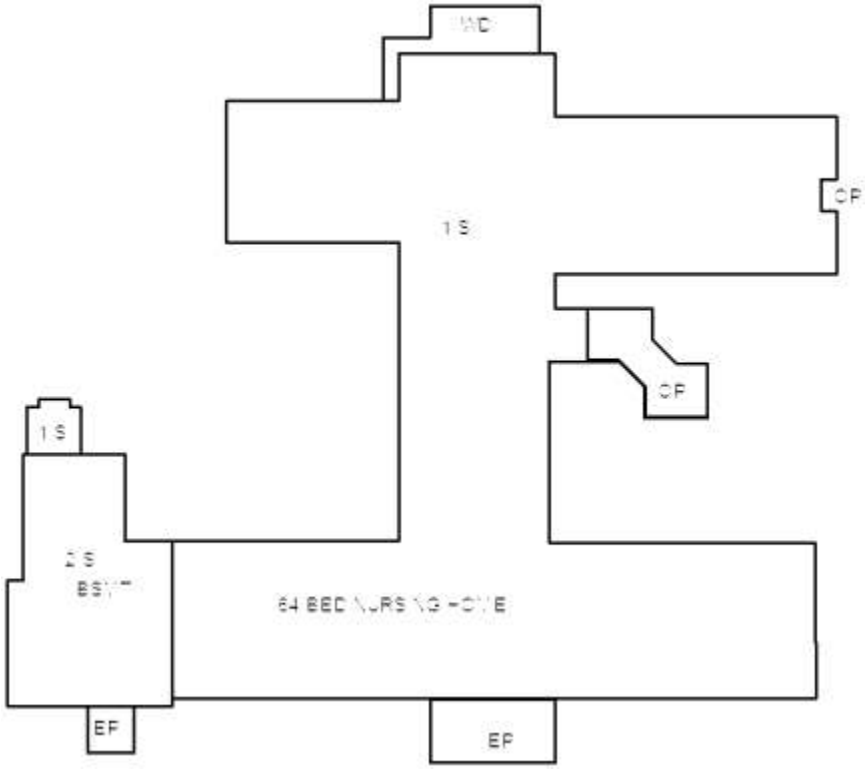
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	200%	Cor/Loc/Us	187,337
1.45	Acres-Rear Land 1-10	3,045.00	4,857	100%		4,857
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.45					Land Total	203,744

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
NURSING HOME	1989	18497	C 100	2.025.868	Avg.	79%	100%	105%	1.680.458
Wood Deck	0	432	C 100	5.413	Avg.	67%	100%	105%	3.808
Open Frame Porch	0	467	C 100	19.735	Avg.	67%	100%	105%	13.883
Encl Frame Porch	0	512	C 100	40.796	Avg.	67%	100%	105%	28.700
Encl Frame Porch	0	144	C 100	11.474	Avg.	67%	100%	105%	8.072
Open Frame Porch	0	32	C 100	1.352	Avg.	67%	100%	105%	951
NURSING HOME	0	2296	C 100	262.066	Avg.	67%	75%	105%	138.272
								Outbuilding Total	1,874,144

Accpt Land	203,700	Accepted Bldg	1,874,100	Total	2,077,800


1 S
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Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17361P89
Reference 2	LOT SIZE:8.25 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	11/03/2016
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.25	Acres-Rear Land 1-10	770.00	6,988	100%		6,988
Total Acres 8.25				Land Total		6,988

Accpt Land	7,000	Accepted Bldg	0	Total	7,000

Name: MERROW, ANITA M
MERROW, STEVEN R
Map/Lot: 013-036
Account: 921 Card: 1 of 1 Location: 20 WEST ELEVENTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	01/11/2018
Sale Price	229,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B17642P423
Reference 2	LOT SIZE: .15
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	210,000	212,793	100%		212,793
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.22					Land Total	226,543

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade D 110	Base	151,830
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	845
Fin. Basement Area	384 Sqft, Grade D	Basement Gar	None	Fin Bsmt	6,691
Heating	100% Forced Warm	Cooling	0% None	Heat	2,112
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

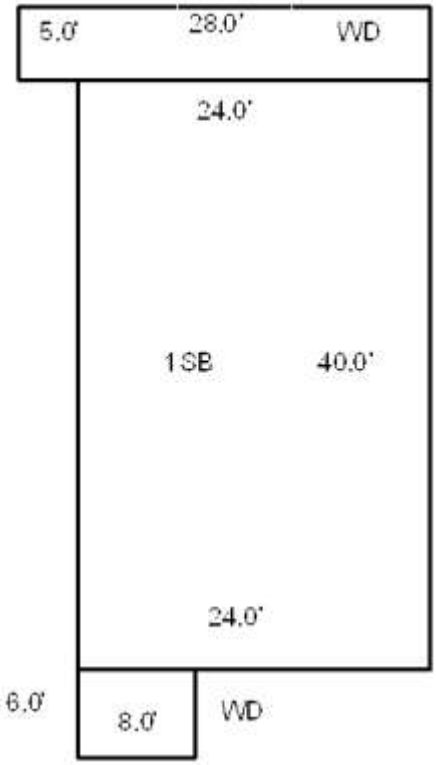
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Average	Typical	161,478

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	135,238

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1945	140	D 110	1.543	Avg.	67%	100%	125%	1.292
WOOD DECK	1945	48	D 110	529	Avg.	67%	100%	125%	442
1.25 ST GARAGE..	2012	936	C 100	39.556	Avg.	100%	85%	125%	42.029
960 SFLA							Outbuilding Total		43,763

Accpt Land	226,500	Accepted Bldg	179,000	Total	405,500


5.0'
28.0'
WD
24.0'
1SB
40.0'
24.0'
6.0'
8.0'
WD

Map/Lot: 001-076-1
Account: 922 Card: 1 of 1 Location: 19 CARY LN

Neighborhood 57 CARY LANE

Zoning/Use VILLAGE A, B, C
Topography
Utilities Well & Septic
Street Gravel
PERMIT STATUS UC FOR APRIL 1

Reference 1 B17860P794
Reference 2 LOT SIZE:7.25
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) 85 0 0 Land Schedule 4

Sale Data

Sale Date	10/25/2021
Sale Price	630,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
3.25	Acres-Rear Land 1-10	3,045.00	10,886	50%		5,443
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 7.25					Land Total	110,661

Dwelling Description / Replacement Cost New

Conventional	Two Story	504 Sqft	Grade B 100	Base	216,925
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	983
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Evaporative	Heat	5,111
Rooms	7	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

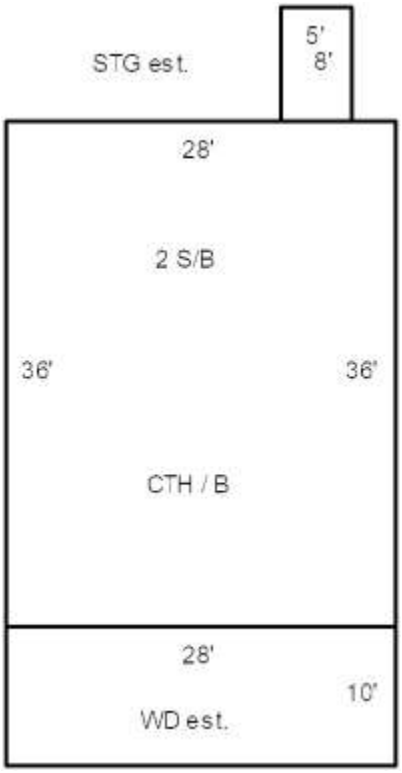
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	245,652

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	105%	250,197

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2020	504	B 100	78.552	Avg.	97%	100%	105%	80.005
1.50 ST GARAGE..	2020	2000	C 100	94.488	Avg.	97%	100%	105%	96.236
Wood Deck	2021	280	B 100	4.560	Avg.	97%	100%	105%	4.644
STORAGE	2020	40	B 100	651	Avg.	97%	100%	105%	663
SOLAR CL2 /KW	2023			----SOUND VALUE----					9.000
1,512 SFLA							Outbuilding Total		190,548

Accpt Land 110,700 Accepted Bldg 440,700 Total 551,400


STG est.
5'
8'
28'
2 S/B
36'
36'
CTH / B
28'
10'
WD est.

Account: 923 Card: 1 of 1 Map/Lot: 015-003 Location: 19 BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	
Reference 2	LOT SIZE:6.5
Tran/Land/Bldg	300 2 43
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	11/17/2020
Sale Price	2,350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

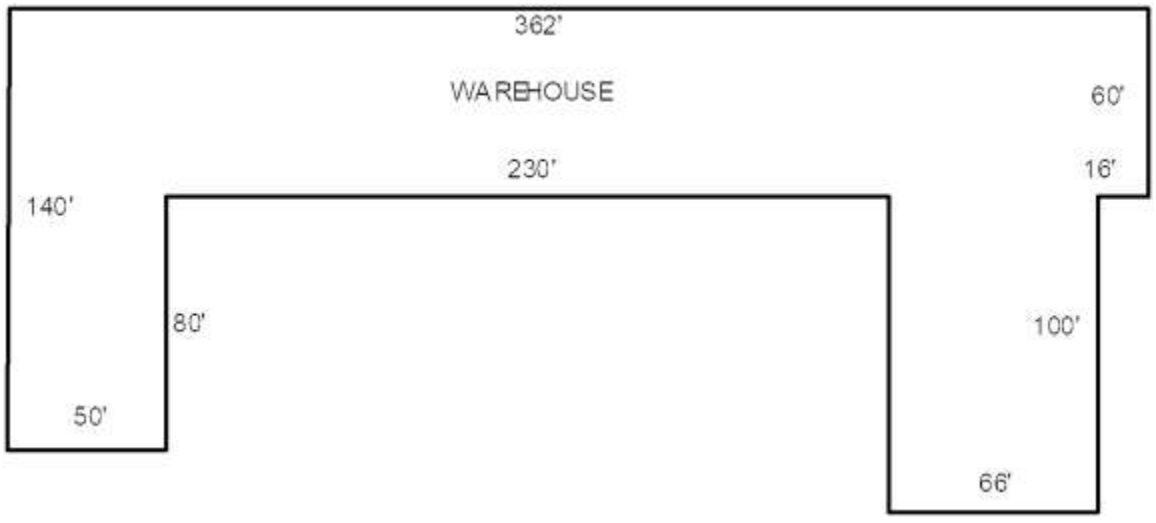
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	250%	Cor/Loc/Us	246,980
2.50	Acres-Rear Land 1-10	2,280.00	6,270	100%		6,270
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 6.50					Land Total	263,700

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN STEEL.....	2001	32320	C 100	3.296.135	Avg.	86%	75%	95%	2.019.707
PAVING.....	2001	30000	C 100	45.600	Avg.	86%	100%	95%	37.255
MEZZANINE.....	2001	608	C 100	9.090	Avg.	86%	100%	95%	7.426
								Outbuilding Total	2,064,388

Accpt Land	263,700	Accepted Bldg	2,064,400	Total	2,328,100


362'
WAREHOUSE
60'
230'
16'
140'
80'
100'
50'
66'

Account: 924 Card: 1 of 1 Map/Lot: 015-015-36 Location: BUFFUM RD

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B10675P097
Reference 2	LOT SIZE: .28
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-NON CONFORMING	3,570.00	2,078	100%		2,078
Total Acres 0.28					Land Total	2,078

Accpt Land	2,100	Accepted Bldg	0	Total	2,100

Account: 925 Card: 1 of 1 Map/Lot: 015-015-28 Location: BUFFUM RD

Neighborhood 55 LOON

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B10675P098
Reference 2 LOT SIZE: .28
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-NON CONFORMING	3,570.00	2,078	100%		2,078
Total Acres 0.28					Land Total	2,078

Accpt Land 2,100 Accepted Bldg 0 Total 2,100

Account: 926 Card: 1 of 1 Map/Lot: 004-044-1
Location: COUNTRY WAY

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14597P821
Reference 2	LOT SIZE:14.8
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	04/30/2018
Sale Price	1
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
18.80	Acres-Rear Land 11-20	1,260.00	26,057	50%		13,028
Total Acres 18.80					Land Total	13,028

Accpt Land	13,000	Accepted Bldg	0	Total	13,000

Map/Lot: 006-039
Account: 927 Card: 1 of 1 Location: TWEED LN

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 b16165p152
Reference 2 LOT SIZE: 147.87
Tran/Land/Bldg 130 1 99
X..... LAND Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	04/19/2011
Sale Price	30,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	25%	Access	22,957
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
123.87	Acres-Rear 21+	665.00	90,611	100%		90,611
Total Acres 147.87					Land Total	142,828

Accpt Land 142,800 Accepted Bldg 0 Total 142,800

Account: 929 Card: 1 of 1 Map/Lot: 004-046 Location: COUNTRY WAY

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17703P230
Reference 2	LOT SIZE:15 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	04/30/2018
Sale Price	1
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Rear Land 11-20	1,260.00	20,790	50%		10,395
Total Acres 15.00					Land Total	10,395

Accpt Land	10,400	Accepted Bldg		0 Total	10,400

Neighborhood 18	LEBANON RD		
Zoning/Use	FARM & FOREST		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B15637P40		
Reference 2	LOT SIZE: 197.18		
Tran/Land/Bldg	130 1 99		
X.....	LAND	Y.....	LRG
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	04/01/2009
Sale Price	75,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
173.18	Acres-Rear 21+	665.00	126,681	100%		126,681
Total Acres 197.18				Land Total		224,813

Accpt Land	224,800	Accepted Bldg		0 Total	224,800

Account: 932 Card: 1 of 1 Map/Lot: 010-007 Location: 439 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/22/2014
Sale Price	299,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1	B16880P507
Reference 2	LOT SIZE: 8.0
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.00	Acres-Rear Land 1-10	1,710.00	7,524	100%		7,524
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.00					Land Total	115,029

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,040 Sqft	Grade C 110	Base	302,103
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,716
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	6,006
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	20,328
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

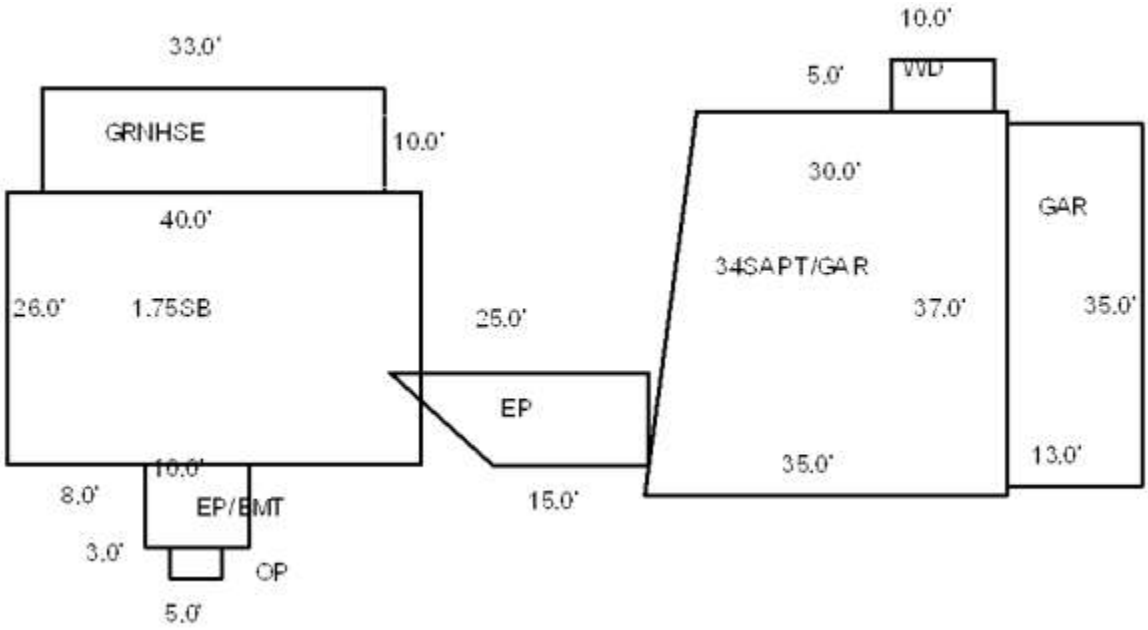
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	GOOD	Average	Typical	334,509

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	251,049

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GREENHOUSE.....	1986	330	C 110	4.342	Avg.	79%	100%	95%	3,258
3/4 S APT/GAR	1986	1202	C 110	134.534	Avg.	79%	100%	95%	100,968
Encl Frame Porch	1986	180	C 110	15.776	Avg.	79%	100%	95%	11,840
Wood Deck	1986	50	C 110	689	Avg.	79%	100%	95%	517
Frame Garage	1986	455	C 110	18.689	Avg.	79%	100%	95%	14,026
ENC.PORCH/BSMT	1986	80	C 110	8.268	Avg.	79%	100%	95%	6,205
Open Frame Porch	1986	15	C 110	697	Avg.	79%	100%	95%	523
2,722 SFLA							Outbuilding Total		137,337

Accpt Land 115,000 Accepted Bldg 388,400 Total 503,400


33.0'
GRNHSE
10.0'
40.0'
26.0'
1.75SB
10.0'
8.0'
EP/BMT
3.0'
OP
5.0'
25.0'
EP
15.0'
10.0'
5.0'
WD
30.0'
34SAPT/GAR
37.0'
35.0'
GAR
35.0'
13.0'

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B7765P223
Reference 2	LOT SIZE:2.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Acres-Homesite (Fract)	72,675.00	88,453	100%		88,453
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.75					Land Total	104,128

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	409 Sqft	Grade C 110	Base	150,933
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	675
Fin. Basement Area	756 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,969
Heating	100% HW BB	Cooling	0% None	Heat	2,026
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

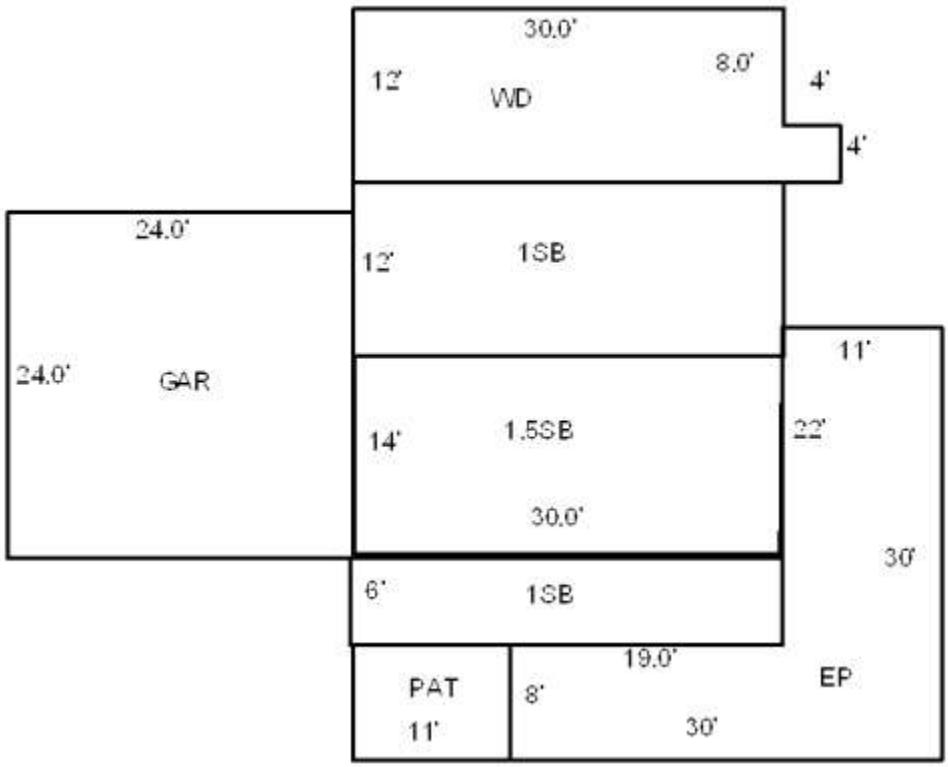
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	178,195

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	135,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1987	180	C 110	20.921	Avg.	80%	100%	95%	15.900
1 STORY/BASEMENT	1987	360	C 110	41.842	Avg.	80%	100%	95%	31.800
PATIO	1987	88	C 110	606	Avg.	80%	100%	95%	461
Encl Frame Porch	1987	482	C 110	42.247	Avg.	80%	100%	95%	32.108
Wood Deck	1987	376	C 110	5.182	Avg.	80%	100%	95%	3.939
Frame Garage	1987	576	C 110	23.482	Avg.	80%	100%	95%	17.847
Wood Deck	2005	310	C 100	3.884	Avg.	88%	100%	95%	3.247
AB.GR. POOL.....	2005	1	C 100	0	Avg.	88%	100%	95%	0
1,154 SFLA							Outbuilding Total		105,302

Accpt Land 104,100 Accepted Bldg 240,700 Total 344,800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8.0'
12'
WD
4'
4'
24.0'
12'
1SB
11'
24.0'
GAR
14'
1.5SB
22'
30.0'
30'
6'
1SB
19.0'
PAT
11'
8'
30'
EP

Account: 934 Card: 1 of 1 Map/Lot: 001-066 Location: 74 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	02/28/2018
Sale Price	274,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17669P73
Reference 2	LOT SIZE: 4.68
Tran/Land/Bldg	101 1 11
X.....	41 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
3.68	Acres-Rear Land 1-10	2,280.00	9,229	100%		9,229
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 4.68					Land Total	105,683

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	836 Sqft	Grade C 110	Base	250,901
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,379
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,518
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	272,318

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	248,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	484	C 110	19.837	Avg.	96%	100%	95%	18,092
Fireplace	2018	1	C 110	6,655	Avg.	96%	100%	95%	6,070
Generator	2022	22000	C 110	5.500	Avg.	96%	100%	95%	5,016
1,672 SFLA							Outbuilding Total		29,178

Accpt Land	105,700	Accepted Bldg	277,500	Total	383,200

Name: BOSTON, KENNETH L SR
BOSTON, SHEILA M
Map/Lot: 021-025-1
Account: 935 Card: 1 of 1 Location: 22 CARY LN

Neighborhood 57 CARY LANE

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticSeptic
Street Gravel

Reference 1 B4684P0097
Reference 2 LOT SIZE: .46
Tran/Land/Bldg 103 1 9
X..... OB Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	74,130.00	75,451	100%		75,451
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.46					Land Total	87,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1978	14X66	C 100	26.378	Avg.	40%	100%	105%	11.079
Wood Deck	1978	64	C 100	802	Avg.	40%	100%	105%	337
OPEN SCR PORCH	1978	96	C 100	4.662	Avg.	40%	100%	105%	1.958
Frame Shed	1978	220	C 100	3.443	Avg.	40%	100%	105%	1.446
GAZEBO	1978	120	C 100	3.878	Avg.	40%	100%	105%	1.629
924 SFLA								Outbuilding Total	16,449

Accpt Land 87,000 Accepted Bldg 16,400 Total 103,400

8.0'
8.0'
WD
14.0'
1S
66.0'

Map/Lot: 012-004
Account: 936 Card: 1 of 1 Location: 30 OTTER COVE LANE

Neighborhood 32 OTTER COVE LN

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities SepticWell & Septic
Street Gravel

Reference 1 B3324P0044
Reference 2 LOT SIZE:0.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	210,000	265,979	75%	Topography	199,485
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.80					Land Total	213,235

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	680 Sqft	Grade C 110	Base	205,552
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	935
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,273
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

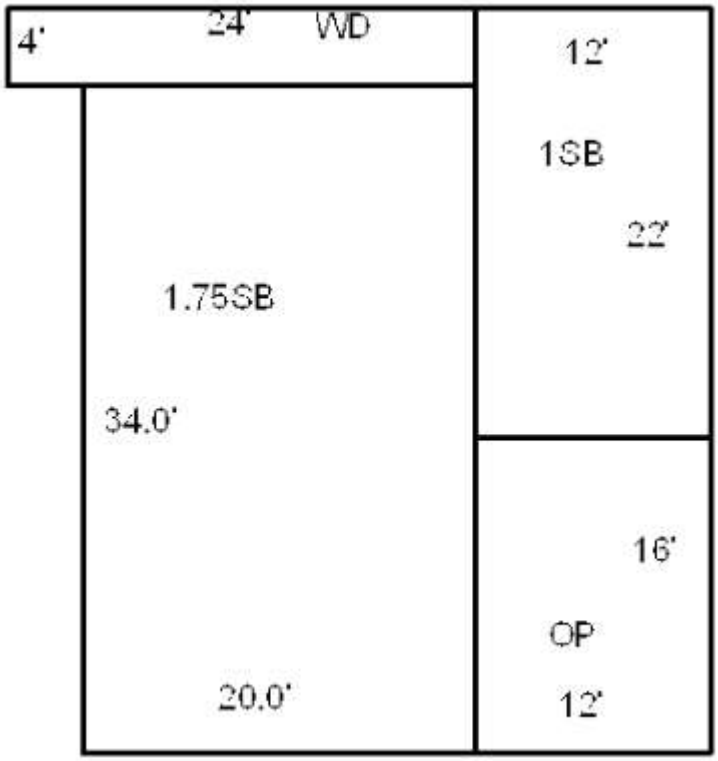
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1984	GOOD	Old Type	Average	Typical	216,415

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	125%	181,248

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1930	96	C 110	1.323	Avg.	67%	100%	125%	1.108
ONE STORY FRAME	1930	264	C 110	26.595	Avg.	67%	100%	125%	22.274
Open Frame Porch	1930	192	C 110	8.925	Avg.	67%	100%	125%	7.475
1,454 SFLA							Outbuilding Total		30,857

Accpt Land 213,200 Accepted Bldg 212,100 Total 425,300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24'
WD
12'
1SB
22'
1.75SB
34.0'
16'
OP
20.0'
12'

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	PRICE INCLUDES PORTION IN SANFORD
Reference 2	LOT SIZE:6.75 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	04/20/2022
Sale Price	200,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
6.75	Acres-Rear Land 1-10	770.00	5,717	100%		5,717
Total Acres 6.75				Land Total		5,717

Accpt Land	5,700	Accepted Bldg	0	Total	5,700

Map/Lot: 002-022
Account: 938 Card: 1 of 1 Location: 33 GREAT WORKS ESTATES

Neighborhood 75 GREAT WORKS ESTATES

Zoning/Use VILLAGE A, B, C
Topography
Utilities Well & Septic
Street Gravel

Reference 1
Reference 2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	11/12/2021
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
4.00	Acres-Homesite (Fract)	80,325.00	101,496	100%		101,496
2.31	Acres-Rear Land 1-10	1,890.00	4,802	100%		4,802
1.00	# -SITE IMPROVEMENT	15,750.00	17,325	100%		17,325
Total Acres 6.31					Land Total	123,623

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,626 Sqft	Grade C 100	Base	256,974
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,439
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,878
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

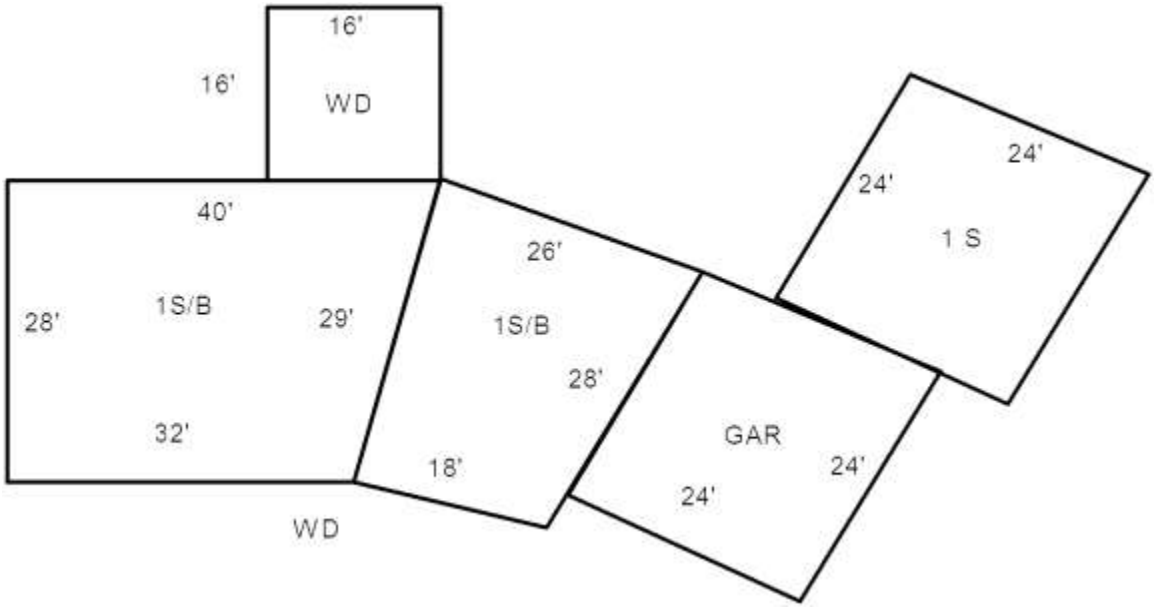
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	278,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	105%	260,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2005	574	C 100	21.275	Avg.	89%	100%	105%	19,882
Wood Deck	2005	296	C 100	3.709	Avg.	89%	100%	105%	3,466
HEARTH	2005	1	C 100	1.573	Avg.	89%	100%	105%	1,470
ONE STORY FRAME	2005	576	C 100	52.750	Avg.	89%	100%	105%	49,295
Frame Shed	2005			----SOUND VALUE----					1,000
2,202 SFLA							Outbuilding Total		75,113

Accpt Land	123,600	Accepted Bldg	335,200	Total	458,800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Map/Lot: 018-110
Account: 939 Card: 1 of 1 Location: 11 TOM RICE RD

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Gravel

Sale Data

Sale Date	06/28/2016
Sale Price	252,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17270P198 INCLUSES 10 TOM RICE RD
Reference 2	LOT SIZE:0.18
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	660 Sqft	Grade C 100	Base	196,429
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,888
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

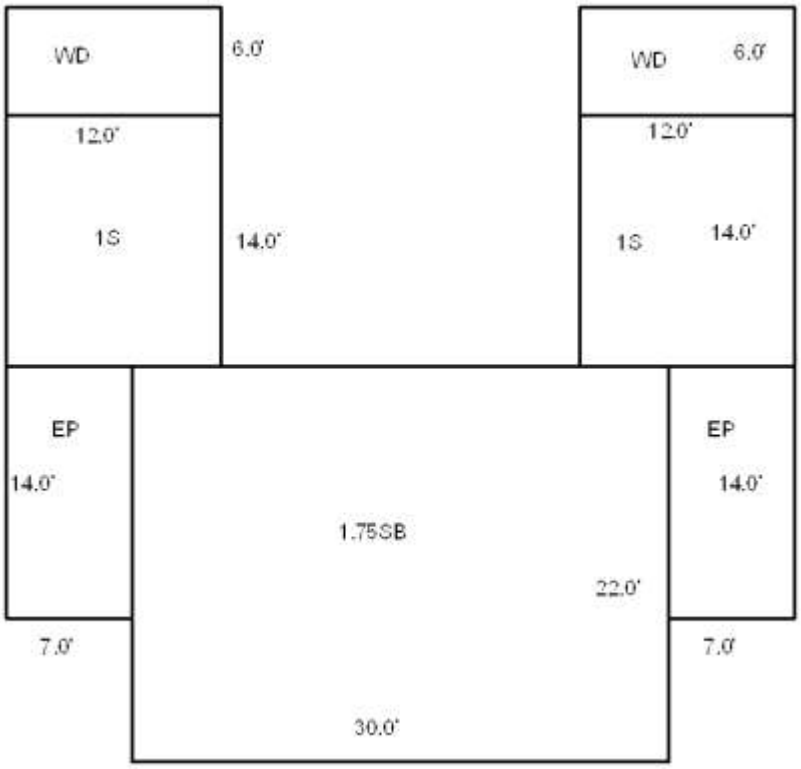
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	1993	GOOD	GOOD	Average	Typical	210,537

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	148,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1920	72	C 100	902	Avg.	67%	100%	105%	634
ONE STORY FRAME	1920	168	C 100	15.385	Avg.	67%	100%	105%	10.823
Encl Frame Porch	1920	98	C 100	7.809	Avg.	67%	100%	105%	5.494
Encl Frame Porch	1920	98	C 100	7.809	Avg.	67%	100%	105%	5.494
1 STORY	1920	168	C 100	15.385	Avg.	67%	100%	105%	10.823
WOOD DECK	1920	72	C 100	902	Avg.	67%	100%	105%	634
1,491 SFLA							Outbuilding Total		33,902

Accpt Land	80,200	Accepted Bldg	182,000	Total	262,200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Name: MINUTELLI, DANIEL A
MINUTELLI, DIANA L
Map/Lot: 005-006-11
Account: 940 Card: 1 of 1 Location: TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B10594P097
Reference 2 LOT SIZE:30.6
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
6.60	Acres-Rear 21+	665.00	4,828	100%		4,828
Total Acres 30.60				Land Total		125,918

Accpt Land 125,900 Accepted Bldg 0 Total 125,900

Name: ORR, JUSTIN F
ORR, RACHEL L
Map/Lot: 005-041
Account: 941 Card: 1 of 1 Location: 594 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B17979P724
Reference 2	LOT SIZE: 4.2
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	06/25/2019
Sale Price	78,500
Sale Type	Land Only
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.20	Acres-Rear Land 1-10	1,710.00	376	100%		376
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.20					Land Total	107,881

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	821 Sqft	Grade B 100	Base	292,923
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,601
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,337
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

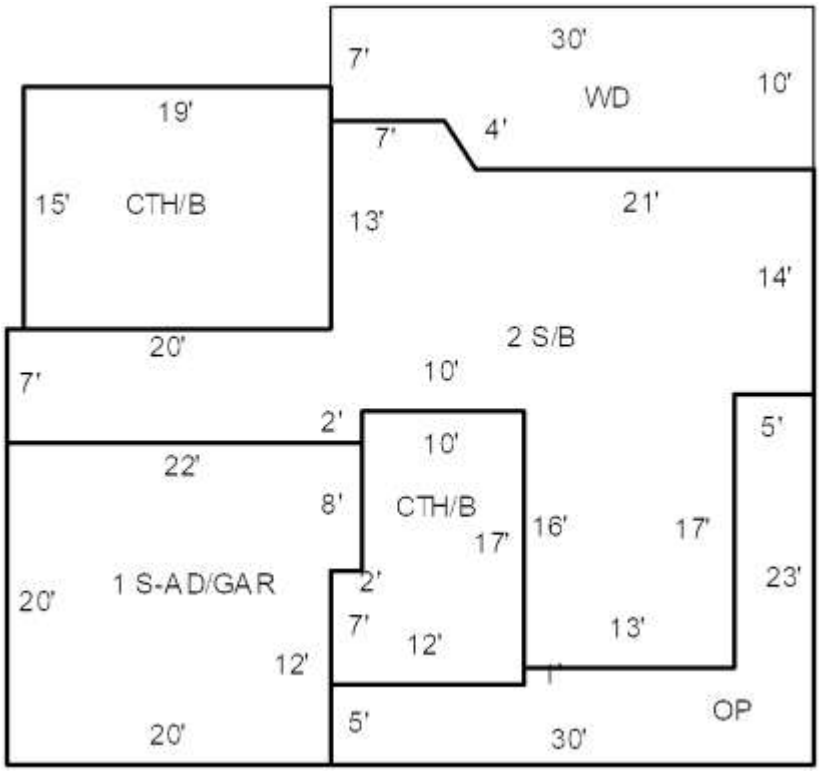
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	317,021

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	289,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2019	416	B 100	57.142	Avg.	96%	100%	95%	52.113
1 ST CATH/BSMT	2019	285	B 100	44.420	Avg.	96%	100%	95%	40.511
1 ST CATH/BSMT	2019	184	B 100	28.678	Avg.	96%	100%	95%	26.154
Open Frame Porch	2019	253	B 100	13.900	Avg.	96%	100%	95%	12.677
Wood Deck	2019	276	B 100	4.495	Avg.	96%	100%	95%	4.099
1 ST CATH CEILING	2019	333	B 100	45.806	Avg.	96%	100%	95%	41.775
1.50 ST BARN....	2021	1440	B 100	84.234	Avg.	97%	85%	95%	65.978
2,860 SFLA							Outbuilding Total		243,307

Accpt Land 107,900 Accepted Bldg 532,400 Total 640,300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5'
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30'

Map/Lot: 005-042-2
Account: 942 Card: 1 of 1 Location: 591 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 RTODD B19017P810
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	576 Sqft	Grade C 110	Base	189,489
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	2% None	Heat	3,326
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

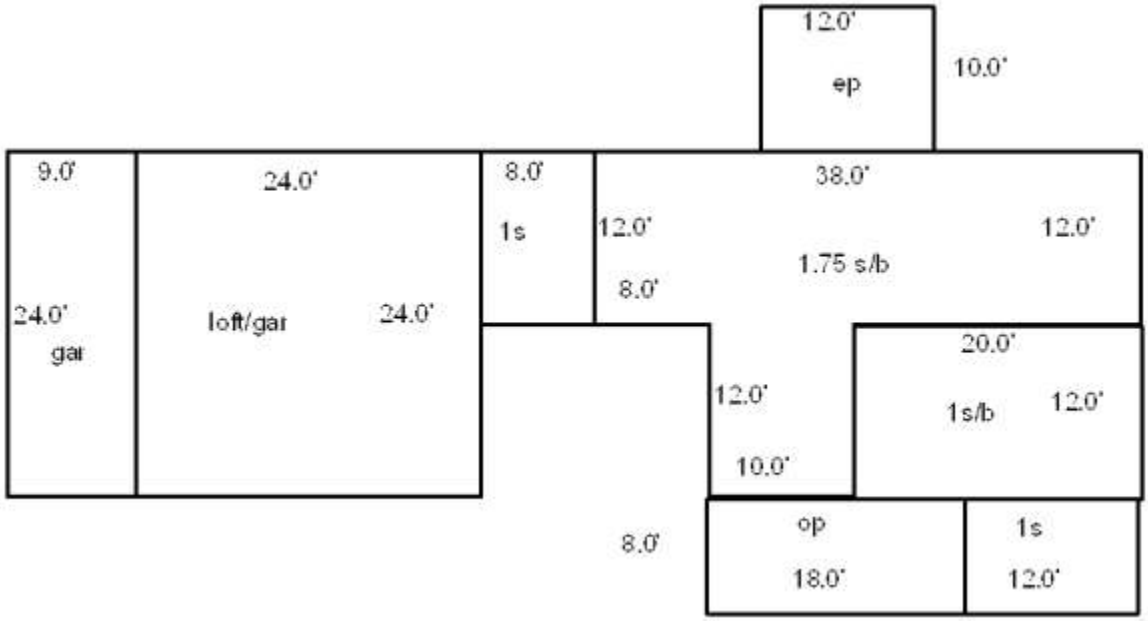
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	210,012

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	165,594

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1993	216	C 110	9.221	Avg.	83%	100%	95%	7.270
1.25 ST GARAGE..	1993	576	C 110	27.108	Avg.	83%	100%	95%	21.375
ONE STORY FRAME	1993	96	C 110	9.671	Avg.	83%	100%	95%	7.626
1 Story/BSMT	1993	240	C 110	27.894	Avg.	83%	100%	95%	21.994
1 STORY	1993	96	C 110	9.671	Avg.	83%	100%	95%	7.626
Open Frame Porch	1993	144	C 110	6.694	Avg.	83%	100%	95%	5.278
Encl Frame Porch	1993	120	C 110	10.518	Avg.	83%	100%	95%	8.294
1,440 SFLA							Outbuilding Total		79,463

Accpt Land 107,500 Accepted Bldg 245,100 Total 352,600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op
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Name: SHAW, HAROLD D.
SHAW, JOAN M.

Map/Lot: 008-004
Account: 943 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17265P267
Reference 2	LOT SIZE:26
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	06/27/2016
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
6.00	Acres-Rear 21+	210.00	1,386	100%		1,386
Total Acres 26.00				Land Total		16,786

Accpt Land	16,800	Accepted Bldg	0	Total	16,800

Name: LOVEJOY, RICHARD J
LOVEJOY, J ROBIN
Map/Lot: 013-022
Account: 944 Card: 1 of 1 Location: 82 WEST SECOND ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Private

Reference 1 B7274P0100
Reference 2 LOT SIZE: 0.74 INCL PART LOT 21
Tran/Land/Bldg 101 1 11
X..... M Y..... 0
Exemption(s) 1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	210,000	259,831	100%		259,831
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.74					Land Total	273,581

Dwelling Description

				Replacement Cost New	
Log Home	Two Story	1,152 Sqft	Grade D 110	Base	252,003
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,083
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,970
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

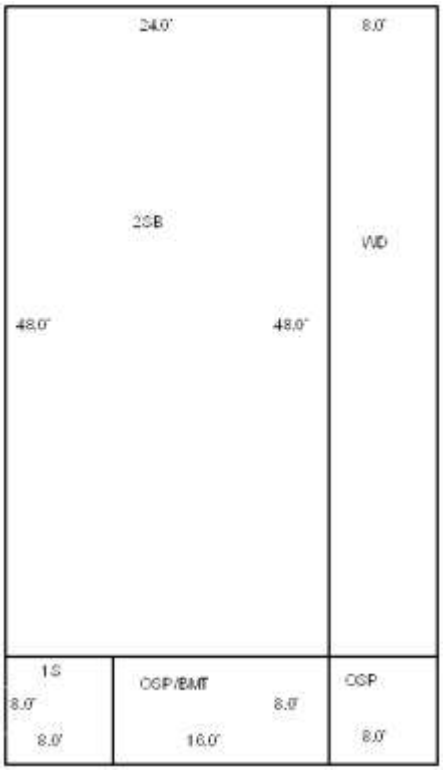
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	266,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	125%	276,574

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1993	384	D 110	4.235	Avg.	83%	100%	125%	4.394
OPEN SCR PORCH	1993	192	D 110	7.673	Avg.	83%	100%	125%	7.961
BASEMENT.....	1993	128	D 110	2.822	Avg.	83%	100%	125%	2.928
ONE STORY FRAME	1993	64	D 110	5.158	Avg.	83%	100%	125%	5.351
2,368 SFLA							Outbuilding Total		20,634

Accpt Land 273,600 Accepted Bldg 297,200 Total 570,800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Name: BLIER, ALBERT C
BLIER, STACEY R
Map/Lot: 018-002-A
Account: 945 Card: 1 of 1 Location: 22 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Reference 1	B8362P0316
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	74,130.00	82,324	100%		82,324
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.10					Land Total	93,874

Dwelling Description / Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	178,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,520
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

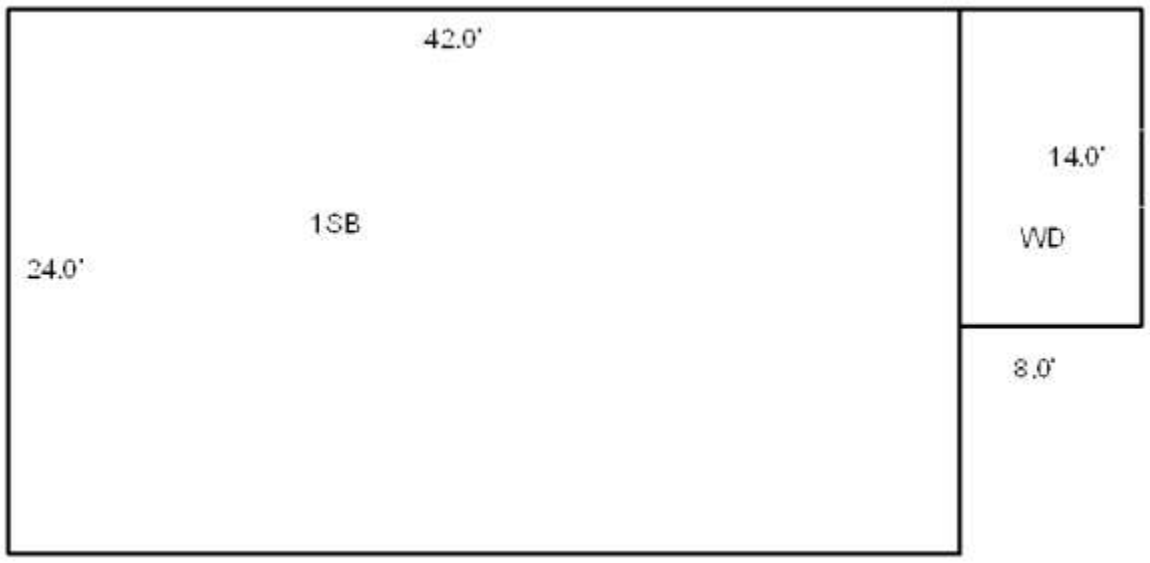
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	182,652

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	105%	155,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1989	112	C 100	1.403	Avg.	81%	100%	105%	1.193
Wood Deck	1989	160	C 100	2.005	Avg.	81%	100%	105%	1.705
1,008 SFLA							Outbuilding Total		2,898

Accpt Land 93,900 Accepted Bldg 158,200 Total 252,100


42.0'
14.0'
1SB
WD
24.0'
8.0'

Account: 946 Card: 1 of 1 Map/Lot: 018-055 Location: 10 WOODCOCK LN

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Gravel
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17977P859
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	08/25/2022
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description

				Replacement Cost New	
Ranch	One Story	816 Sqft	Grade C 105	Base	161,991
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,285
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,142
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

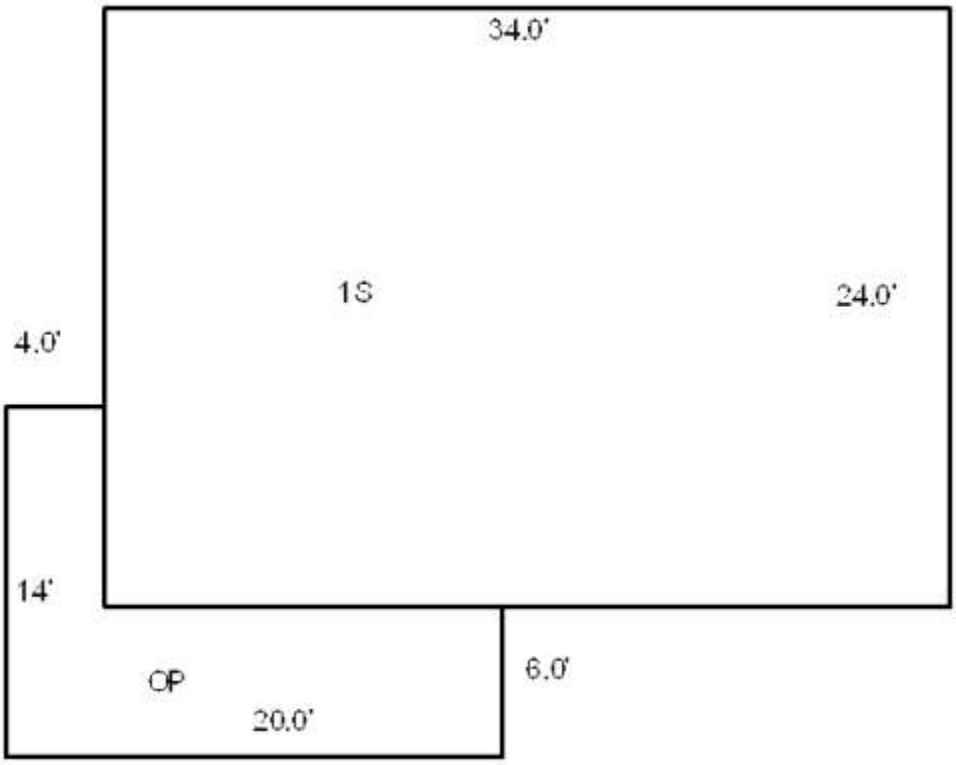
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	2005	GOOD	GOOD	Good	Typical	165,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	79%	100%	105%	137,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1959	152	C 105	6.745	Good	79%	100%	105%	5.595
Frame Shed	1959	128	C 105	2.103	Good	79%	100%	105%	1.744
816 SFLA						Outbuilding Total			7,339

Accpt Land	90,800	Accepted Bldg	144,600	Total	235,400


34.0'
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4.0'
14'
OP
20.0'
6.0'

Neighborhood 65 LYNN ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/13/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17016P446
Reference 2	LOT SIZE: .30
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	74,130.00	72,293	100%		72,293
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.30					Land Total	83,843

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,184 Sqft	Grade C 100	Base	200,935
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,552
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

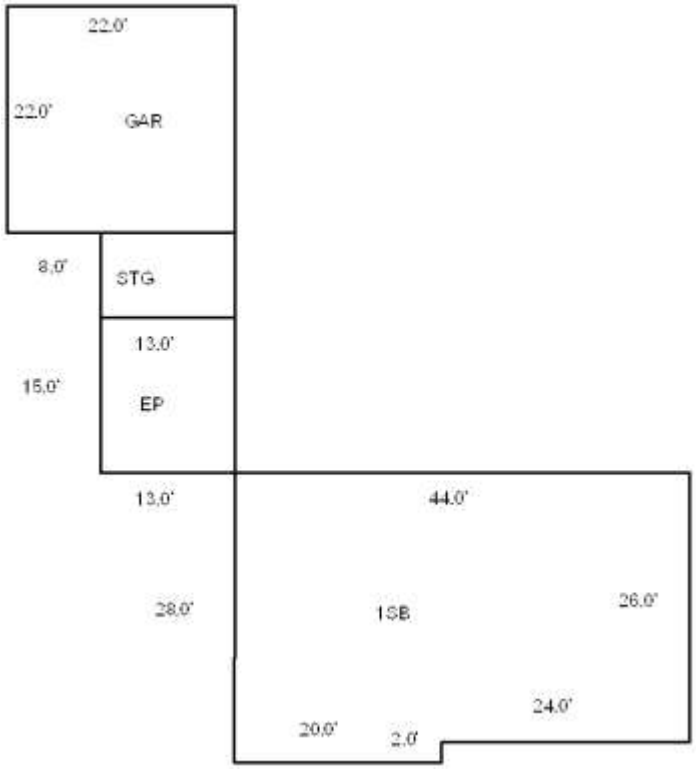
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	212,017

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	69%	100%	105%	153,606

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1965	484	C 100	18.034	Avg.	69%	100%	105%	13.065
STORAGE	1965	104	C 100	1.303	Avg.	69%	100%	105%	944
Encl Frame Porch	1965	195	C 100	15.538	Avg.	69%	100%	105%	11.257
Frame Shed	1965	160	C 100	2.504	Avg.	69%	100%	105%	1.814
1,184 SFLA							Outbuilding Total		27,080

Accpt Land	83,800	Accepted Bldg	180,700	Total	264,500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GAR
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STG
13.0'
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44.0'
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1SB
26.0'
24.0'
20.0'
2.0'

Name: ARCHER, JAYLAN
ARCHER, ROMAN
Map/Lot: 018-014
Account: 948 Card: 1 of 1 Location: 30 MEADER ST

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/27/2023
Sale Price	134,010
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B17509P716
Reference 2	LOT SIZE: .52
Tran/Land/Bldg	101 1 11
X.....	EST Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	74,130.00	76,381	100%		76,381
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.52					Land Total	87,931

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	462 Sqft	Grade C 100	Base	149,175
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	578
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,616
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

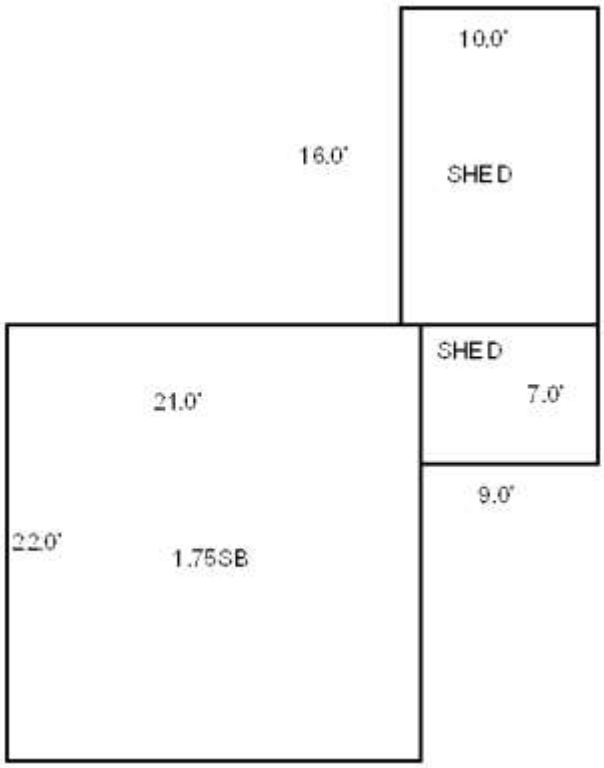
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	Old Type	Fair	Typical	151,369

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	97%	105%	84,793

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1940	160	D 100	2.003	Fair	55%	100%	105%	1.157
Frame Shed	1940	63	D 100	789	Fair	55%	100%	105%	456
1.50 ST GARAGE..	960	360	C 100	17.752	Fair	55%	97%	105%	9.945
808 SFLA							Outbuilding Total		11,558

Accpt Land	87,900	Accepted Bldg	96,400	Total	184,300


10.0'
16.0'
SHED
SHED
7.0'
21.0'
9.0'
22.0'
1.75SB

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Gravel
Reference 1	B5386P0088
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	109 1 11
X.....	B Y..... 0
Exemption(s)	1 30 17 Land Schedule 2

Sale Data

Sale Date	05/01/1990
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	78,185.00	88,947	100%		88,947
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.40					Land Total	99,397

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade B 100	Base	281,355
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	998
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% Forced Warm	Cooling	0% None	Heat	2,402
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

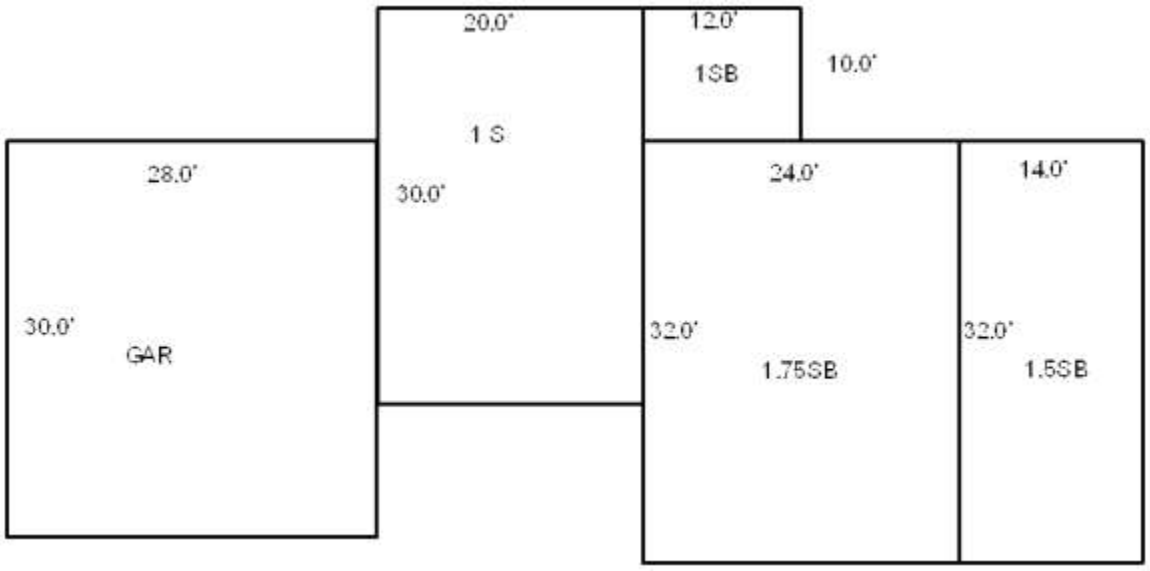
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1796	1930	GOOD	GOOD	Above Average	Typical	308,422

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	97%	95%	207,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1796	120	B 100	16.483	Avg+	73%	97%	95%	11.088
1.5 Story/BSMT	1796	448	B 100	86.155	Avg+	73%	97%	95%	57.956
Encl Frame Porch	2011	600	B 100	62.150	Avg+	73%	100%	95%	43.102
1/2S AD/GAR.....	2011	840	B 100	75.392	Avg+	73%	100%	95%	52.284
2,556 SFLA							Outbuilding Total		164,430

Accpt Land	99,400	Accepted Bldg	371,900	Total	471,300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1SB
10.0'
1 S
28.0'
30.0'
24.0'
14.0'
30.0'
GAR
32.0'
1.75SB
32.0'
1.5SB

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	RollingAbove Street	Sale Date	05/01/1990
Utilities	SepticWell & Septic	Sale Price	0
Street	Gravel	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B5386P0088		
Reference 2	LOT SIZE:1.4		
Tran/Land/Bldg	109 1 2		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 2		

Dwelling Description				Replacement Cost New	
Other	One Story	432 Sqft	Grade D 100	Base	66,580
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	86
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Units	Cooling	0% None	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

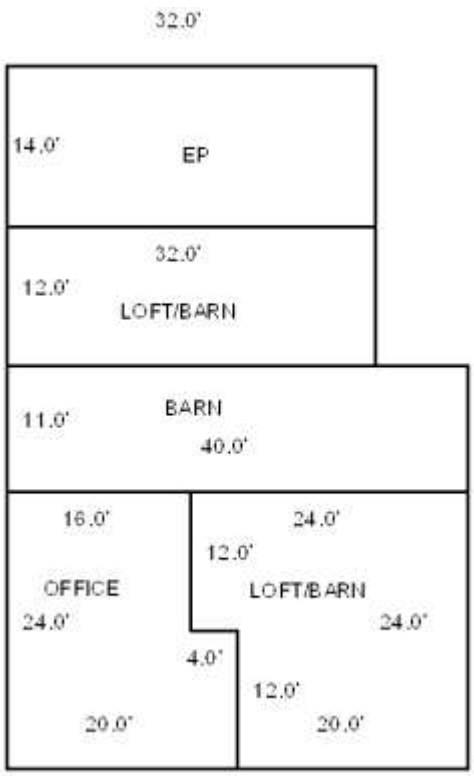
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	GOOD	GOOD	Below Average	Typical	66,666

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
STYLE.....	None	60%	75%	95%	28,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	448	D 100	28.558	Ava-	60%	100%	95%	16.278
1.25 ST BARN....	1900	384	D 100	12.706	Ava-	60%	100%	95%	7.243
1 ST BARN.....	1900	440	D 100	11.989	Ava-	60%	100%	95%	6.833
1 1/4 ST BARN	1900	528	D 100	17.035	Ava-	60%	100%	95%	9.710
432 SFLA							Outbuilding Total		40,064

Accpt Land		Accepted Bldg		Total	
	0		68,600		68,600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EP
32.0'
12.0'
LOFT/BARN
11.0'
BARN
40.0'
16.0'
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12.0'
OFFICE
LOFT/BARN
24.0'
24.0'
4.0'
12.0'
20.0'
20.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	99,400	371,900	471,300	99,400	371,900	471,300
2	0	68,600	68,600	0	68,600	68,600
TOTAL	99,400	440,500	539,900	99,400	440,500	539,900

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved

Reference 1	B4296P0037
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	576 Sqft	Grade C 100	Base	168,885
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

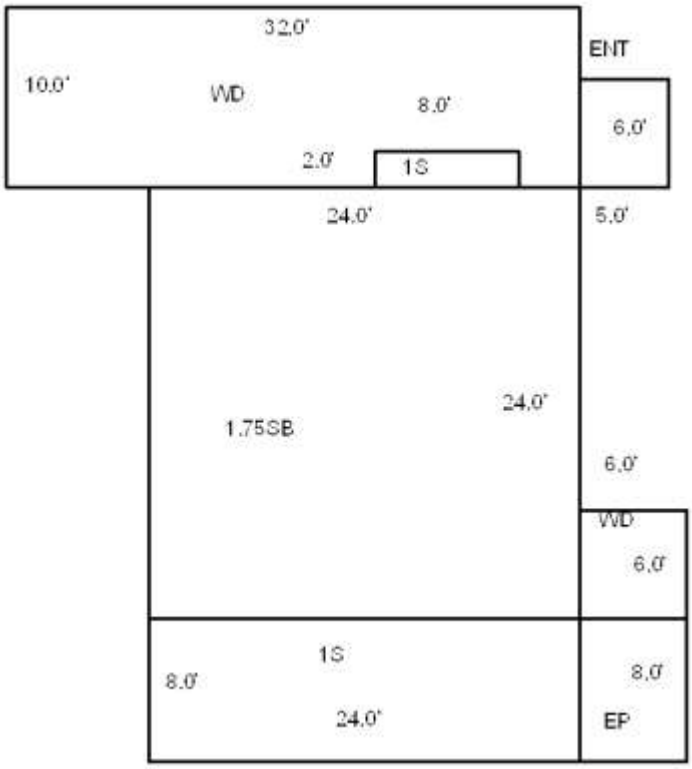
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	180,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	105%	142,296

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1978	320	C 100	4.010	Avg.	75%	100%	105%	3.158
1 STORY	1978	16	C 100	1.465	Avg.	75%	100%	105%	1.154
1 STORY	1978	192	C 100	17.583	Avg.	75%	100%	105%	13.846
Encl Frame Porch	1978	48	C 100	3.825	Avg.	75%	100%	105%	3.012
WOOD DECK	1978	36	C 100	451	Avg.	75%	100%	105%	355
BSMT ENTRY.....	1978	30	C 100	470	Avg.	75%	100%	105%	370
Frame Shed	1978	100	C 100	1.565	Avg.	75%	100%	105%	1.233
1,216 SFLA							Outbuilding Total		23,128

Accpt Land	98,900	Accepted Bldg	165,400	Total	264,300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8.0'
8.0'
24.0'
EP

Account: 951 Card: 1 of 1 Map/Lot: 001-029 Location: HIGH ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000 FORMER REST STOP
Reference 2	LOT SIZE: 2
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	75%	Size/Shape	69,132
Total Acres 2.00					Land Total	69,132

Accpt Land	69,100	Accepted Bldg	0	Total	69,100

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/05/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	LOT SIZE: .26
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	74,130.00	71,266	100%		71,266
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.26					Land Total	82,816

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,150 Sqft	Grade C 110	Base	227,101
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,898
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,795
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

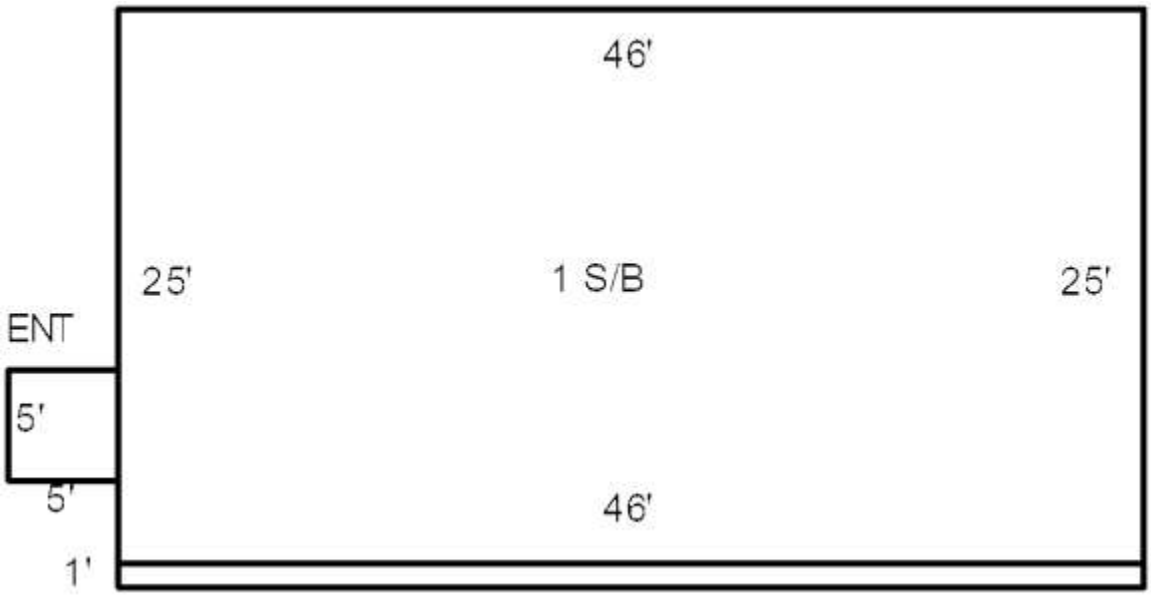
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	241,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	105%	245,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2020	46	C 110	4.634	Avg.	97%	100%	105%	4.720
BSMT ENTRY.....	2020	25	C 110	430	Avg.	97%	100%	105%	438
1,196 SFLA							Outbuilding Total		5,158

Accpt Land	82,800	Accepted Bldg	251,100	Total	333,900


46'
25'
1 S/B
25'
ENT
5'
5'
46'
1'

Map/Lot: 004-099
Account: 953 Card: 1 of 1 Location: 30 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:4.7
Tran/Land/Bldg 900 11 87
X..... 0 Y..... 0
Exemption(s) 6 0 0 Land Schedule 3

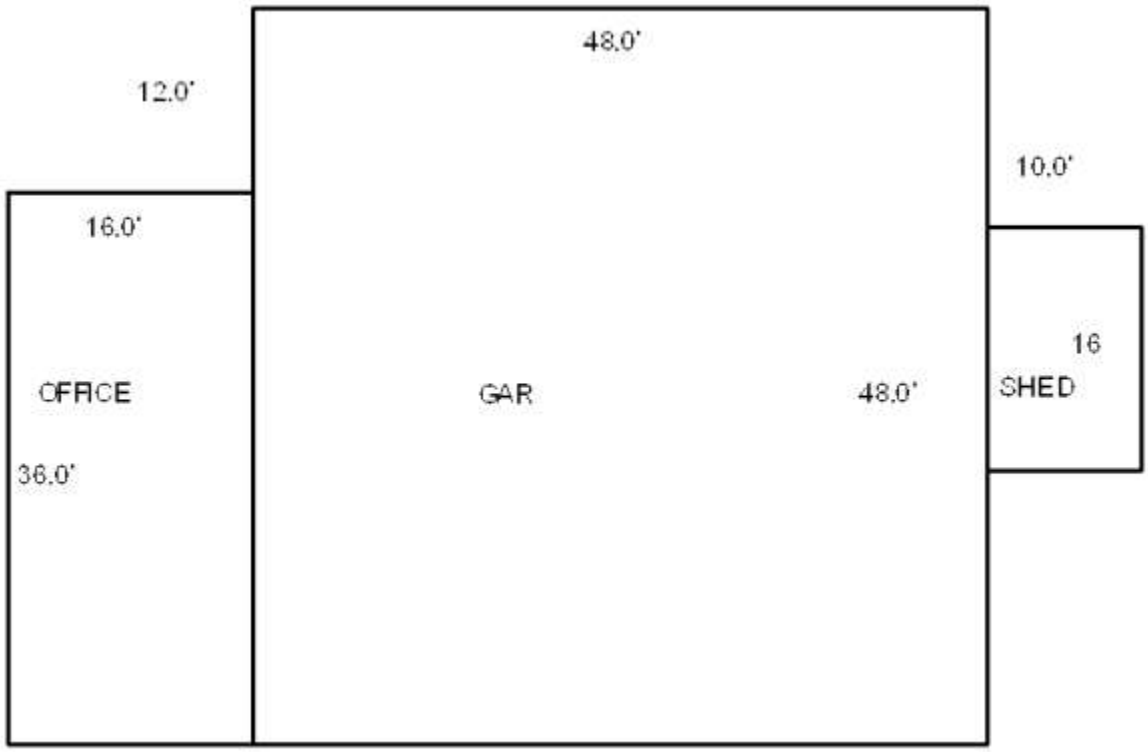
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
0.70	Acres-Rear Land 1-10	2,400.00	1,848	100%		1,848
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 4.70					Land Total	103,038

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FR COMML	1962	2880	C 100	172.823	Avg.	67%	100%	100%	115.791
Frame Shed	1962	160	C 100	2.504	Avg.	67%	100%	100%	1.678
SALT SHED	1962	1260	C 100	56.498	Avg.	67%	100%	100%	37.854
							Outbuilding Total		155,323

Accpt Land 103,000 Accepted Bldg 155,300 Total 258,300


48.0'
12.0'
10.0'
16.0'
16
OFFICE
GAR
48.0'
SHED
36.0'

Neighborhood 32 OTTER COVE LN

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Private

Reference 1 B11386P142
Reference 2 LOT SIZE: .15
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	210,000	204,797	100%		204,797
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.15					Land Total	218,547

Dwelling Description

				Replacement Cost New	
Ranch	One Story	766 Sqft	Grade C 100	Base	147,938
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	958
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,880
Heating	100% Forced Warm	Cooling	0% None	Heat	1,915
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

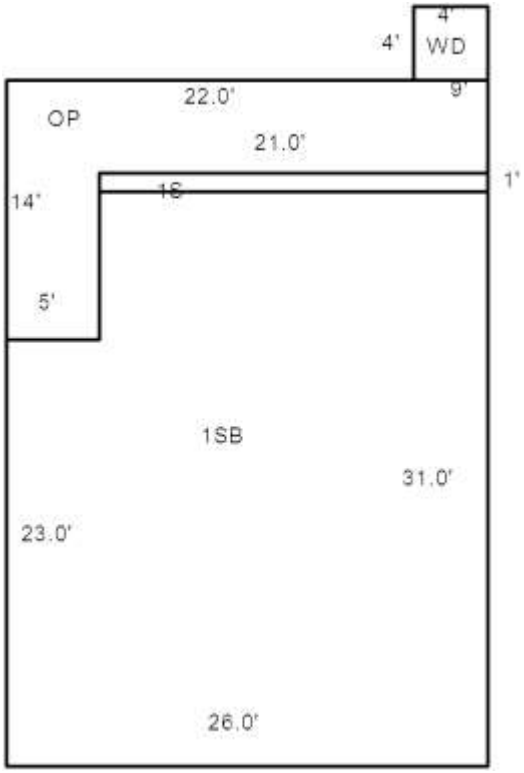
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	GOOD	GOOD	Above Average	Typical	170,611

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	125%	155,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN PORCH	0	191	C 100	8.193	Avg+	73%	100%	125%	7.476
1 STORY	0	21	C 100	1.923	Avg+	73%	100%	125%	1.755
Frame Shed	0	100	C 100	1.565	Avg.	67%	100%	125%	1.311
787 SFLA							Outbuilding Total		10,542

Accpt Land 218,500 Accepted Bldg 166,200 Total 384,700


4'
4'
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9'
22.0'
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21.0'
1'
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5'
1SB
31.0'
23.0'
26.0'

Map/Lot: 005-044
Account: 955 Card: 1 of 1 Location: 466 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B15640P468
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	576 Sqft	Grade C 95	Base	160,440
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	410
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,873
Rooms	5	HEARTHS		HEARTHS	760
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,016
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,748
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

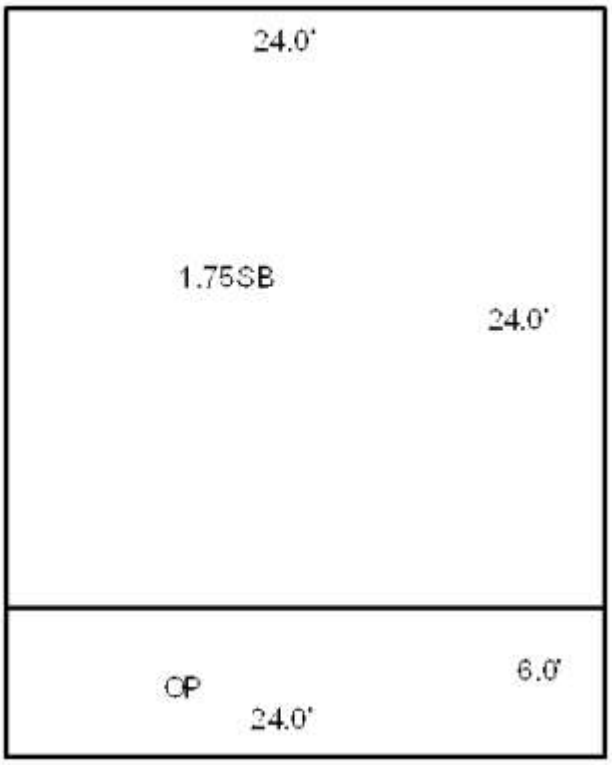
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Below Average	Typical	175,247

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	95%	99,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	0	144	C 95	5.781	Avg-	60%	100%	95%	3.296
Frame Shed	0	144	C 95	2.141	Avg-	60%	100%	95%	1.221
1,008 SFLA							Outbuilding Total		4,517

Accpt Land 101,400 Accepted Bldg 104,400 Total 205,800


24.0'
1.75SB
24.0'
6.0'
OP
24.0'

Name: PILLSBURY, DALE R. & KIMBERLY A. - PILLSBURY FAMILY REVOCABLE TRUST OF
Map/Lot: 014-025
Account: 956 Card: 1 of 1 Location: 63 PLEASANT ST

Neighborhood 12	PLEASANT ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B5142P0051
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	08/26/2022
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
1.20	Acres-Homesite (Fract)	74,130.00	83,043	100%		83,043
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.20					Land Total	94,593

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	690 Sqft	Grade C 100	Base	198,024
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,035
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,624
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

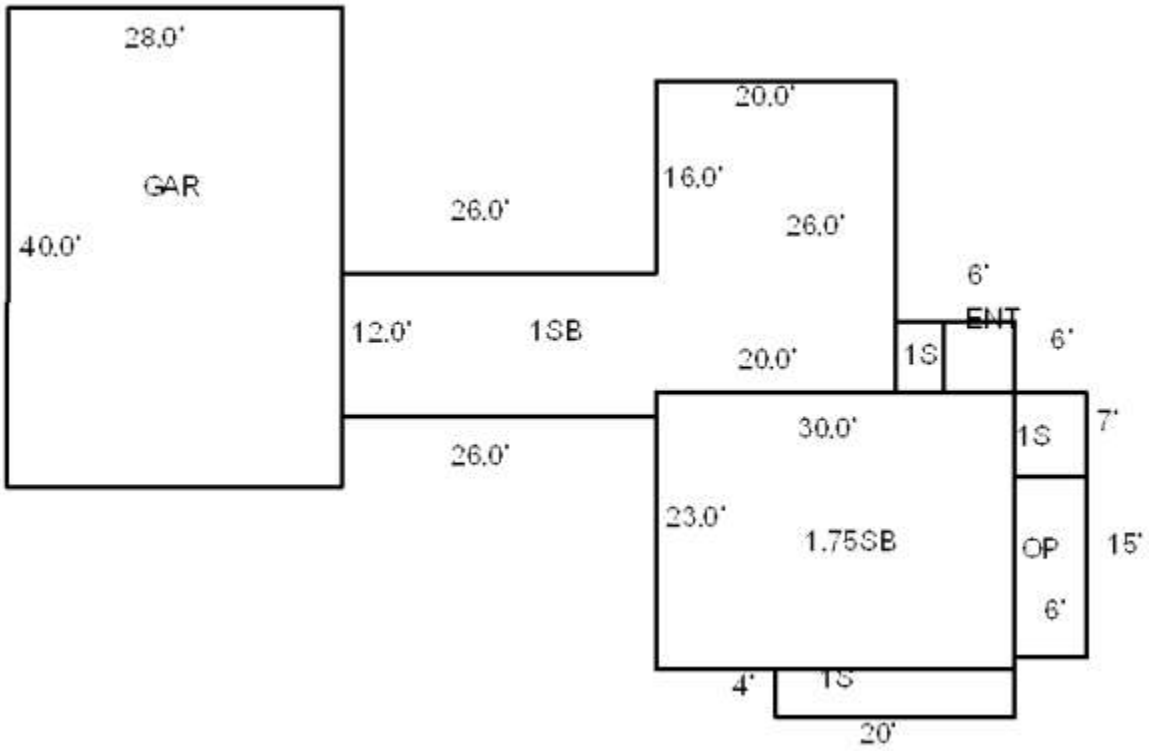
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	1989	GOOD	TYPICAL	Above Average	Typical	215,883

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	165,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1948	1120	C 100	40.936	Avg+	73%	100%	105%	31.377
1 Story/BSMT	1948	832	C 100	87.909	Avg+	73%	100%	105%	67.383
Wood Deck	1948	0	C 100	0	Avg+	73%	100%	105%	0
ONE STORY FRAME	1948	146	C 100	13.371	Avg+	73%	100%	105%	10.249
BSMT ENTRY.....	1948	36	C 100	563	Avg+	73%	100%	105%	432
Open Frame Porch	1948	90	C 100	3.803	Avg+	73%	100%	105%	2.915
Frame Garage	1948	414	C 100	15.513	Avg.	67%	100%	105%	10.914
Swimming Pool	2022	648	C 100	12.100	Avg.	98%	100%	105%	12.451
Frame Shed	2022	192	C 100	3.005	Avg.	98%	100%	105%	3.092
2,186 SFLA							Outbuilding Total		138,813

Accpt Land 94,600 Accepted Bldg 304,300 Total 398,900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GAR
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ENT
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30.0'
7'
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26.0'
23.0'
1.75SB
OP
15'
6'
4'
1S
20'

Name: POWERS, EDITH M
MORRIS, DANNIE

Map/Lot: 005-026-2
Account: 957 Card: 1 of 2 Location: 819 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	07/13/2016
Sale Price	162,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17274P779
Reference 2	LOT SIZE:4
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	17 1 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,120 Sqft	Grade D 100	Base	157,341
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,344
Fin. Basement Area	800 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,840
Heating	100% Units	Cooling	0% None	Heat	1,792
Rooms	4	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

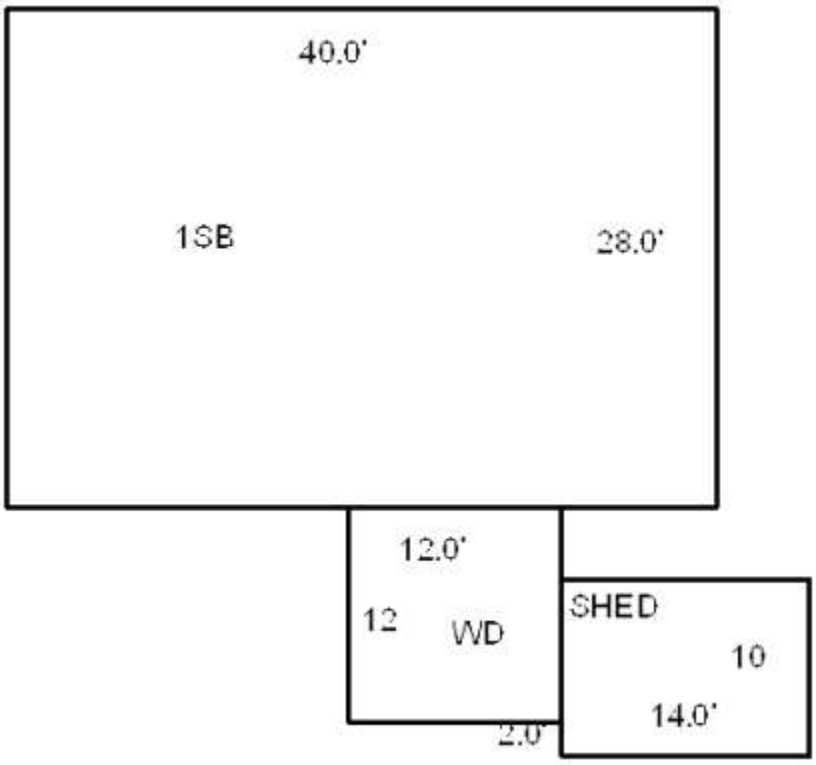
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Below Average	Typical	183,293

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
STYLE.....	None	66%	70%	95%	80,447

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1972	144	D 100	1.443	Ava-	66%	70%	95%	633
Frame Shed	1972	140	D 100	1.753	Ava-	66%	70%	95%	770
Frame Shed	1972	256	D 100	3.205	Ava-	63%	100%	95%	1.918
Frame Shed	1972	140	D 100	1.753	Ava-	63%	100%	95%	1.049
1,120 SFLA							Outbuilding Total		4,370

Accpt Land 107,500 Accepted Bldg 84,800 Total 192,300


40.0'
1SB
28.0'
12.0'
12
WD
SHED
10
14.0'
2.0'

Neighborhood 19	BEECH RIDGE RD		
Zoning/Use	FARM & FOREST		
Topography	Rolling		
Utilities	Well & SepticWell & Septic		
Street	Gravel		
Reference 1	B5383P0227		
Reference 2	LOT SIZE:4		
Tran/Land/Bldg	109 1 7		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

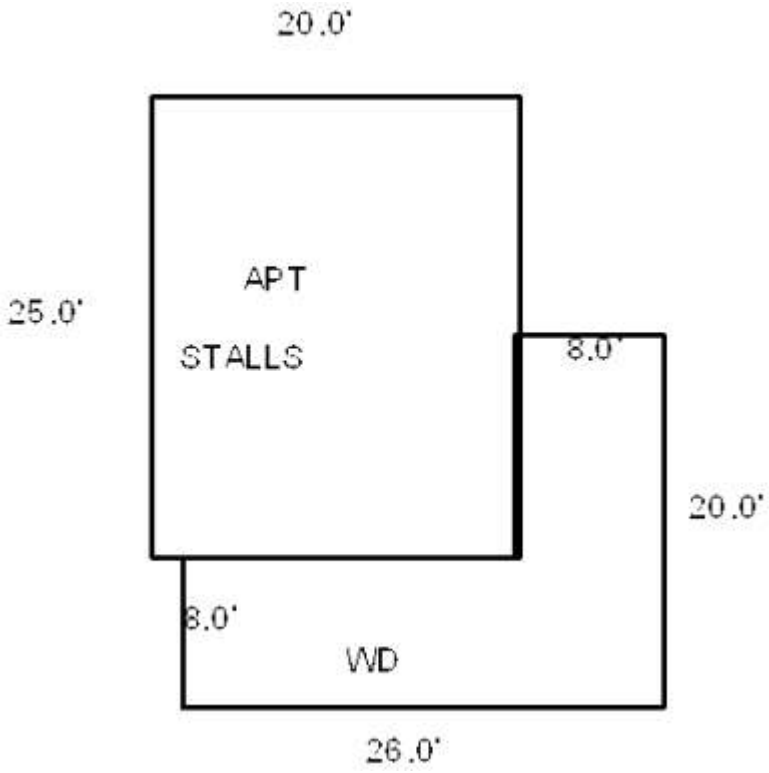
Sale Data

Sale Date	07/13/2016
Sale Price	162,000
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
APT/STALLS	1980	500	D 100	31.308	Avg.	74%	100%	95%	22.010
Wood Deck	1972	304	D 100	3.047	D Gr	74%	100%	95%	2.142
1,120 SFLA							Outbuilding Total		24,152

Accpt Land	0	Accepted Bldg	24,200	Total	24,200


20.0'
APT
25.0'
STALLS
8.0'
20.0'
8.0'
WD
26.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	107,500	84,800	192,300	107,500	84,800	192,300
2	0	24,200	24,200	0	24,200	24,200
TOTAL	107,500	109,000	216,500	107,500	109,000	216,500

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B5584P0177
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description / Replacement Cost New

Conventional	Two & 1/2 Story	884 Sqft	Grade B 100	Base	327,279
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,437
Fin. Basement Area	1160 Sqft, Grade B	Basement Gar	None	Fin Bsmt	29,858
Heating	100% HW BB	Cooling	0% None	Heat	8,619
Rooms	13				
Bedrooms	7	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

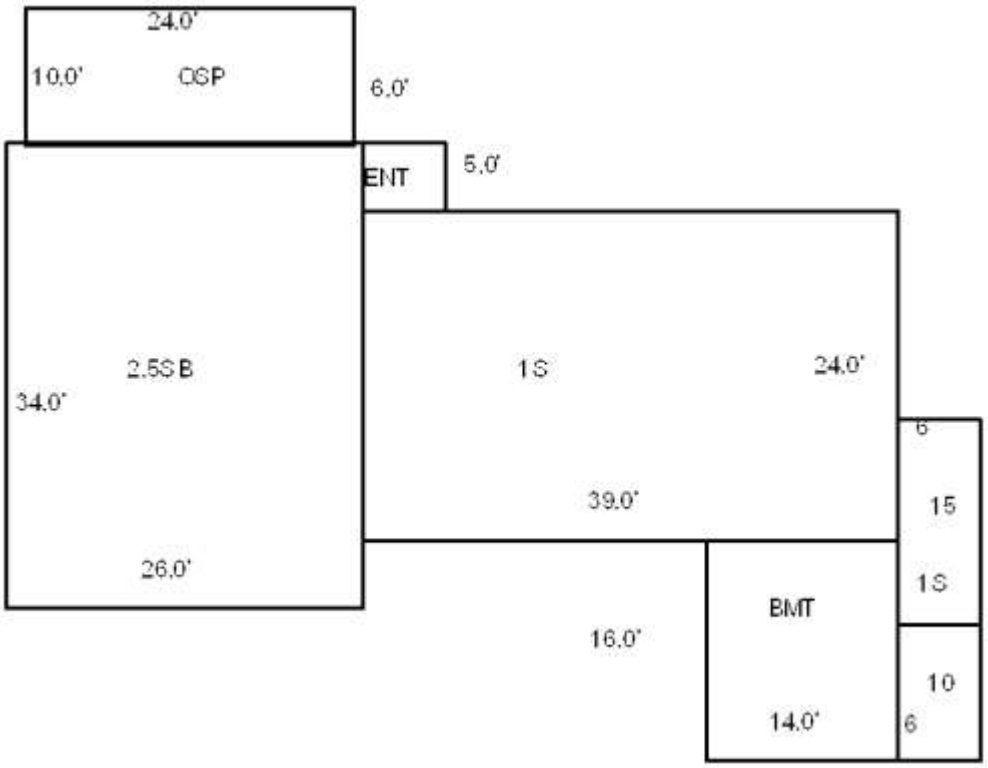
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	2000	TYPICAL	TYPICAL	Average	Typical	385,354

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	274,565

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1978	240	B 100	13.971	Avg.	75%	100%	95%	9.954
BSMT ENTRY.....	1978	30	B 100	611	Avg.	75%	100%	95%	435
1 Story/BSMT	1978	936	B 100	128.567	Avg.	75%	100%	95%	91.604
ONE STORY FRAME	1978	90	B 100	10.715	Avg.	75%	100%	95%	7.634
ONE STORY FRAME	1978	224	B 100	26.668	Avg.	75%	100%	95%	19.001
Open Frame Porch	1978	60	B 100	3.297	Avg.	75%	100%	95%	2.349
3,460 SFLA							Outbuilding Total		130,977

Accpt Land	101,400	Accepted Bldg	405,500	Total	506,900


24.0'
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6

Name: MASTRO, MICHAEL A JR
MASTRO, BARBARA
Map/Lot: 005-057
Account: 959 Card: 1 of 1 Location: 454 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
Reference 1	B2208P0198
Reference 2	LOT SIZE:48.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
24.90	Acres-Rear 21+	665.00	18,214	100%		18,214
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 48.90					Land Total	154,979

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,140 Sqft	Grade B 100	Base	346,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	741
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,853
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,669
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

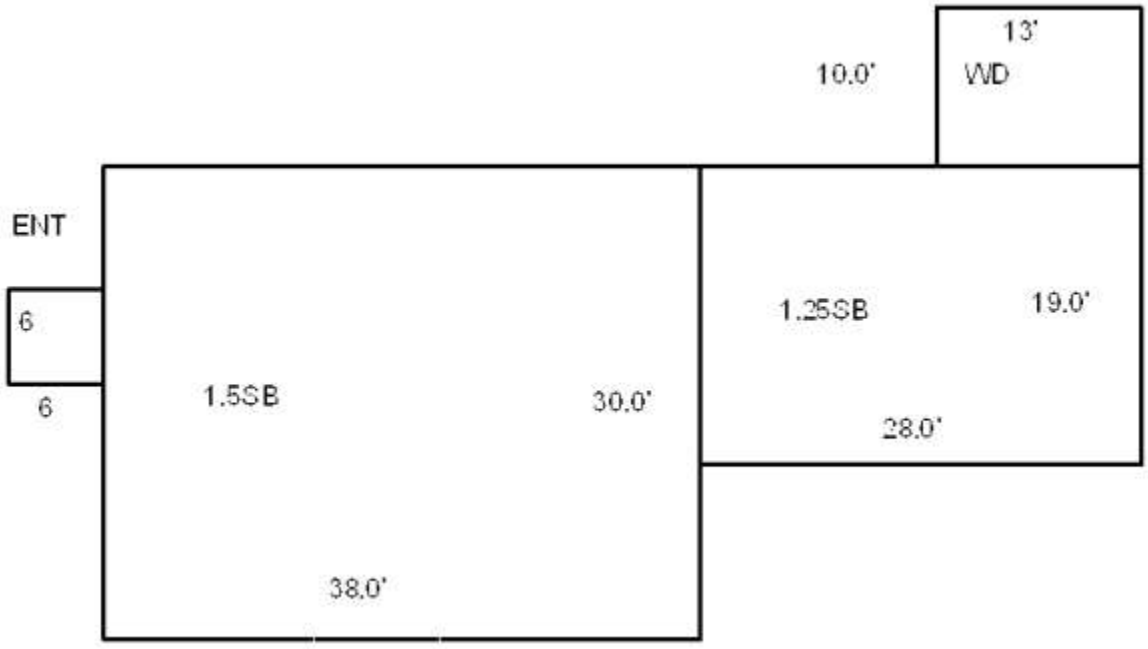
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Above Average	Typical	365,733

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	253,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	0	36	B 100	732	Avg+	73%	100%	95%	507
1 1/4 S/BSMT	0	532	B 100	76.374	Avg+	73%	100%	95%	52.965
Wood Deck	0	130	B 100	2.118	Avg+	73%	100%	95%	1.469
1.25 ST BARN....	0	1598	B 100	79.956	Avg.	67%	100%	95%	50.892
1.25 ST GARAGE..	0	1320	B 100	72.099	Avg.	67%	100%	95%	45.891
1,710 SFLA								Outbuilding Total	151,724

Accpt Land 155,000 Accepted Bldg 405,400 Total 560,400


13'
10.0'
WD
ENT
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1.5SB
30.0'
1.25SB
19.0'
28.0'
38.0'

Map/Lot: 014-007-1
Account: 960 Card: 1 of 1 Location: 58 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/19/2014
Sale Price	199,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16893P492
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade C 110	Base	207,087
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,960
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	Floor & Stairs			Attic	1,320
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

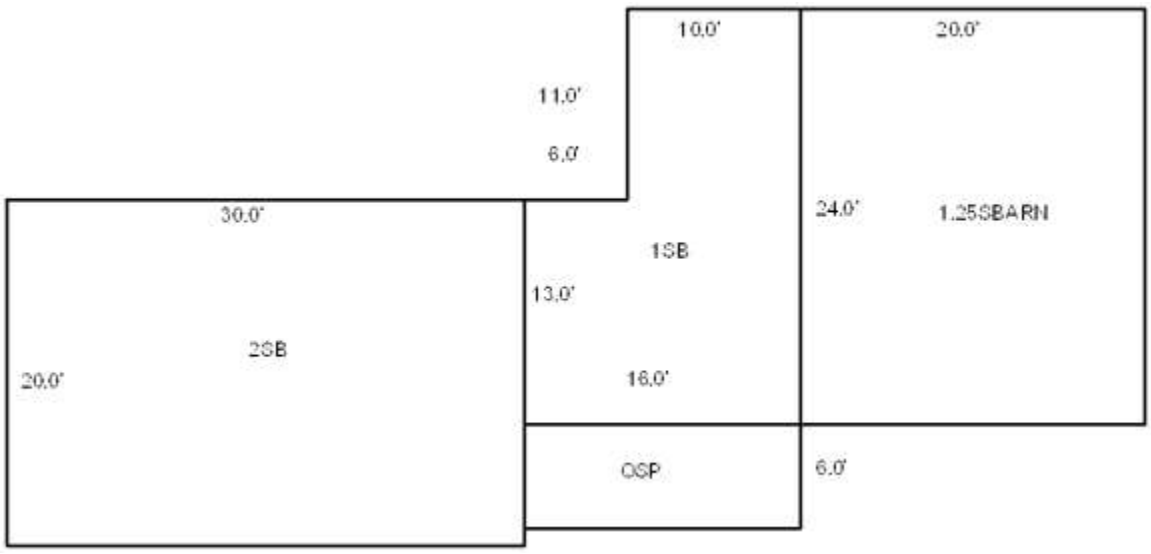
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1811	0	GOOD	GOOD	Above Average	Typical	219,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	168,412

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1960	318	C 110	36.960	Avg+	73%	100%	105%	28.330
OPEN SCR PORCH	1960	96	C 110	5.128	Avg+	73%	100%	105%	3.930
1.25 ST BARN....	1811	480	C 110	21.439	Avg+	73%	100%	105%	16.432
1,518 SFLA							Outbuilding Total		48,692

Accpt Land	87,600	Accepted Bldg	217,100	Total	304,700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11.0'
6.0'
30.0'
24.0'
1.25SBARN
1SB
13.0'
2SB
20.0'
16.0'
OSP
6.0'

Map/Lot: 003-109-06
Account: 961 Card: 1 of 1 Location: 51 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B12273P067
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Raised Ranch	Field3	828 Sqft	Grade C 100	Base	148,717
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,242
Fin. Basement Area	828 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,394
Heating	100% Electric	Cooling	0% None	Heat	1,035
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

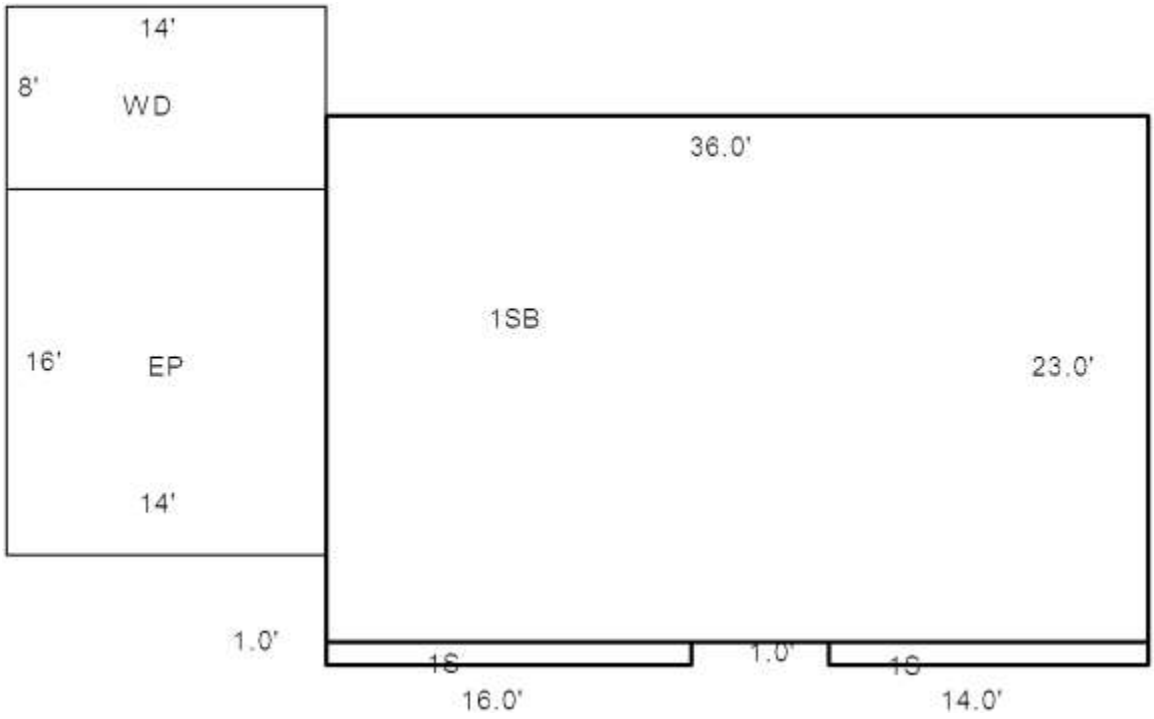
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	GOOD	GOOD	Above Average	Typical	175,308

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	105%	149,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1977	16	C 100	1.465	Avg+	81%	100%	105%	1.246
1 STORY	1977	14	C 100	1.282	Avg+	81%	100%	105%	1.090
Encl Frame Porch	1977	224	C 100	17.848	Avg+	81%	100%	105%	15.180
Frame Shed	1977	112	C 100	1.753	Avg.	73%	100%	105%	1.344
Frame Shed	1977	240	D 100	3.005	Avg.	73%	100%	105%	2.304
Frame Shed	1977	144	C 100	2.254	Avg.	73%	100%	105%	1.727
2S Frame Garage	2008	1008	C 100	58.011	Avg+	81%	75%	105%	37.004
Wood Deck	1977	112	C 100	1.403	Avg+	81%	100%	105%	1.193
858 SFLA							Outbuilding Total		61,088

Accpt Land 98,900 Accepted Bldg 210,200 Total 309,100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WD
36.0'
1SB
16'
EP
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16.0'
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14.0'

Name: MATHEWS, NELSON
MATHEWS, CORRINE B
Map/Lot: 004-025
Account: 962 Card: 1 of 1 Location: 162 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date 01/18/2017
Sale Price 170,800
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1 B17408P413
Reference 2 LOT SIZE:3.5
Tran/Land/Bldg 101 1 11
X..... IF Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	74,130.00	92,426	100%		92,426
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.50					Land Total	103,976

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	226,503
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,212
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

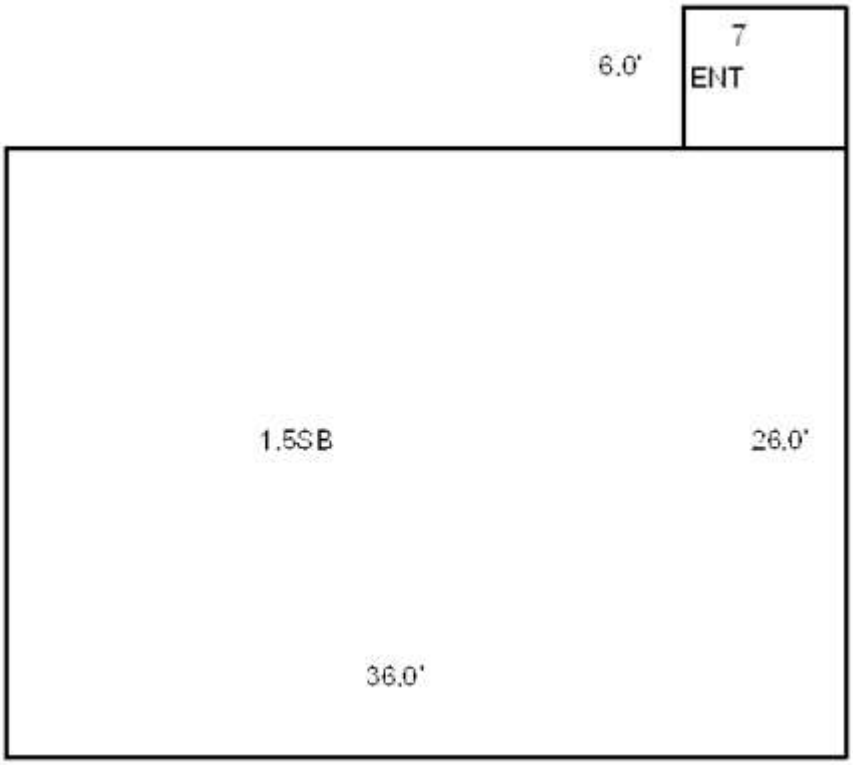
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	Old Type	Average	Typical	231,885

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	163,131

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1955	42	C 100	657	Avg.	67%	100%	105%	462
Frame Shed	1	144	D 100	1.803	Avg-	60%	100%	105%	1.136
1,404 SFLA							Outbuilding Total		1,598

Accpt Land 104,000 Accepted Bldg 164,700 Total 268,700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6.0'
ENT
1.5SB
26.0'
36.0'

Name: LETOURNEAU, JUSTIN
LETOURNEAU, NICOLE

Map/Lot: 014-023
Account: 963 Card: 1 of 1 Location: 51 PLEASANT ST

Neighborhood 12	PLEASANT ST
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17758P246
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	86 0 0 Land Schedule 4

Sale Data

Sale Date	07/18/2018
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description — Replacement Cost New

Ranch	One Story	1,536 Sqft	Grade C 100	Base	245,563
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,920
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,608
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

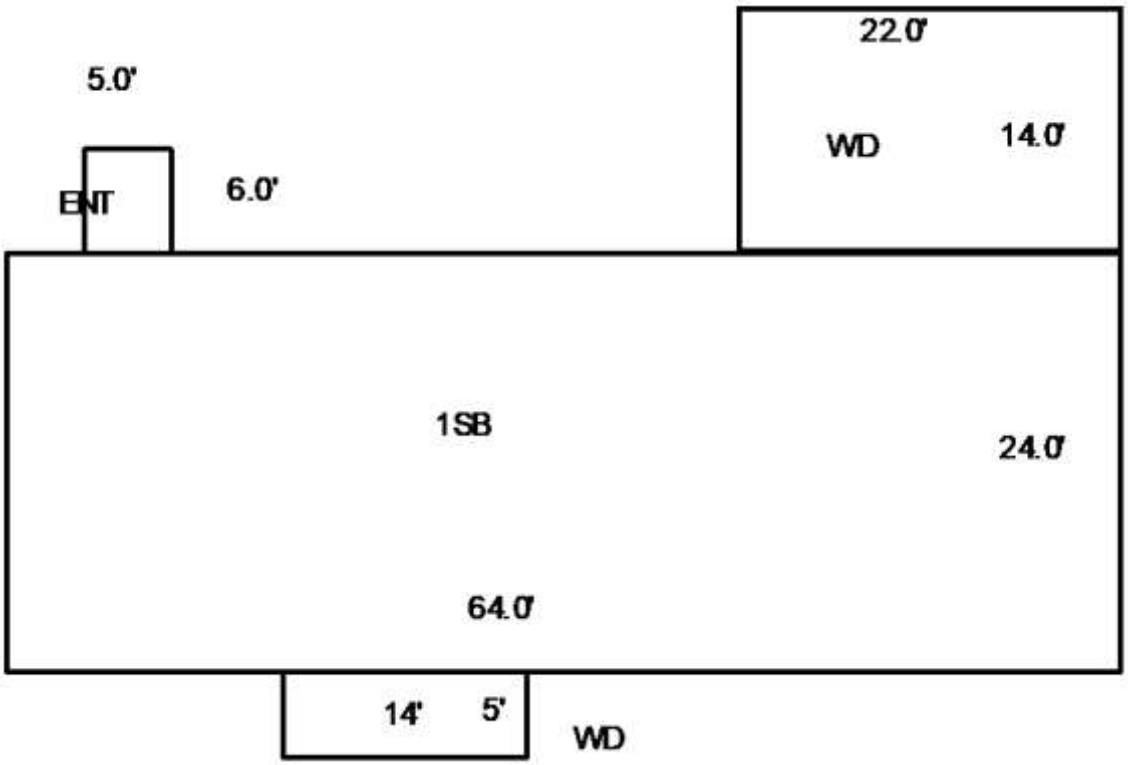
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Typical	252,091

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	177,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1957	30	C 100	470	Avg.	67%	100%	105%	331
Wood Deck	1957	308	C 100	3.859	Avg.	67%	100%	105%	2.715
Frame Garage	1957	336	C 100	12.704	Avg.	67%	100%	105%	8.938
1.25 ST BARN....	1967	2850	C 100	108.555	Avg.	67%	90%	105%	68.732
1.25 ST BARN....	1967	288	C 100	12.275	Avg.	67%	90%	105%	7.772
Frame Garage	1957	1728	D 100	50.264	Poor	50%	90%	105%	23.750
SOLAR CL3 /KW	2022			- - - - S O U N D V A L U E - - - -					15.000
WOOD DECK	1957	70	C 100	877	Avg.	67%	100%	105%	617
1,536 SFLA						Outbuilding Total			127,855

Accpt Land	96,500	Accepted Bldg	305,200	Total	401,700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14'
5'
WD

Name: LOVEJOY, DIANE L
LOVEJOY, KATHLEEN L
Map/Lot: 013-030
Account: 964 Card: 1 of 1 Location: 46 WEST SECOND ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	09/11/2008
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15514P034
Reference 2	LOT SIZE: .09
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.09	Acres-Homesite (Fract)	210,000	194,598	100%		194,598
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.09					Land Total	208,348

Dwelling Description

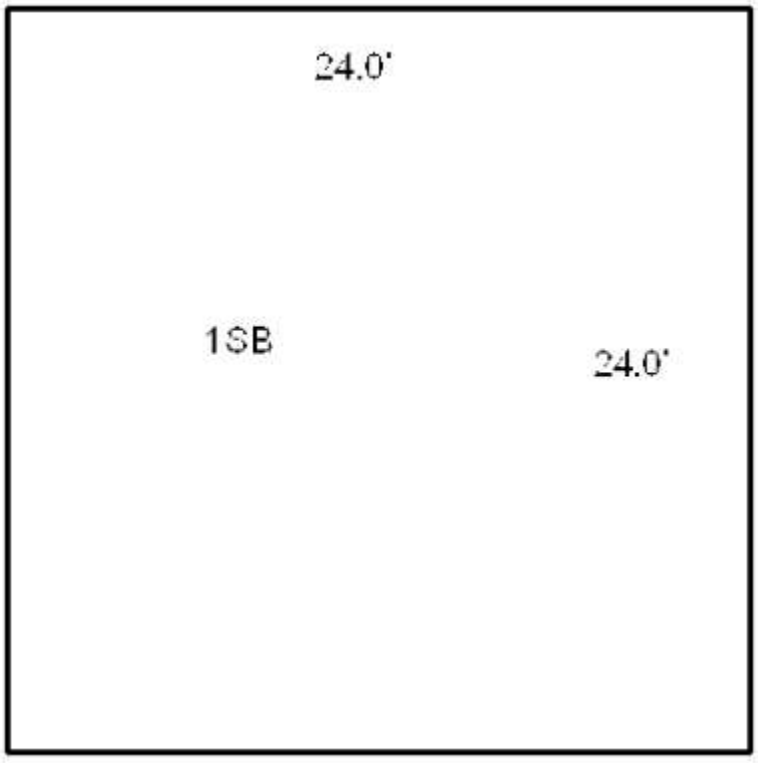
				Replacement Cost New	
Log Home	One Story	576 Sqft	Grade D 110	Base	99,079
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 1/2 Bmt	Basement	380
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,014
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,324
Insulation	None	SFLA	576	Insulation	-507
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
Old	0	OLD TYPE	Old Type	Average	Typical	105,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	88,180

Accpt Land	208,300	Accepted Bldg	88,200	Total	296,500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Name: WYMAN, JOSEPH D
WYMAN, DONNA M

Map/Lot: 017-037
Account: 965 Card: 1 of 1 Location: 4 SUNSET AVE

Neighborhood 37 SUNSET AV

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/15/2013
Sale Price	140,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16675P279
Reference 2	LOT SIZE: .43
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	74,130.00	74,943	100%		74,943
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.43					Land Total	86,493

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,070 Sqft	Grade C 100	Base	186,481
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,605
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,210
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	OLD TYPE	Old Type	Average	Typical	191,296

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	100%	105%	140,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1967	480	C 100	17.890	Avg.	70%	100%	105%	13.149
Wood Deck	1967	144	C 100	1.804	Avg.	70%	100%	105%	1.326
1,070 SFLA							Outbuilding Total		14,475

Accpt Land	86,500	Accepted Bldg	155,100	Total	241,600

12.0'
50.0'
25.0'
GAR
1SB
25.0'
15.0'
24.0'
38.0'

Map/Lot: 004-011
Account: 966 Card: 1 of 1 Location: 58 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date 09/30/2019
Sale Price 0
Sale Type Land & Buildings
Financing
Verified Buyer
Validity Related Parties

Reference 1 B18058P625
Reference 2 LOT SIZE: 2.74
Tran/Land/Bldg 103 1 9
X..... OB Y..... 0
Exemption(s) Land Schedule 1

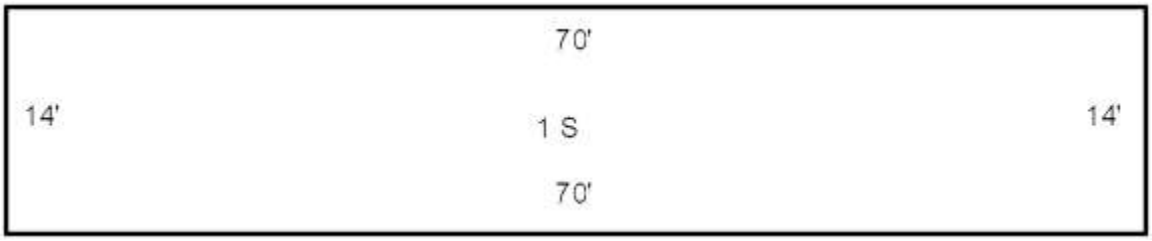
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.74	Acres-Homesite (Fract)	72,675.00	88,420	100%		88,420
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.74					Land Total	104,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1977	14X70	B 100	31.460	Avg+	55%	100%	95%	16.438
2.00 ST BARN....	1975	960	C 100	50.022	Avg.	72%	100%	95%	34.215
1.25 ST SHED....	1900	390	C 100	7.020	Avg.	67%	100%	95%	4.468
WAREHOUSE STEEL	2020	1800	C 100	53.802	Avg.	97%	100%	95%	49.579
980 SFLA								Outbuilding Total	104,700

Accpt Land 104,100 Accepted Bldg 104,700 Total 208,800


70'
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Neighborhood 45	OLD COUNTY
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	FIELD REV NEEDED
Reference 1	B17776P353
Reference 2	LOT SIZE: .53
Tran/Land/Bldg	101 1 11
X.....	COND Y..... 2020
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	08/10/2018
Sale Price	188,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	74,130.00	76,527	100%		76,527
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.53					Land Total	88,077

Dwelling Description

Ranch	One Story	1,120 Sqft	Grade C 100	Base	192,820
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,360
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

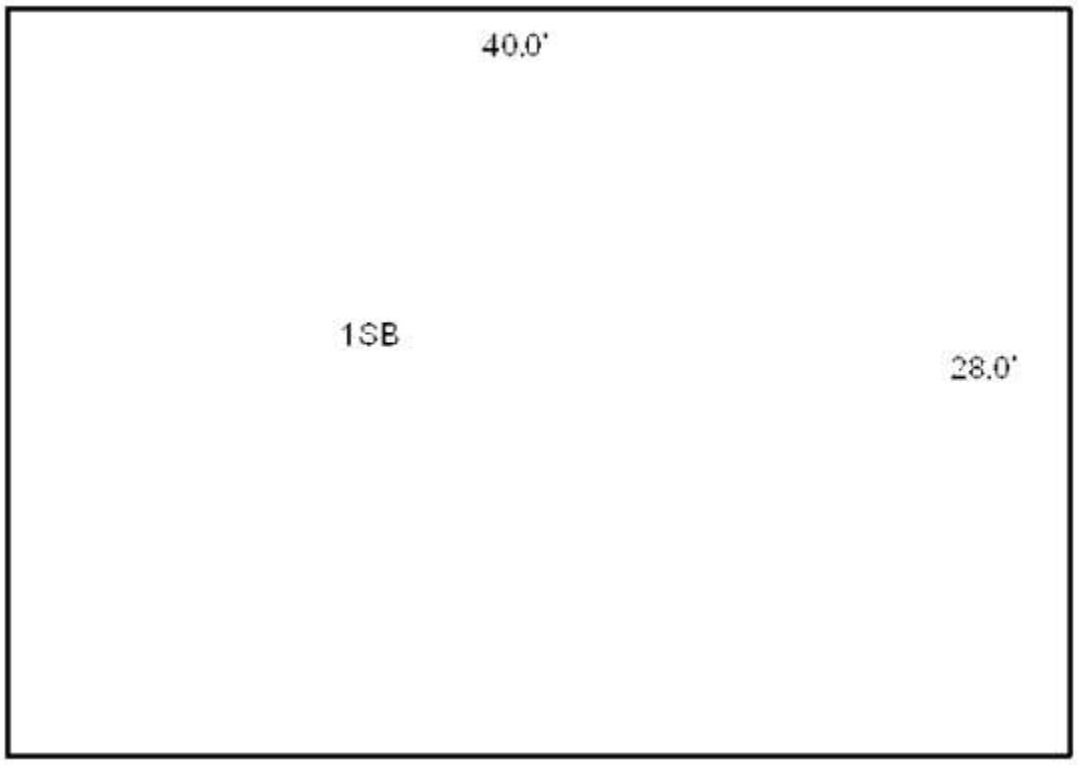
Replacement Cost New

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	TYPICAL	TYPICAL	Average	Typical	198,380

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	139,560

Accpt Land	88,100	Accepted Bldg	139,600	Total	227,700


40.0'
1SB
28.0'

Name: BEAUPRE, MICHAEL A
CHICK, LYNNE P
Map/Lot: 018-071
Account: 968 Card: 1 of 2 Location: 10 MILL LN

Neighborhood 50 MILL LANE

Zoning/Use COMMERCIAL
Topography RollingAbove Street
Utilities All Public
Street Gravel

Sale Data

Sale Date	07/15/2003
Sale Price	130,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1 B13180P320
Reference 2 LOT SIZE:0.4
Tran/Land/Bldg 109 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	70,600.00	70,860	100%		70,860
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.40					Land Total	81,860

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	560 Sqft	Grade C 100	Base	169,441
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Forced Warm	Cooling	0% None	Heat	686
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

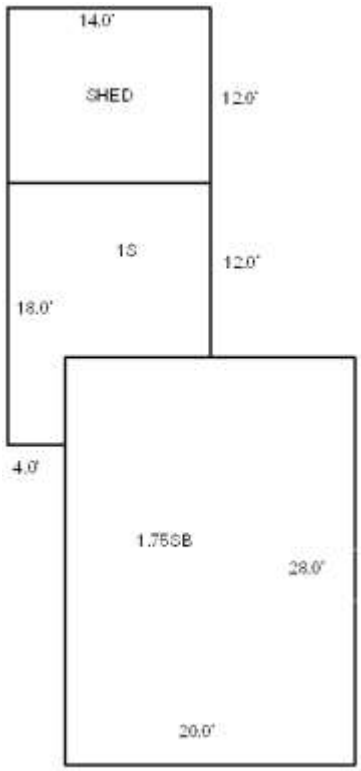
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1930	TYPICAL	TYPICAL	Fair	Inadeq.	170,687

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	55%	95%	100%	89,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1900	192	C 100	17.583	Fair	55%	95%	100%	9.187
Frame Shed	1900	168	C 100	2.629	Fair	55%	95%	100%	1.374
1,172 SFLA							Outbuilding Total		10,561

Accpt Land 81,900 Accepted Bldg 99,700 Total 181,600


14.0'
SHED
12.0'
1S
12.0'
18.0'
4.0'
1.75SB
28.0'
20.0'

Neighborhood 50	MILL LANE
Zoning/Use	COMMERCIAL
Topography	RollingAbove Street
Utilities	All Public
Street	Gravel

Sale Data

Sale Date	07/15/2003
Sale Price	130,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B10909P295
Reference 2	LOT SIZE:0.4
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Dwelling Description

Conventional	One & 3/4 Story	572 Sqft	Grade C 100	Base	171,557
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Forced Warm	Cooling	0% None	Heat	701
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

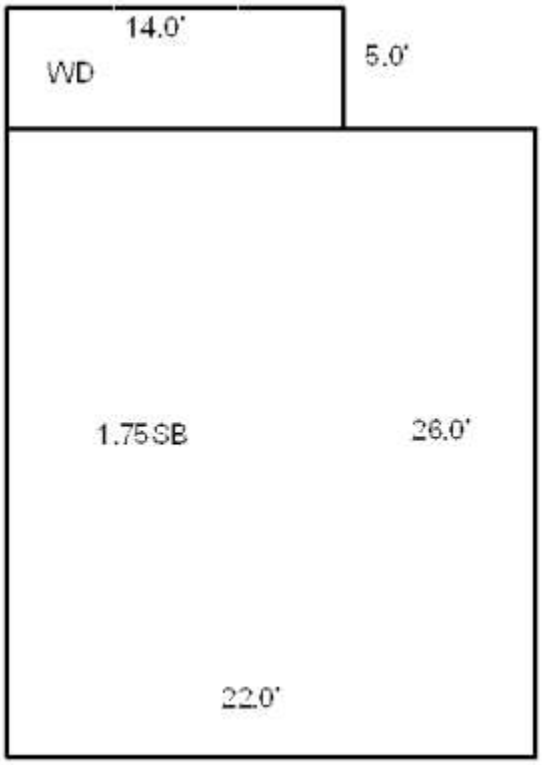
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1930	TYPICAL	TYPICAL	Fair	Inadeq.	172,830

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	55%	95%	100%	90,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	70	C 100	877	Fair	55%	95%	100%	458
1,001 SFLA							Outbuilding Total		458

Accpt Land	0	Accepted Bldg	90,800	Total	90,800


14.0'
WD
5.0'
1.75 SB
26.0'
22.0'

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	81,900	99,700	181,600	81,900	99,700	181,600
2	0	90,800	90,800	0	90,800	90,800
TOTAL	81,900	190,500	272,400	81,900	190,500	272,400

Map/Lot: 002-009
Account: 969 Card: 1 of 1 Location: 134 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B11183P287
Reference 2 LOT SIZE: 50
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
26.00	Acres-Rear 21+	735.00	21,021	100%		21,021
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 50.00					Land Total	173,594

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	660 Sqft	Grade C 110	Base	211,836
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,176
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

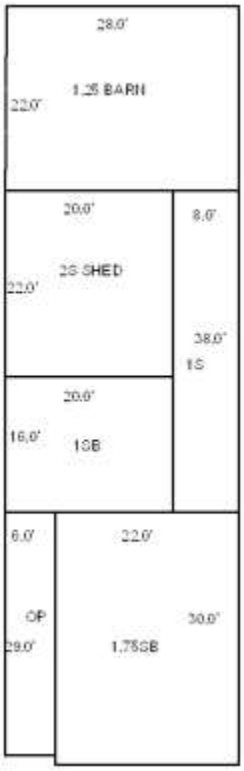
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1980	TYPICAL	Old Type	Average	Typical	222,426

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	105%	151,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1860	616	C 110	62.054	Avg.	67%	97%	105%	42.345
2S Frame Shed	1860	440	C 110	11.892	Avg.	67%	97%	105%	8.115
ONE STORY FRAME	1860	304	C 110	30.624	Avg.	67%	97%	105%	20.898
1 Story/BSMT	1860	320	C 110	37.192	Avg.	67%	97%	105%	25.380
Open Frame Porch	1860	174	C 110	8.088	Avg.	67%	97%	105%	5.519
Swimming Pool	1980	1	C 100	12.100	Avg.	99%	100%	105%	12.578
RIDING RING.....	1980	7200	C 110	310.068	Avg.	67%	97%	105%	211.590
STABLE	1980	4200	C 110	145.983	Avg.	67%	97%	105%	99.619
Frame Shed	1860	680	D 100	8.514	Fair	55%	100%	105%	4.917
2,395 SFLA							Outbuilding Total		430,961

Accpt Land 173,600 Accepted Bldg 582,700 Total 756,300


28.0'
1.25 BARN
22.0'
20.0'
8.0'
22.0'
38.0'
1S
20.0'
16.0'
1SB
6.0'
22.0'
OP
30.0'
29.0'
1.75SB

Name: ALLEN, ABNER J
ALLEN, JOANNA L
Map/Lot: 008-042-2
Account: 970 Card: 1 of 1 Location: 302 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B9307P0344
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	936 Sqft	Grade C 100	Base	169,492
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	140 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,772
Heating	100% HW BB	Cooling	0% None	Heat	2,808
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	182,526

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	128,316

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1976	364	C 100	13.713	Avg.	74%	100%	95%	9.641
Shed.....	1976	64	C 100	1.002	Avg.	74%	100%	95%	704
936 SFLA							Outbuilding Total		10,345

Accpt Land 107,500 Accepted Bldg 138,700 Total 246,200

14.0'
36.0'
26.0'
26.0'
GAR
1SB

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/01/2017
Sale Price	131,666
Sale Type	Land & Buildings
Financing	Unknown
Verified	Lender
Validity	Distressed Sale

Reference 1	B17475P308
Reference 2	LOT SIZE:2.69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.69	Acres-Homesite (Fract)	76,500.00	86,681	100%		86,681
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.69					Land Total	97,681

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,040 Sqft	Grade C 100	Base	177,861
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	988 Sqft, Grade D	Basement Gar	None	Fin Bsmt	15,650
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

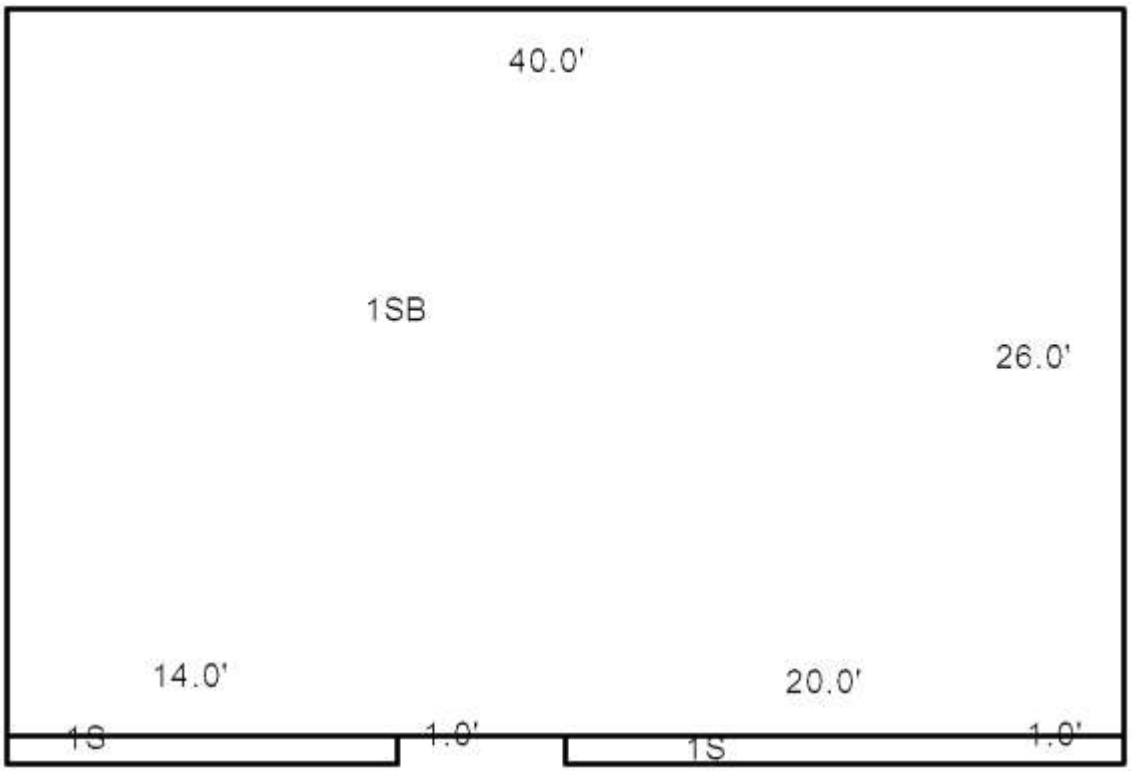
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	GOOD	TYPICAL	Average	Typical	201,631

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	65%	100%	104,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1988	468	C 100	5.864	Avg.	80%	65%	100%	3.049
1 STORY	1988	14	C 100	1.282	Avg.	80%	65%	100%	667
1 STORY	1988	20	C 100	1.832	Avg.	80%	65%	100%	953
1.25 ST BARN....	1940	1189	D 100	36.908	Poor	45%	10%	100%	1.661
1,074 SFLA								Outbuilding Total	6,330

Accpt Land	97,700	Accepted Bldg	111,200	Total	208,900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1SB
26.0'
14.0'
20.0'
1S
1.0'
1S
1.0'

Neighborhood 12	PLEASANT ST
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B6699P0009
Reference 2	LOT SIZE: .29
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	74,130.00	72,049	100%		72,049
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.29					Land Total	83,599

Dwelling Description / Replacement Cost New

Conventional	Two Story	480 Sqft	Grade C 100	Base	170,562
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,400
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

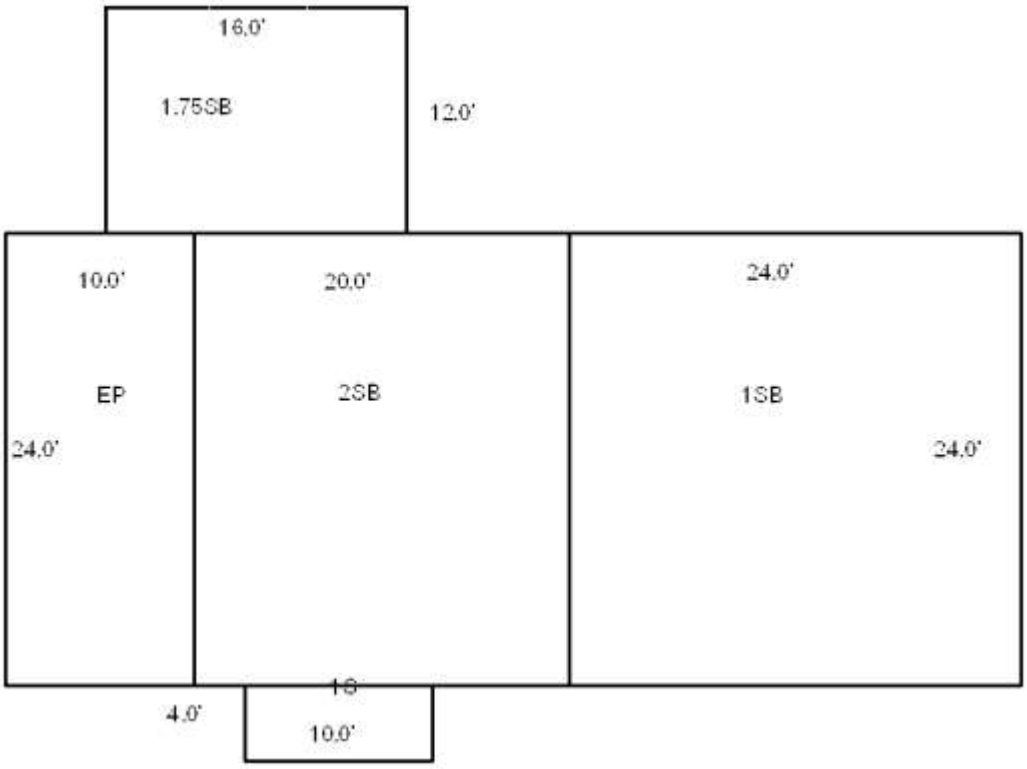
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1986	TYPICAL	TYPICAL	Below Average	Typical	184,002

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	105%	115,921

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 Story/BSMT	1860	192	C 100	30.430	Avg-	60%	100%	105%	19.171
Encl Frame Porch	1860	240	C 100	19.123	Avg-	60%	100%	105%	12.048
1 Story/BSMT	1860	576	C 100	60.860	Avg-	60%	100%	105%	38.342
ONE STORY FRAME	1860	40	C 100	3.663	Avg-	60%	100%	105%	2.308
Frame Shed	2011	384	C 100	6.010	Avg.	92%	100%	105%	5.805
1,912 SFLA							Outbuilding Total		77,674

Accpt Land	83,600	Accepted Bldg	193,600	Total	277,200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12.0'
10.0'
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24.0'
EP
2SB
1SB
24.0'
24.0'
1S
4.0'
10.0'

Name: STEWART, JONATHAN
STEWART, ANNE C
Map/Lot: 011-017
Account: 973 Card: 1 of 1 Location: 24 WEST FIFTY SECOND ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities SepticWell & Septic
Street Gravel

Reference 1 B7556P0335
Reference 2 LOT SIZE:0.93
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	210,000	246,399	100%		246,399
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
0.31	Acres-Rear Land 1-10	7,000.00	2,387	100%		2,387
Total Acres 0.93					Land Total	262,536

Dwelling Description

				Replacement Cost New	
Conventional	Three Story	704 Sqft	Grade C 95	Base	217,757
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	836
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,016
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	12,540
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

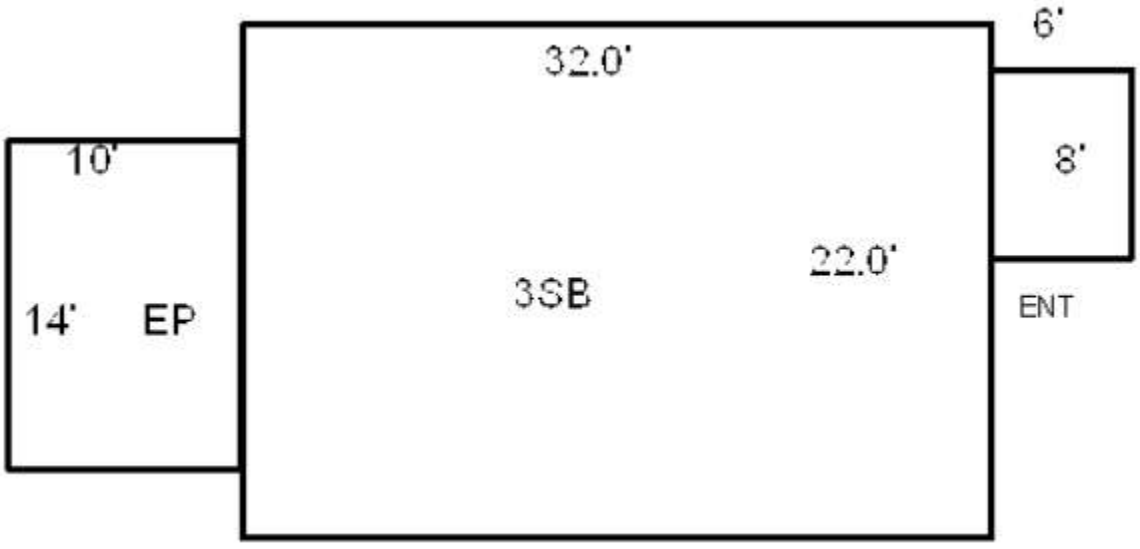
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	1995	TYPICAL	TYPICAL	Average	Typical	236,149

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	125%	218,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1976	48	C 95	713	Avg.	74%	100%	125%	660
2S Encl Fr Porch	1976	140	C 95	18,320	Avg.	74%	100%	125%	16,946
Wood Deck	1976	64	D 100	642	Avg-	66%	100%	125%	530
1.25 ST GARAGE..	1985	728	C 100	30,940	Avg.	77%	100%	125%	29,780
Frame Shed	1960	252	D 100	3,155	Avg-	60%	100%	125%	2,366
2,112 SFLA							Outbuilding Total		50,282

Accpt Land 262,500 Accepted Bldg 268,700 Total 531,200


32.0'
6'
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8'
22.0'
3SB
14'
EP
ENT

Neighborhood 64 BOYLE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B11517P289
Reference 2 LOT SIZE:1.9
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite (Fract)	72,675.00	85,242	100%		85,242
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.90					Land Total	100,917

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	175,985
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Electric	Cooling	0% None	Heat	1,200
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

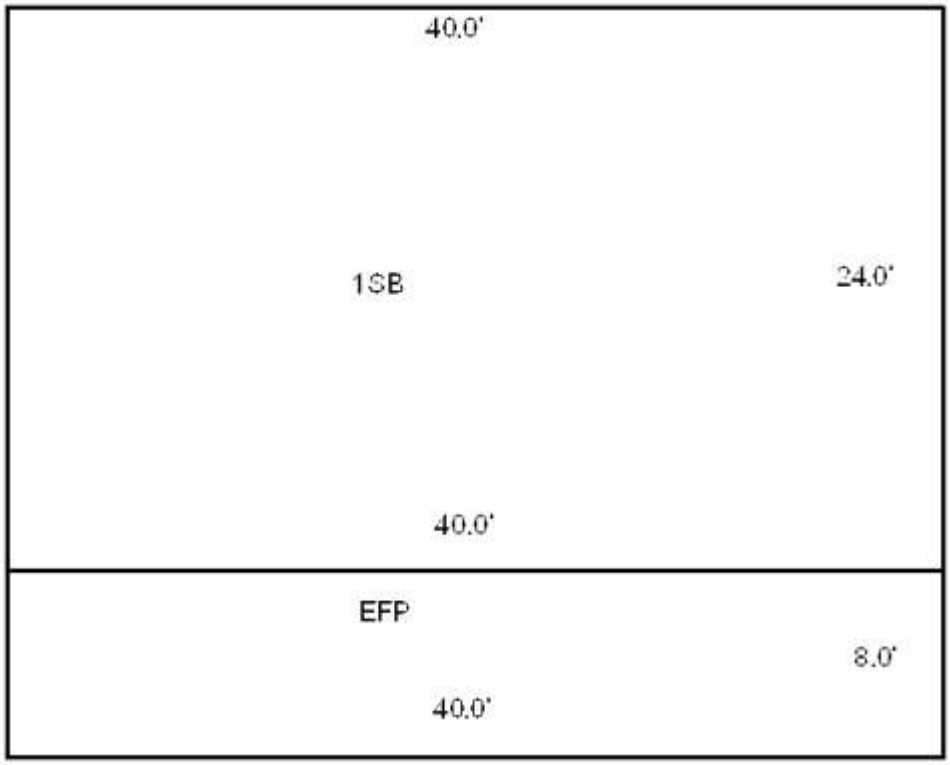
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Above Average	Typical	193,805

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	149,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1979	256	C 100	3.208	Avg.	74%	100%	95%	2.255
Frame Shed	1979	260	C 100	4.069	Avg-	68%	100%	95%	2.629
Frame Shed	1979	144	C 100	2.254	Avg-	68%	100%	95%	1.456
Open Frame Porch	2005	320	C 100	13.523	Good	93%	100%	95%	11.947
960 SFLA							Outbuilding Total		18,287

Accpt Land 100,900 Accepted Bldg 167,400 Total 268,300


40.0'
1SB
24.0'
40.0'
EFP
8.0'
40.0'

Neighborhood 65 LYNN ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B10661P225
Reference 2	LOT SIZE: .28
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	74,130.00	71,796	100%		71,796
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.28					Land Total	83,346

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	1,196 Sqft	Grade C 110	Base	202,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,645
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	3,947
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,904
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

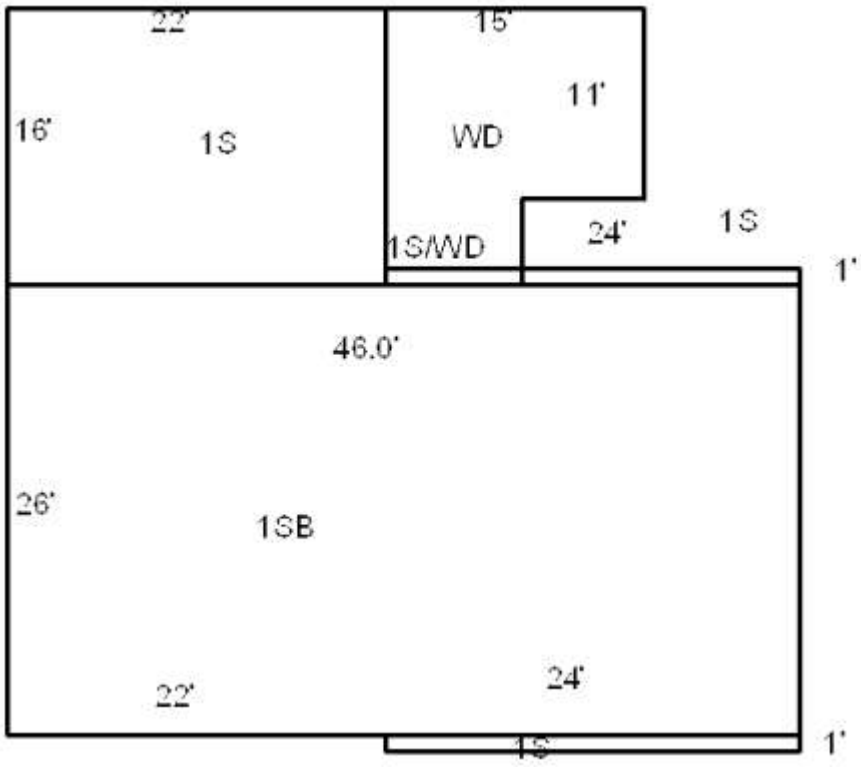
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	1998	GOOD	TYPICAL	Average	Typical	221,963

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	100%	105%	163,143

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1968	352	C 110	35.460	Avg.	70%	100%	105%	26.063
Wood Deck	1968	205	C 110	2.826	Avg.	70%	100%	105%	2.077
1 STORY	1968	24	C 110	2.418	Avg.	70%	100%	105%	1.778
1 STORY	1968	24	C 110	2.418	Avg.	70%	100%	105%	1.778
1,596 SFLA							Outbuilding Total		31,696

Accpt Land	83,300	Accepted Bldg	194,800	Total	278,100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Map/Lot: 022-057
Account: 976 Card: 1 of 1 Location: 6 LYNN ST

Neighborhood 65 LYNN ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/07/2021
Sale Price	226,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B16693P182
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Other	One Story	960 Sqft	Grade C 100	Base	133,322
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	240
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,400
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

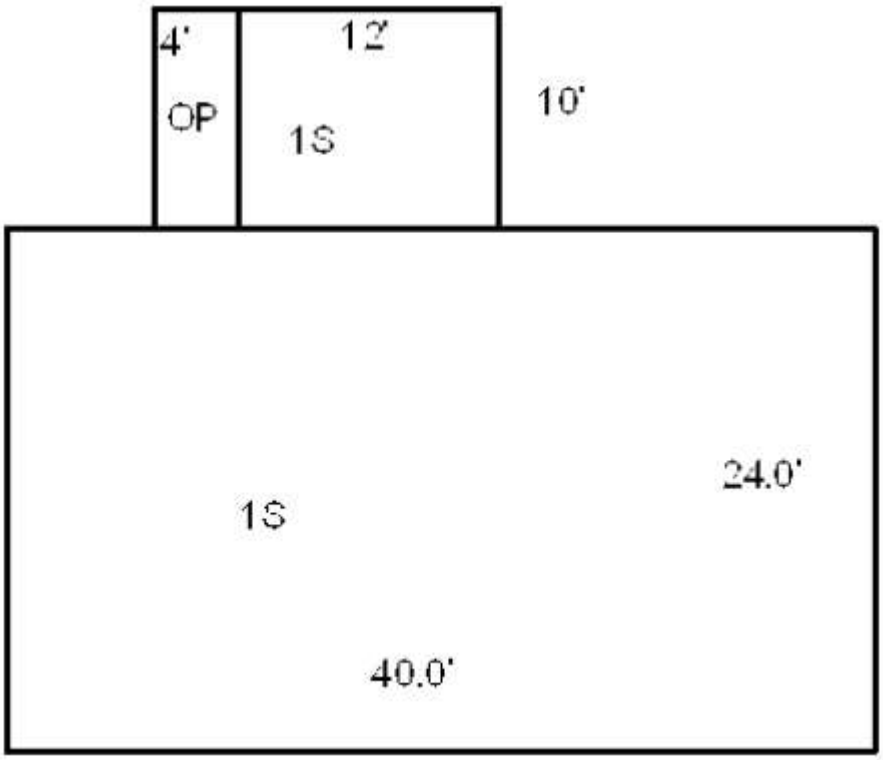
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	143,882

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	120,861

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1988	40	C 100	1.690	Avg.	80%	100%	105%	1.420
MH ADDITION ..	1988	120	C 100	5.692	Avg.	80%	100%	105%	4.782
Frame Garage	1988	624	C 100	23.075	Avg.	79%	100%	105%	19.140
960 SFLA							Outbuilding Total		25,342

Accpt Land	87,600	Accepted Bldg	146,200	Total	233,800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10'
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Account: 977 Card: 1 of 1 Map/Lot: 003-048 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18025P741
Reference 2	LOT SIZE:27.5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/11/2019
Sale Price	49,750
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
3.75	Acres-Rear 21+	665.00	2,743	100%		2,743
Total Acres 27.75				Land Total		123,833

Accpt Land 123,800 Accepted Bldg 0 Total 123,800

Account: 978 Card: 1 of 1 Map/Lot: 018-066 Location: 93 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/24/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	720 Sqft	Grade C 100	Base	203,470
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,150
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

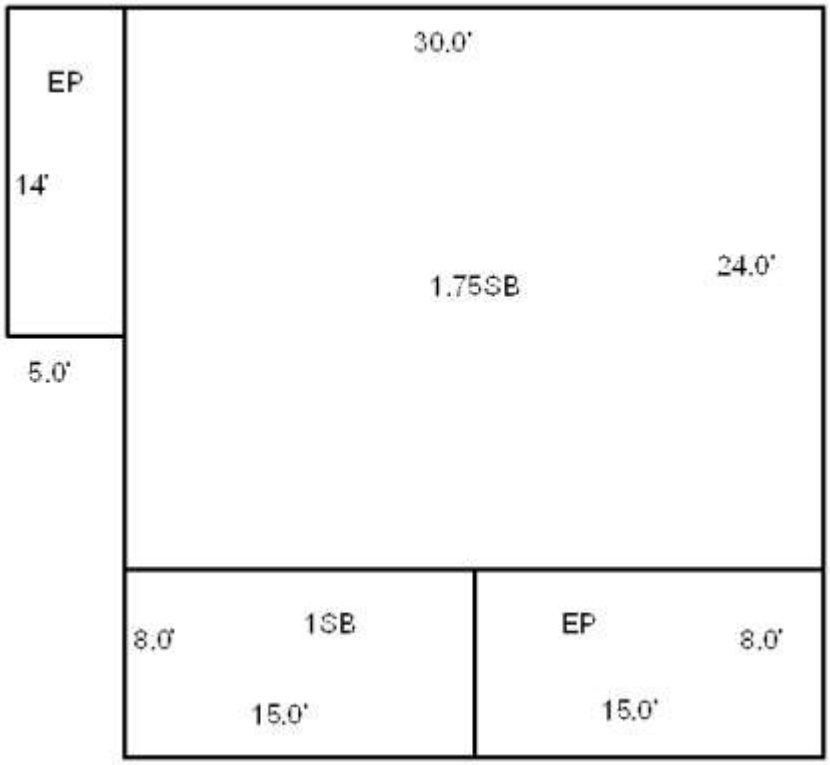
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	213,600

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	150,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1958	70	C 100	5.578	Avg.	67%	100%	105%	3.924
1 Story/BSMT	1958	120	C 100	12.679	Avg.	67%	100%	105%	8.920
Encl Frame Porch	1958	120	C 100	9.562	Avg.	67%	100%	105%	6.727
1,380 SFLA							Outbuilding Total		19,571

Accpt Land	98,900	Accepted Bldg	169,800	Total	268,700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8.0'
1SB
15.0'
EP
8.0'
15.0'

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/28/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE: .73
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	74,130.00	79,017	100%		79,017
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.73					Land Total	90,567

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,284 Sqft	Grade C 100	Base	213,613
Exterior	ALUM/VINYL	Masonry Trim	250Sqft	Trim	1,250
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,926
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,852
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

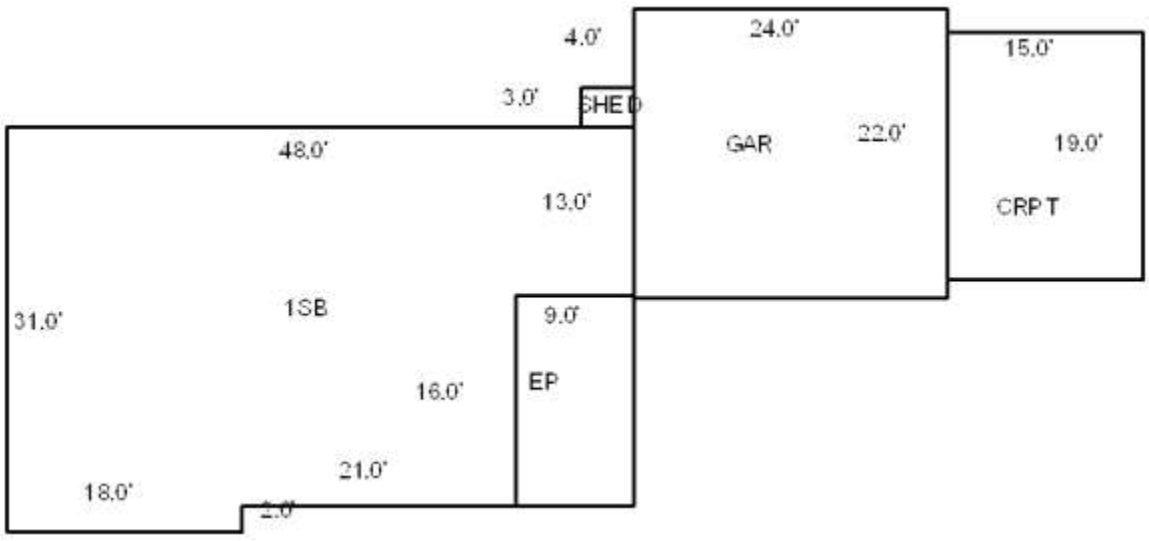
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	TYPICAL	TYPICAL	Average	Typical	226,691

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	159,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1961	144	C 100	11.474	Avg.	67%	100%	105%	8.072
Frame Shed	1961	12	C 100	188	Avg.	67%	100%	105%	132
Frame Garage	1961	528	C 100	19.618	Avg.	67%	100%	105%	13.801
CARPORT.....	1961	285	C 100	3.126	Avg.	67%	100%	105%	2.199
1,284 SFLA								Outbuilding Total	24,204

Accpt Land	90,600	Accepted Bldg	183,700	Total	274,300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21.0'
18.0'
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Name: MACDOUGALL, SUSAN L
MACDOUGALL, DANNY P
Map/Lot: 008-015-1
Account: 980 Card: 1 of 1 Location: 813 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	11/26/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	RTTOD - 10/15/2021 18837/794
Reference 2	LOT SIZE: 8.5
Tran/Land/Bldg	101 1 11
X.....	M Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.50	Acres-Rear Land 1-10	1,710.00	8,465	100%		8,465
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.50					Land Total	115,970

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	432 Sqft	Grade C 110	Base	161,555
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	713
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,495
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

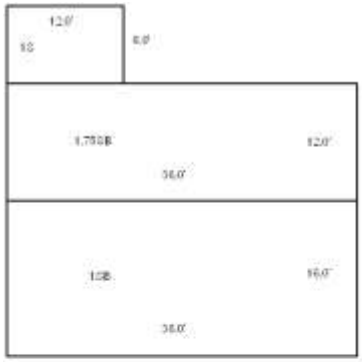
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	GOOD	GOOD	Average	Typical	174,355

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	95%	127,541

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1981	96	C 110	9.671	Avg.	77%	100%	95%	7.075
1 Story/BSMT	1981	576	C 110	66.946	Avg.	77%	100%	95%	48.971
Open Frame Porch	1998	36	C 110	1.673	Avg.	77%	100%	95%	1.224
Wood Deck	1981	288	C 100	3.609	Avg.	75%	100%	95%	2.572
Frame Shed	1981	117	C 100	1.831	Avg-	69%	100%	95%	1.200
1.75 ST GARAGE..	2005	896	C 100	47.800	Avg.	88%	100%	95%	39.961
1,428 SFLA							Outbuilding Total		101,003

Accpt Land 116,000 Accepted Bldg 228,500 Total 344,500



NOT TO SCALE

Name: LOCKHART, EUGENE
LOCKHART, SHARI

Map/Lot: 006-068
Account: 981 Card: 1 of 1 Location: 400 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/23/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14199P332
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,120 Sqft	Grade C 100	Base	325,998
Exterior	CLAPBOARD	Masonry Trim	212Sqft	Trim	1,060
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,180
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,360
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

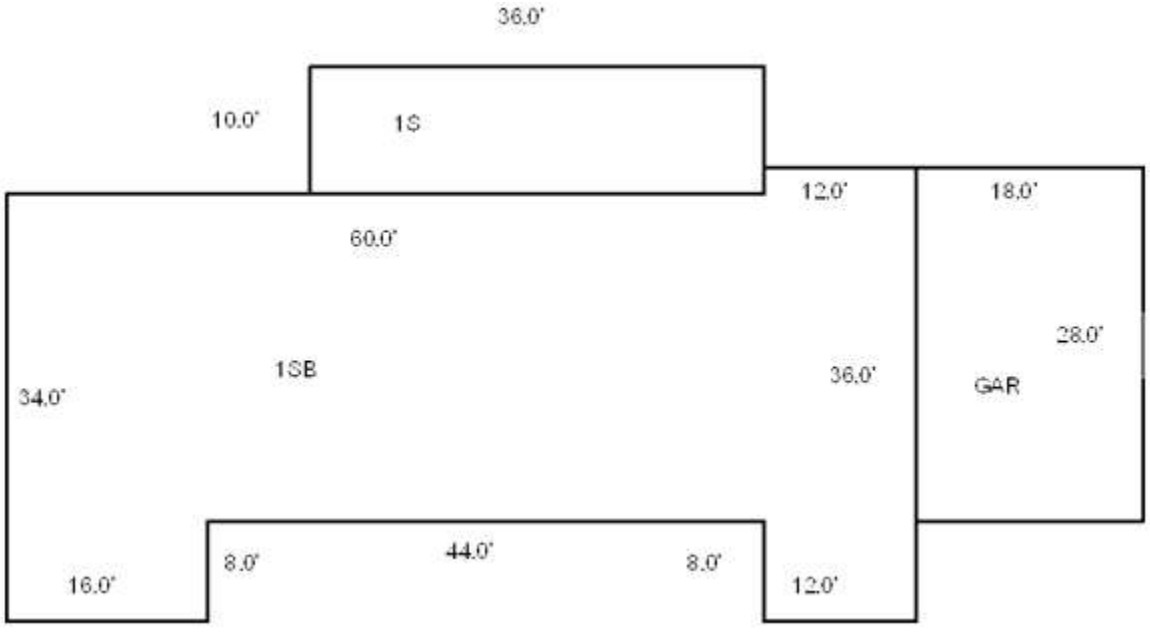
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	353,238

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	265,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1985	360	C 100	32.969	Avg.	79%	100%	95%	24.744
Frame Garage	1985	504	C 100	18.754	Avg.	79%	100%	95%	14.075
Wood Deck	1985	176	C 100	2.205	Avg.	79%	100%	95%	1.655
Frame Shed	1985	240	C 100	3.756	Avg.	79%	100%	95%	2.819
Shed.....	1970	208	C 100	3.255	Avg-	62%	100%	95%	1.917
2,480 SFLA							Outbuilding Total		45,210

Accpt Land 107,500 Accepted Bldg 310,300 Total 417,800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Name: FRANCIS, PETER J
FRANCIS, ANNE
Map/Lot: 013-012
Account: 982 Card: 1 of 1 Location: 22 OTTER COVE LANE

Neighborhood 32 OTTER COVE LN

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Private

Reference 1 B14779P496
Reference 2 LOT SIZE: .17
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	210,000	207,377	100%		207,377
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.17					Land Total	221,127

Dwelling Description

				Replacement Cost New	
Ranch	One Story	432 Sqft	Grade D 100	Base	84,473
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	432
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	691
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	9,786
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

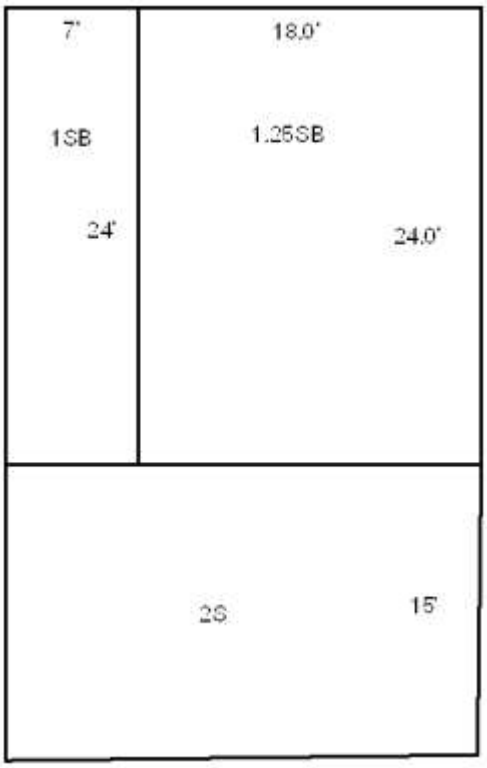
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	95,382

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	100%	125%	79,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1960	168	D 100	14.201	Avg.	67%	100%	125%	11.894
2 Story/BSMT	2004	175	C 100	29.584	Avg.	88%	100%	125%	32.542
ONE STORY FRAME	2004	200	C 100	18.316	Avg.	88%	100%	125%	20.148
Encl Frame Porch	1960	200	D 100	12.749	Avg.	67%	100%	125%	10.678
1,150 SFLA							Outbuilding Total		75,262

Accpt Land 221,100 Accepted Bldg 155,100 Total 376,200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1.25SB
24'
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Map/Lot: 012-002
Account: 983 Card: 1 of 1 Location: 21 OTTER COVE LANE

Neighborhood 32 OTTER COVE LN

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Gravel

Sale Data

Sale Date 12/09/2011
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B16221P347
Reference 2 LOT SIZE: .86
Tran/Land/Bldg 102 1 12
X..... B Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	72,675.00	78,746	100%		78,746
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.86					Land Total	94,421

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	840 Sqft	Grade C 100	Base	220,749
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,520
Rooms	10	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

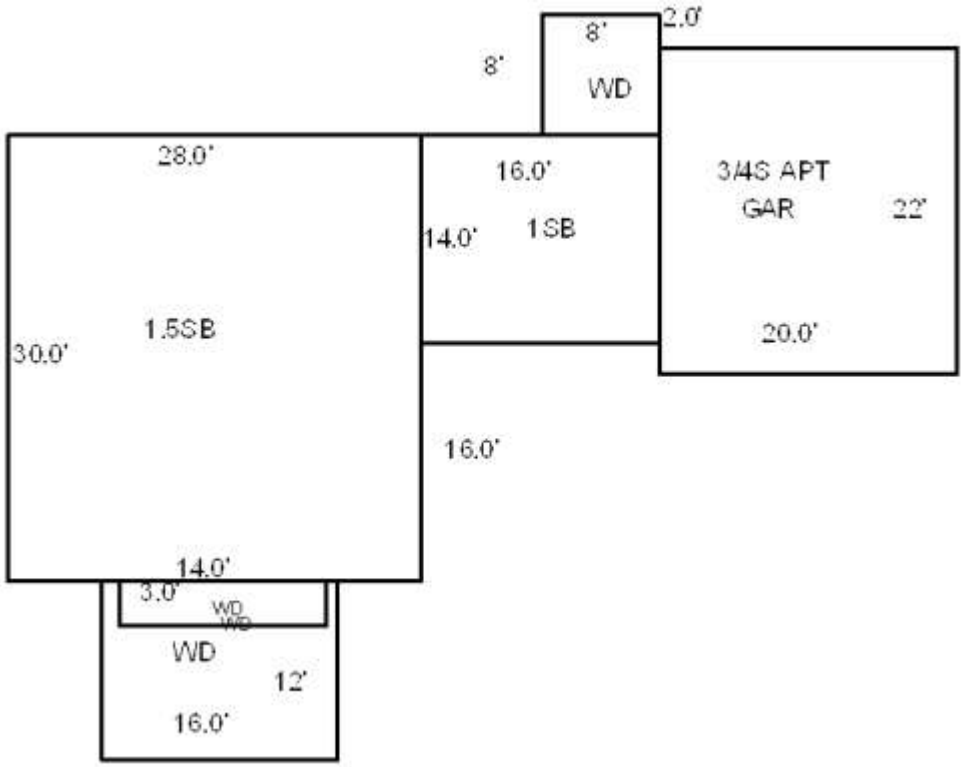
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	232,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	163,531

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4 S APT/GAR	1976	440	C 100	44.770	Ava.	74%	100%	95%	31.474
Wood Deck	1976	64	C 100	802	Ava.	74%	100%	95%	563
1 Story/BSMT	1976	224	C 100	23.668	Ava.	74%	100%	95%	16.638
WOOD DECK	1976	192	C 100	2.406	Ava.	74%	100%	95%	1.691
Wood Deck	1976	42	C 100	526	Ava.	74%	100%	95%	370
Frame Shed	1976	96	C 100	1.502	Ava.	74%	100%	95%	1.055
1,814 SFLA							Outbuilding Total		51,791

Accpt Land 94,400 Accepted Bldg 215,300 Total 309,700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WD
28.0'
16.0'
3/4S APT
GAR
22'
14.0'
1SB
1.5SB
30.0'
20.0'
16.0'
14.0'
3.0'
WD
WD
WD
12'
16.0'

Map/Lot: 002-035
Account: 984 Card: 1 of 1 Location: 70 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B4072P0217
Reference 2 LOT SIZE:3
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	78,185.00	95,991	100%		95,991
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.00					Land Total	106,441

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	588 Sqft	Grade D 110	Base	157,966
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	776
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,264
Rooms	7	HEARTHS		HEARTHS	704
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,646
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

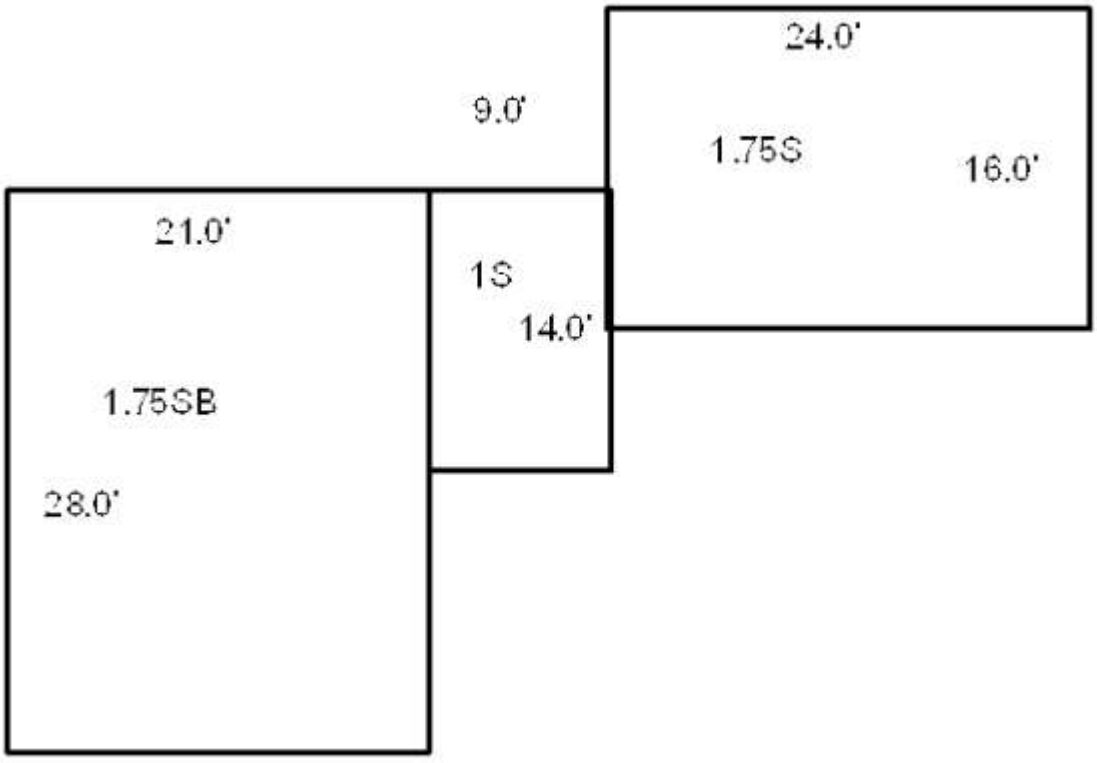
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Below Average	Typical	166,356

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	97%	95%	113,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1986	126	D 110	10.154	Avg-	74%	97%	95%	6.924
1 & 3/4 STORY FR	1986	384	D 110	48.796	Avg-	74%	97%	95%	33.275
1,827 SFLA							Outbuilding Total		40,199

Accpt Land 106,400 Accepted Bldg 153,600 Total 260,000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1.75SB
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Name: LANOUETTE, MICHAEL E
LANOUETTE, SUSAN C
Map/Lot: 005-052
Account: 985 Card: 1 of 1 Location: 43 MCKINNON LN

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	05/12/2006
Sale Price	249,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14843P823
Reference 2	LOT SIZE:4.40
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.40	Acres-Rear Land 1-10	1,710.00	752	100%		752
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.40					Land Total	108,257

Dwelling Description

				Replacement Cost New	
Ranch	One Story	945 Sqft	Grade C 100	Base	170,633
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,418
Fin. Basement Area	850 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,830
Heating	100% HW BB	Cooling	0% None	Heat	2,835
Rooms	3	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

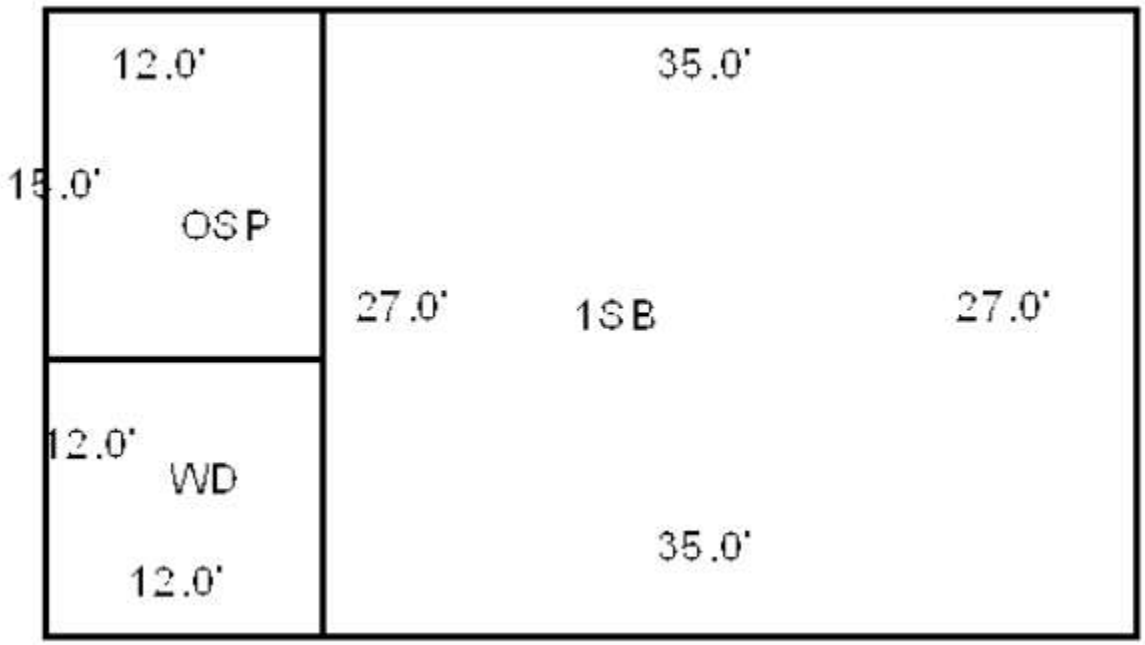
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	192,516

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	137,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1977	180	C 100	16.484	Avg.	75%	100%	95%	11.745
Wood Deck	1977	144	C 100	1.804	Avg.	75%	100%	95%	1.285
Frame Garage	1977	864	C 100	31.718	Avg.	75%	100%	95%	22.599
1,125 SFLA							Outbuilding Total		35,629

Accpt Land 108,300 Accepted Bldg 172,800 Total 281,100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Name: LOVELAND, JUSTIN M
LOVELAND, NICOLE A
Map/Lot: 022-051
Account: 986 Card: 1 of 1 Location: 8 PROSPECT ST

Neighborhood 59	PROSPECT ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved
Value Change	Data Correction
Reference 1	
Reference 2	LOT SIZE: .18
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	09/09/2021
Sale Price	396,100
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-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,000 Sqft	Grade C 100	Base	276,678
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,000
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,000
Rooms	12				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

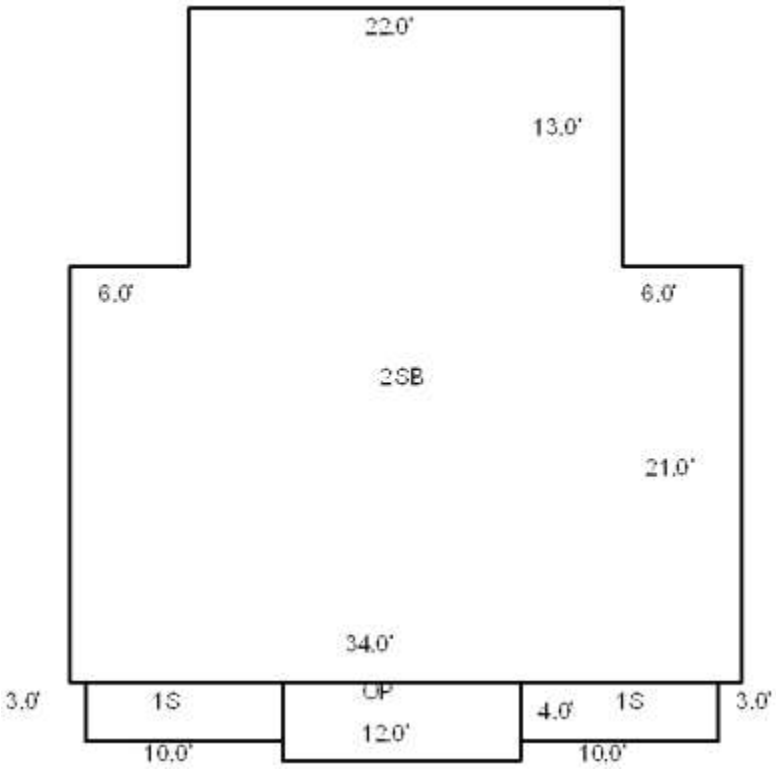
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1962	TYPICAL	TYPICAL	Good	Typical	293,238

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	240,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1890	30	C 100	2.747	Good	78%	100%	105%	2.250
Open Frame Porch	1890	48	C 100	2.028	Good	78%	100%	105%	1.661
1 STORY	1890	30	C 100	2.747	Good	78%	100%	105%	2.250
Frame Shed	1962	512	C 100	8.013	Good	78%	100%	105%	6.562
Frame Shed	1962	352	C 100	5.509	Good	78%	100%	105%	4.512
2,060 SFLA							Outbuilding Total		17,235

Accpt Land 80,200 Accepted Bldg 257,400 Total 337,600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Name: WEISS, DALTON M
TASKER, DESTINY

Map/Lot: 022-047
Account: 987 Card: 1 of 1 Location: 20 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography Level
Utilities All Public
Street Paved

Sale Data

Sale Date	08/31/2020
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE: .20
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	74,130.00	69,421	100%		69,421
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.20					Land Total	80,971

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	572 Sqft	Grade C 100	Base	179,406
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,860
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

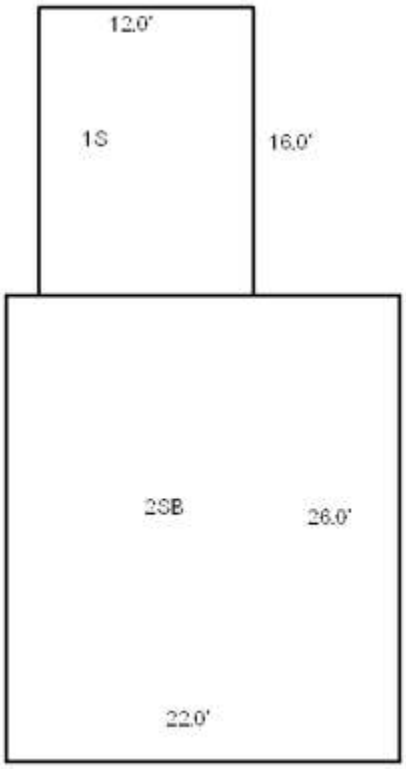
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1909	1960	TYPICAL	Obsolete	Above Average	Typical	182,838

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	98%	105%	137,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1909	192	C 100	17.583	Avg+	73%	98%	105%	13.208
Frame Shed	1909	288	B 100	5.859	Fair	55%	100%	105%	3.383
1,336 SFLA							Outbuilding Total		16,591

Accpt Land 81,000 Accepted Bldg 153,900 Total 234,900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Name: CARTER, KIMBERLY A
BOSTON, DENNY L

Map/Lot: 003-101
Account: 988 Card: 1 of 1 Location: 20 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	06/24/2019
Sale Price	54,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17980P526
Reference 2	LOT SIZE:0.23
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

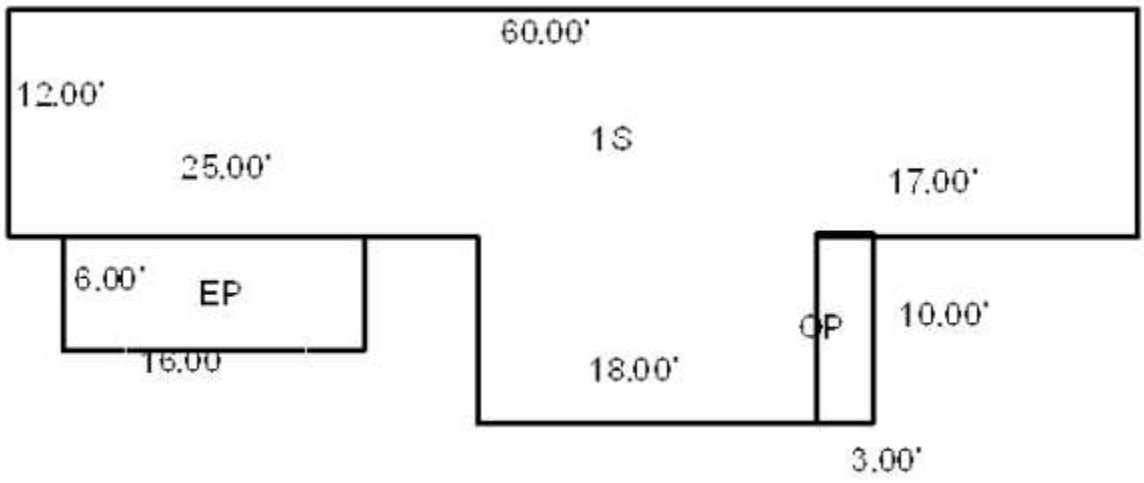
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	61,200.00	58,119	100%		58,119
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.23					Land Total	71,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ENC. PORCH...	1970	96	D 100	1.987	Avg-	62%	35%	95%	409
MH OPEN PORCH...	1970	30	D 100	310	Avg-	62%	35%	95%	64
Frame Garage	1970	576	C 100	21.347	Avg-	62%	70%	95%	8.801
12 Mobile Home.	1970	12X60	D 100	14.330	Avg-	35%	35%	95%	1.668
MH ADDITION ..	1970	180	D 100	6.830	Avg-	62%	35%	95%	1.408
720 SFLA							Outbuilding Total		12,350

Accpt Land 71,300 Accepted Bldg 12,400 Total 83,700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Account: 989 Card: 1 of 1 Map/Lot: 018-140 Location: 41 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	No Street

Sale Data

Sale Date	07/28/2005
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B14549P206
Reference 2	LOT SIZE: .18
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	480 Sqft	Grade C 100	Base	155,333
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,520
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

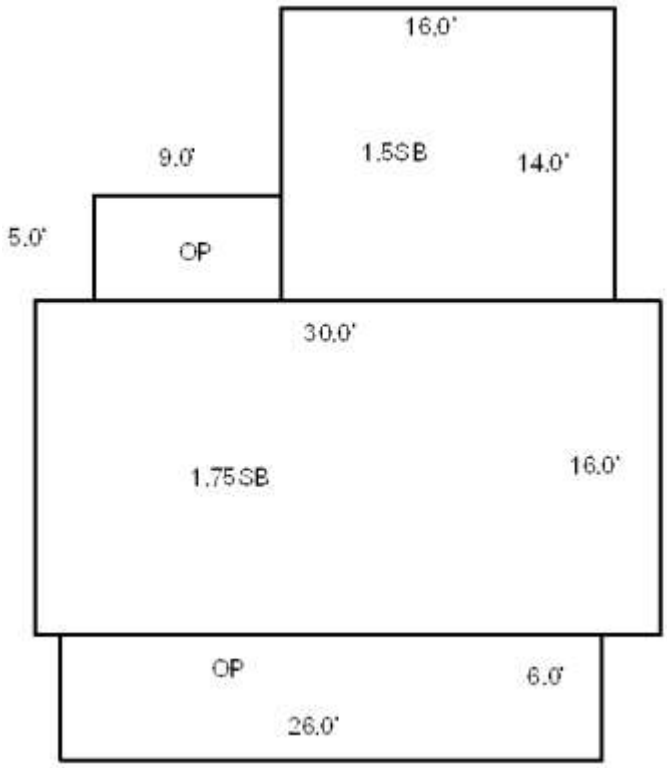
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	0	TYPICAL	TYPICAL	Average	Typical	158,573

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	111,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1947	224	C 100	33.136	Avg.	67%	100%	105%	23.311
Open Frame Porch	1947	45	C 100	1.902	Avg.	67%	100%	105%	1.338
OPEN PORCH	1947	156	C 100	6.714	Avg.	67%	100%	105%	4.723
Frame Shed	1947			----SOUND VALUE----					300
1,176 SFLA							Outbuilding Total		29,672

Accpt Land	80,200	Accepted Bldg	141,200	Total	221,400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Name: KENNEDY, JOHN
KENNEDY, LISA
Map/Lot: 009-023
Account: 990 Card: 1 of 2 Location: 1604 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B7542P287
Reference 2 LOT SIZE:31.64
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
7.64	Acres-Rear 21+	665.00	5,589	100%		5,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 31.64					Land Total	142,354

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	384 Sqft	Grade C 100	Base	147,630
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	288
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,304
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

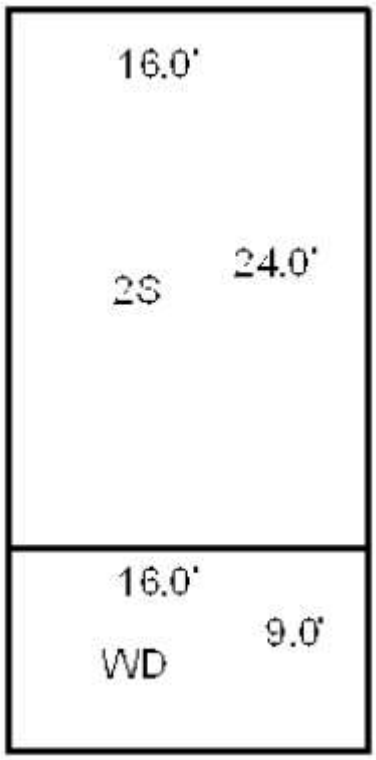
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	156,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
SMALL SIZE.....	None	86%	60%	95%	76,605

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck		1998	144	C 100	1.804	Avg.	86%	60%	95%	884
Jacuzzi	#	1998	1	C 100	3.300	Avg.	86%	60%	95%	1,618
768 SFLA								Outbuilding Total		2,502

Accpt Land 142,400 Accepted Bldg 79,100 Total 221,500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Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B0000P0000
Reference 2	LOT SIZE:31.64
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Dwelling Description

Raised Ranch	One Story	1,910 Sqft	Grade C 110	Replacement Cost New	
Exterior	CLAPBOARD	Masonry Trim	None	Base	313,783
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Central	Heat	5,253
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

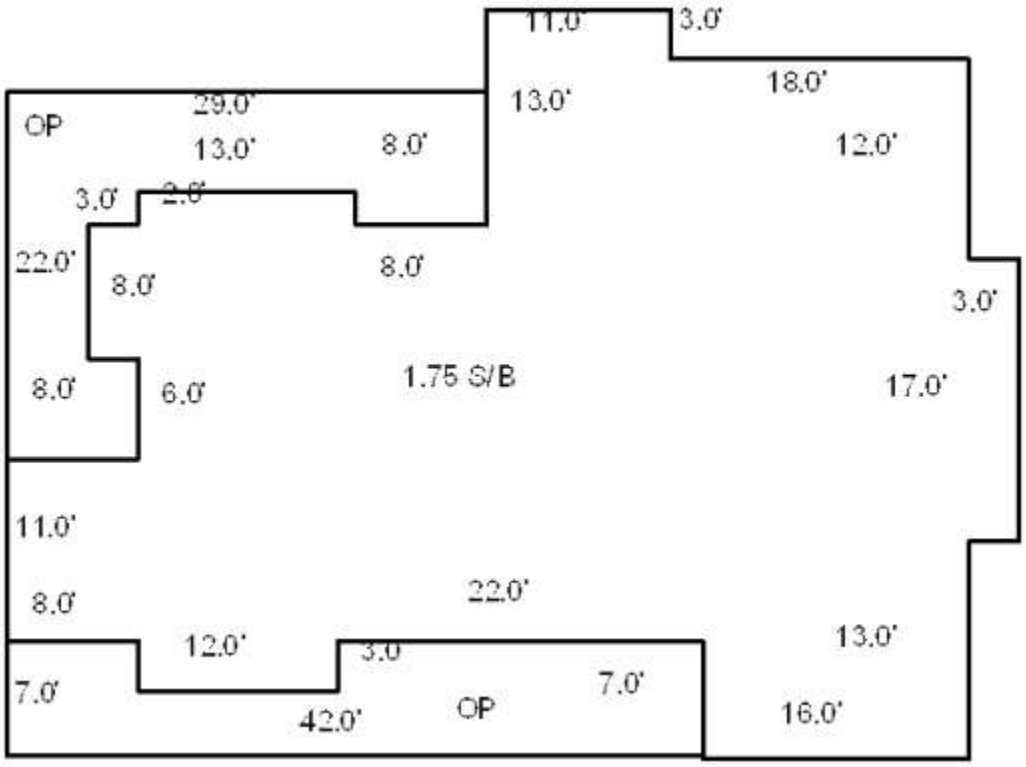
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	336,708

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	88%	95%	95%	267,413

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2003	294	C 110	13.666	Avg.	88%	95%	95%	10.854
OPEN PORCH	2003	258	C 110	12.126	Avg.	88%	95%	95%	9.630
1.75 ST GARAGE..	2000	864	B 100	59.968	Avg.	86%	100%	95%	48.993
Frame Garage	2000	320	B 100	15.766	Avg.	86%	100%	95%	12.881
1,910 SFLA							Outbuilding Total		82,358

Accpt Land	0	Accepted Bldg	349,800	Total	349,800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Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	142,400	79,100	221,500	142,400	79,100	221,500
2	0	349,800	349,800	0	349,800	349,800
TOTAL	142,400	428,900	571,300	142,400	428,900	571,300

Map/Lot: 006-053
Account: 991 Card: 1 of 1 Location: 36 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities Well & Septic
Street Paved

Sale Data

Sale Date 06/18/2019
Sale Price 0
Sale Type Mobile Home
Financing Conventional
Verified Family Member
Validity Other Non Valid

Reference 1 B17975P710
Reference 2 LOT SIZE:1
Tran/Land/Bldg 103 1 9
X..... MHX Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

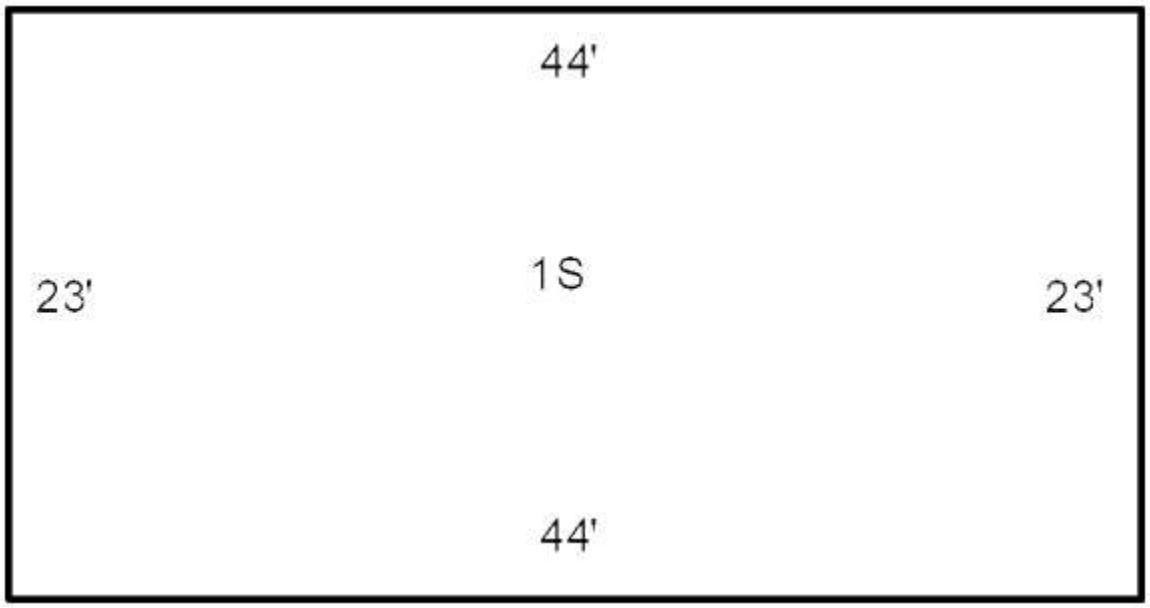
				Replacement Cost New	
Other	One Story	1,012 Sqft	Grade D 100	Base	110,733
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	202
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,024
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,012	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	112,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	104,092

Accpt Land 95,600 Accepted Bldg 104,100 Total 199,700


44'
23'
1S
23'
44'

Map/Lot: 003-109-13
Account: 992 Card: 1 of 1 Location: 20 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	FARM & FOREST VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/18/2017
Sale Price	233,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17543P633
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	103 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 110	Base	236,044
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,712
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

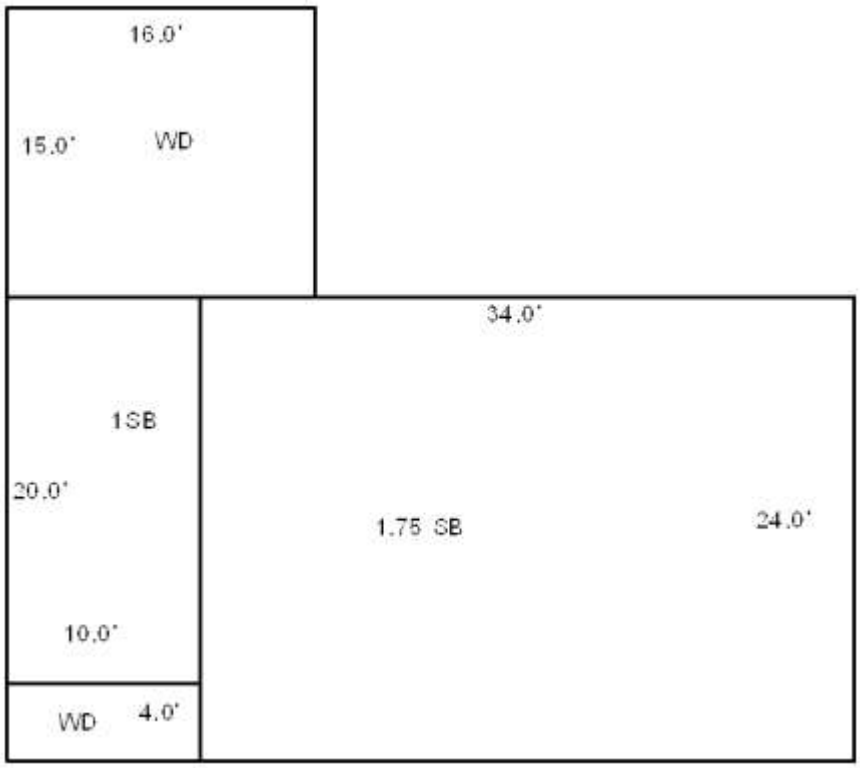
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	GOOD	GOOD	Average	Typical	251,694

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	192,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1974	240	C 110	3.308	Avg.	73%	100%	105%	2.536
1 Story/BSMT	1974	200	C 110	23.245	Avg.	73%	100%	105%	17.817
WOOD DECK	1974	40	C 110	551	Avg.	73%	100%	105%	422
Wood Deck	1980	120	D 100	1.203	Avg.	74%	100%	105%	934
Wood Deck	1980	120	D 100	1.203	Avg.	74%	100%	105%	934
1,628 SFLA							Outbuilding Total		22,643

Accpt Land	98,900	Accepted Bldg	215,600	Total	314,500


16.0'
15.0'
WD
34.0'
1SB
20.0'
1.75 SB
24.0'
10.0'
WD
4.0'

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/17/1977
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B2172P0784
Reference 2	LOT SIZE:11.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
7.40	Acres-Rear Land 1-10	2,400.00	19,536	100%		19,536
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 11.40					Land Total	120,726

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	225,315
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

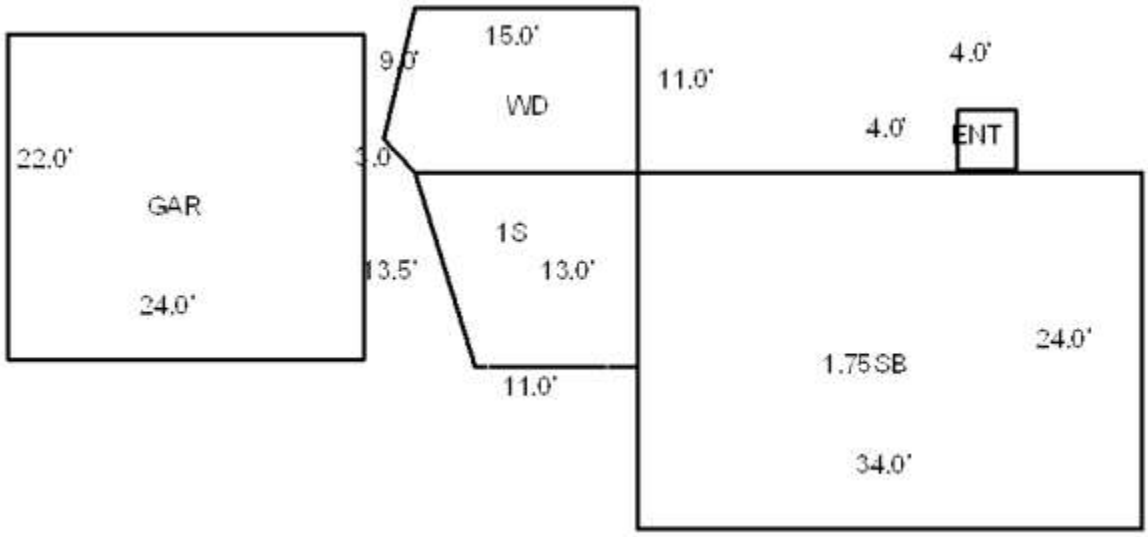
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	230,823

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	95%	100%	164,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	169	C 100	15.477	Avg.	75%	95%	100%	11.028
Wood Deck	1978	177	C 100	2.218	Avg.	75%	95%	100%	1.581
Frame Garage	1978	528	C 100	19.618	Avg.	75%	95%	100%	13.978
BSMT ENTRY.....	1978	16	C 100	250	Avg.	75%	95%	100%	179
1,597 SFLA							Outbuilding Total		26,766

Accpt Land	120,700	Accepted Bldg	191,200	Total	311,900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WD
11.0'
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4.0'
ENT
22.0'
3.0'
GAR
1S
13.5'
13.0'
24.0'
24.0'
1.75 SB
11.0'
34.0'

Map/Lot: 021-001
Account: 994 Card: 1 of 1 Location: 57 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17698P201
Reference 2	LOT SIZE: 0.74
Tran/Land/Bldg	101 1 10
X.....	46 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	04/18/2018
Sale Price	308,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.74	Acres-Homesite (Fract)	74,130.00	79,124	100%		79,124
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.74					Land Total	90,674

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,392 Sqft	Grade B 100	Base	268,634
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,714
Fin. Basement Area	696 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	23,063
Heating	100% HW BB	Cooling	0% None	Heat	5,429
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	20,592
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

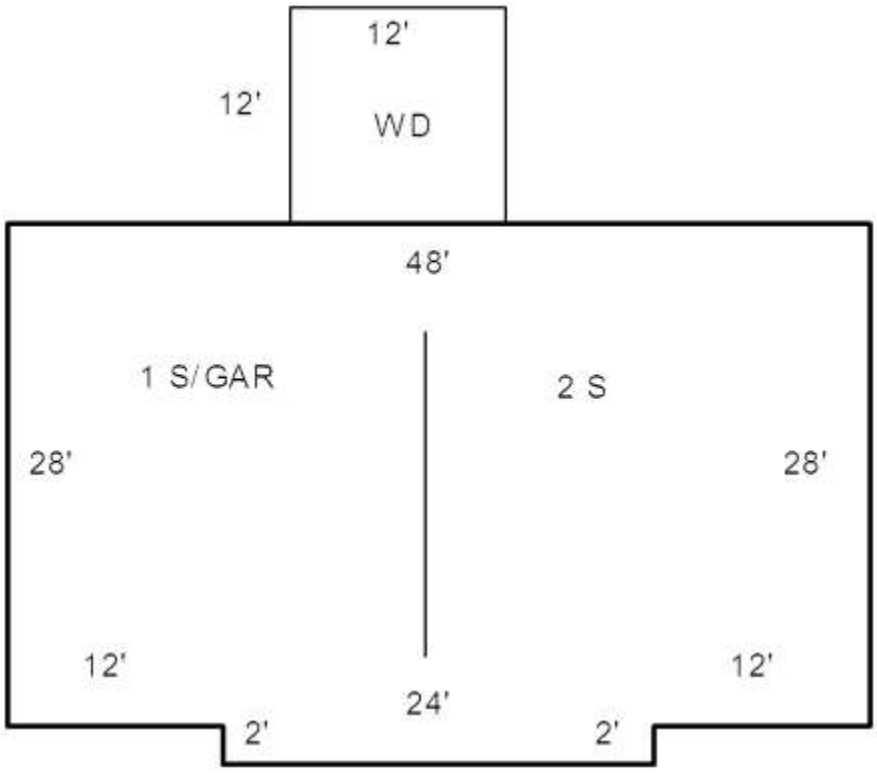
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	320,432

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	105%	322,995

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2018	192	B 100	3.128	Avg.	96%	100%	105%	3.153
1,392 SFLA							Outbuilding Total		3,153

Accpt Land	90,700	Accepted Bldg	326,100	Total	416,800


12'
12'
WD
48'
1 S/GAR
2 S
28'
28'
12'
12'
24'
2'
2'

Name: SAUCIER, ALLEN D
SAUCIER, DEBRA A
Map/Lot: 004-024
Account: 995 Card: 1 of 1 Location: 170 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/30/2017
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Reference 1	B17614P774
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	95 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

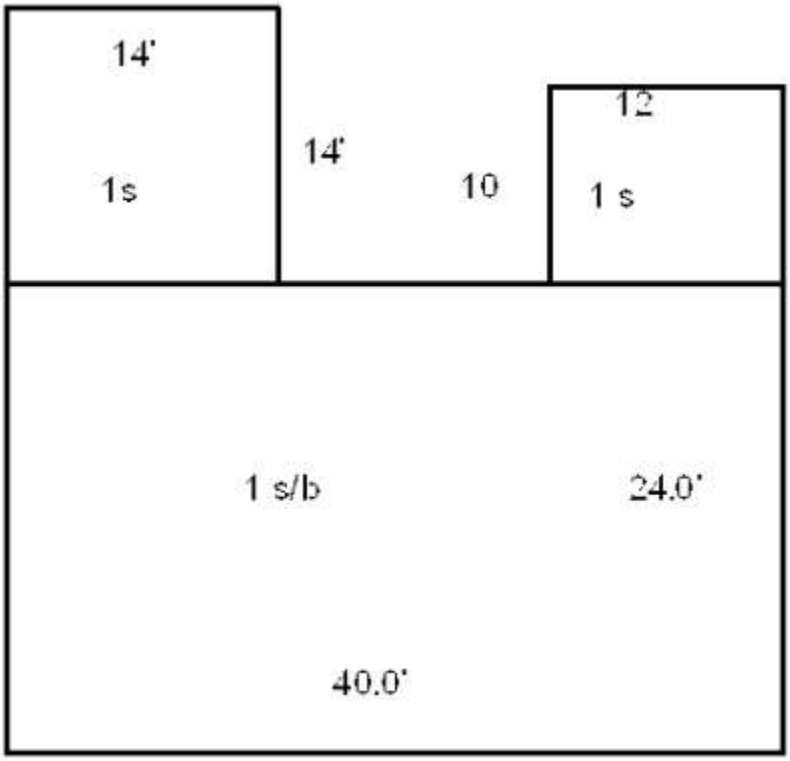
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Above Average	Typical	176,855

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	148,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1976	120	C 100	10.990	Avg+	80%	100%	105%	9.232
Frame Shed	1976	576	C 100	9.014	Avg+	80%	100%	105%	7.572
Open Frame Porch	1976	120	D 100	4.057	Avg-	66%	100%	105%	2.812
1 STORY	2005	196	C 100	17.950	Avg.	88%	100%	105%	16.586
1,276 SFLA							Outbuilding Total		36,202

Accpt Land	87,600	Accepted Bldg	184,800	Total	272,400


14'
1s
14'
10
12
1 s
1 s/b
24.0'
40.0'

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	05/13/2005
Sale Price	69,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14471P182 FKA KATE G. MOULTON
Reference 2	LOT SIZE: 0.95
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	72,675.00	79,533	100%		79,533
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.95					Land Total	95,208

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,372 Sqft	Grade C 90	Base	202,293
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,852
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,704
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,128
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

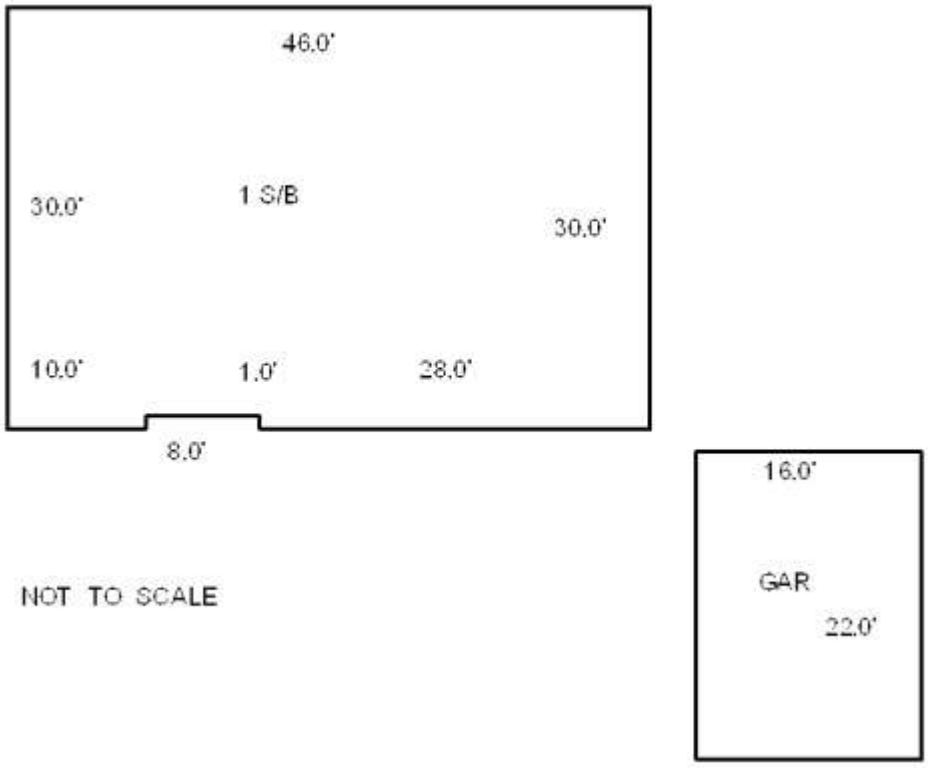
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	214,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	183,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1970	352	D 100	10.625	Avg-	62%	100%	95%	6.259
Frame Shed	2012	120	C 100	1.878	Avg.	92%	100%	95%	1.642
1,372 SFLA							Outbuilding Total		7,901

Accpt Land	95,200	Accepted Bldg	191,700	Total	286,900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30.0'
1 S/B
30.0'
10.0'
1.0'
28.0'
8.0'
16.0'
GAR
22.0'
NOT TO SCALE

Name: CRACKNELL, RICHARD D
CRACKNELL, SUSAN E
Map/Lot: 014-002
Account: 997 Card: 1 of 1 Location: 54 PLEASANT ST

Neighborhood 12 PLEASANT ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B4890P0162
Reference 2	LOT SIZE: .48
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	74,130.00	75,772	100%		75,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.48					Land Total	87,322

Dwelling Description

				Replacement Cost New	
Conventional	One Story	560 Sqft	Grade C 100	Base	110,746
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	700
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,400
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	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	0	TYPICAL	TYPICAL	Above Average	Typical	118,126

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	90,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 3/4 STORY FR	1941	336	C 100	48.518	Avg+	73%	100%	105%	37.189
Wood Deck	1941	32	C 100	401	Avg+	73%	100%	105%	308
1,148 SFLA							Outbuilding Total		37,497

Accpt Land 87,300 Accepted Bldg 128,000 Total 215,300

4.0'
12.0'
8.0'
WD
1SB
28.0'
20.0'
1.75S
28.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Private

Reference 1	B14589P733
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	210,000	203,389	100%		203,389
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.14					Land Total	217,139

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	612 Sqft	Grade C 90	Base	168,104
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	689
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,754
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	11,880
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

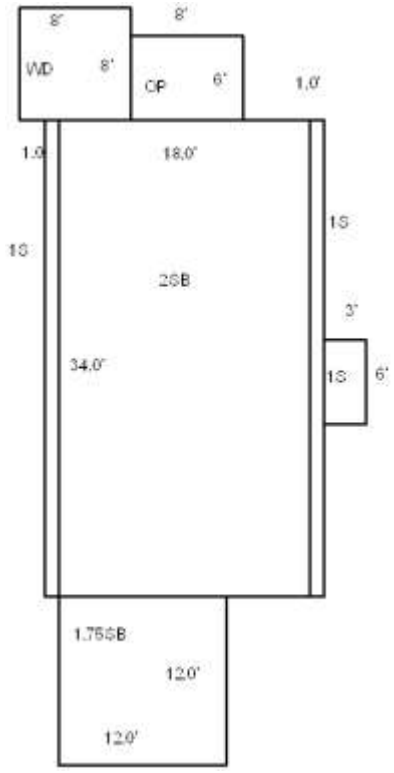
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Above Average	Typical	183,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	125%	174,256

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1964	34	C 90	2.803	Avg+	76%	100%	125%	2.662
1 STORY	1964	34	C 90	2.803	Avg+	76%	100%	125%	2.662
1.75 Story/BSMT	1964	144	C 90	20.541	Avg+	76%	100%	125%	19.514
Wood Deck	1964	64	C 90	722	Avg+	76%	100%	125%	686
Open Frame Porch	1964	48	C 90	1.825	Avg+	76%	100%	125%	1.734
ONE STORY FRAME	1964	18	C 90	1.483	Avg+	76%	100%	125%	1.409
1,562 SFLA							Outbuilding Total		28,667

Accpt Land	217,100	Accepted Bldg	202,900	Total	420,000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1.0'
18.0'
1S
1S
2SB
3'
34.0'
1S
6'
1.75SB
12.0'
12.0'

Name: MILLER, ROBERT E
MILLER, MARCIA D
Map/Lot: 006-020-1
Account: 999 Card: 1 of 1 Location: 633 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B2693P0305
Reference 2	LOT SIZE:4.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.60	Acres-Rear Land 1-10	1,710.00	1,129	100%		1,129
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.60					Land Total	108,634

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	960 Sqft	Grade C 100	Base	251,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	5,040
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

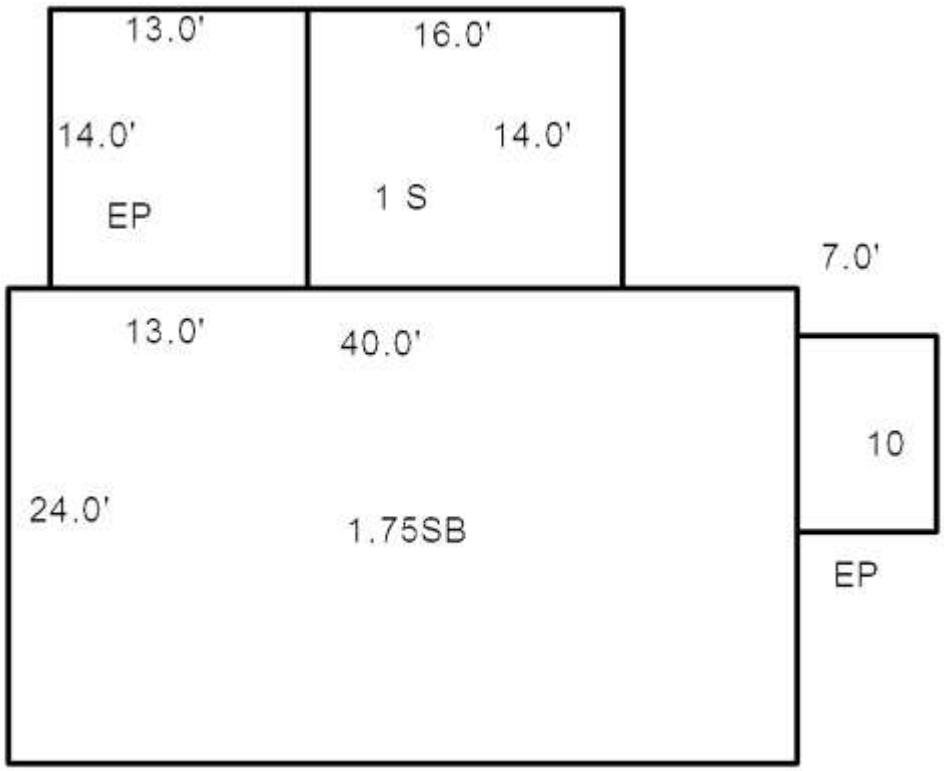
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	OLD TYPE	Old Type	Average	Typical	269,159

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	171,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1959	70	D 100	4.462	Avg-	60%	100%	95%	2.543
Frame Garage	1998	240	C 100	9.247	Avg.	67%	100%	95%	5.885
Frame Shed	1998	160	C 100	2.504	Avg.	67%	100%	95%	1.594
ONE STORY FRAME	1959	224	C 100	20.514	Avg.	67%	100%	95%	13.057
Encl Frame Porch	1959	182	C 100	14.502	Avg.	67%	100%	95%	9.230
1,904 SFLA							Outbuilding Total		32,309

Accpt Land	108,600	Accepted Bldg	203,600	Total	312,200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1.75SB
EP

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B4330P0004
Reference 2 LOT SIZE:1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	864 Sqft	Grade C 100	Base	249,817
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,160
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

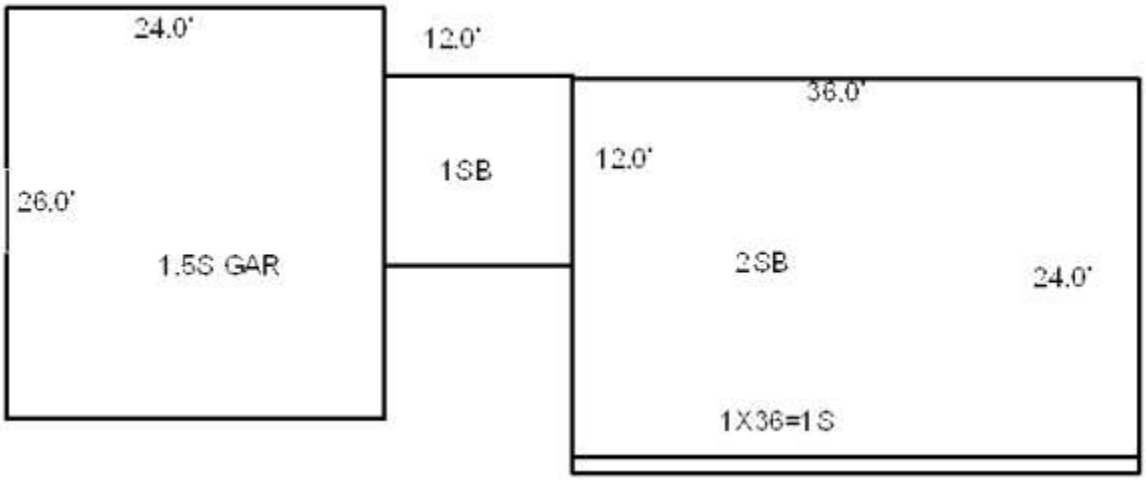
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	259,353

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	182,325

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	1975	624	C 100	30.104	Avg.	74%	100%	95%	21.163
1 Story/BSMT	1975	144	C 100	15.215	Avg.	74%	100%	95%	10.696
ONE STORY FRAME	1975	36	C 100	3.297	Avg.	74%	100%	95%	2.318
Swimming Pool	1	1	E 100	6.050	Poor	99%	100%	95%	5.690
1,908 SFLA							Outbuilding Total		39,867

Accpt Land	95,600	Accepted Bldg	222,200	Total	317,800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Account: 1001 Card: 1 of 1 Map/Lot: 004-058 Location: 357 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/24/2015
Sale Price	49,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17105P302
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	76,500.00	68,351	100%		68,351
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.25					Land Total	79,351

Dwelling Description

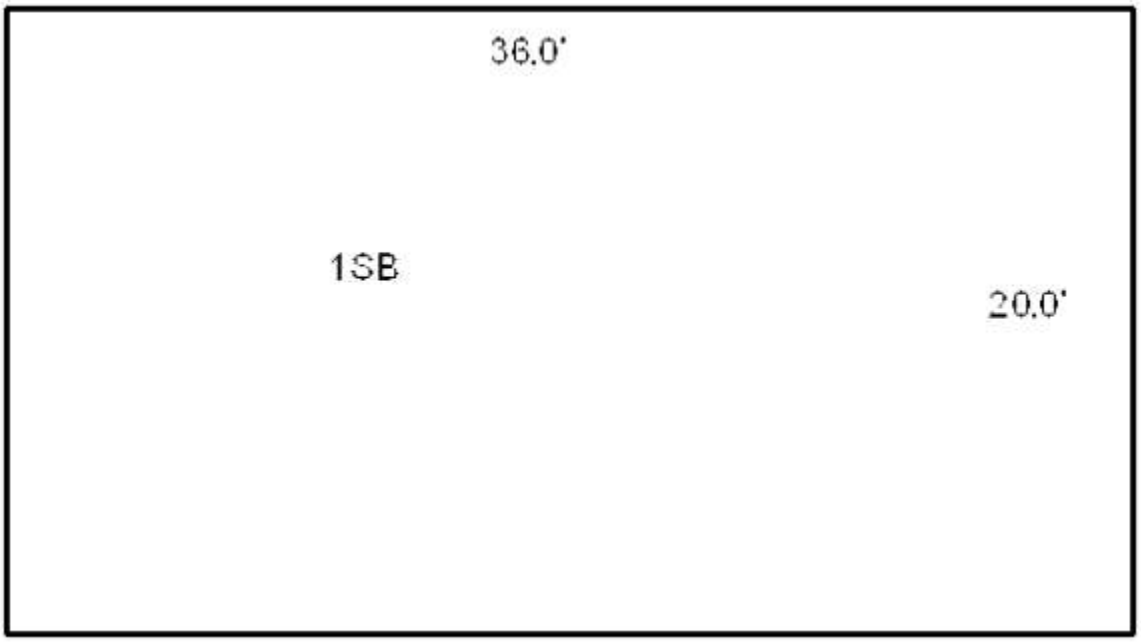
				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade D 110	Base	125,053
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	317
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,267
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	720	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	Old Type	Average	Typical	126,637

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	84,847

Accpt Land 79,400 Accepted Bldg 84,800 Total 164,200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Map/Lot: 002-058
Account: 1002 Card: 1 of 1 Location: 234 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B7606P0233
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description — Replacement Cost New

Ranch	One Story	1,184 Sqft	Grade C 100	Base	204,953
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Central	Heat	2,960
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

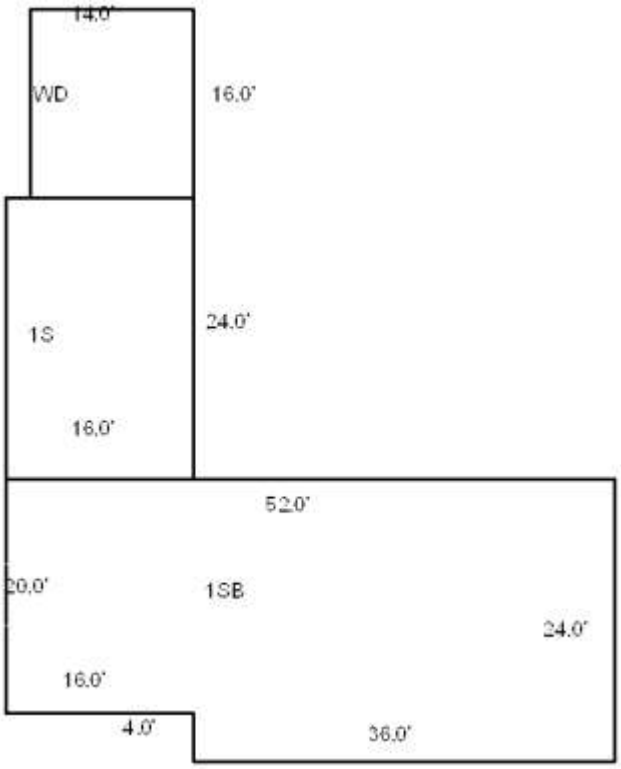
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	TYPICAL	TYPICAL	Above Average	Typical	217,313

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	150,707

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1953	224	C 100	2.807	Avg+	73%	100%	95%	1.947
ONE STORY FRAME	1953	384	C 100	35.167	Avg+	73%	100%	95%	24.388
Frame Shed	1953	400	C 100	6.260	Avg-	60%	100%	95%	3.568
Frame Garage	1953	384	C 100	14.433	Avg-	60%	100%	95%	8.227
1,568 SFLA								Outbuilding Total	38,130

Accpt Land	102,600	Accepted Bldg	188,800	Total	291,400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Map/Lot: 003-097-04
Account: 1003 Card: 1 of 1 Location: 39 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	09/19/2018
Sale Price	51,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B17805P31
Reference 2	LOT SIZE: 0.2
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	Land Schedule 1

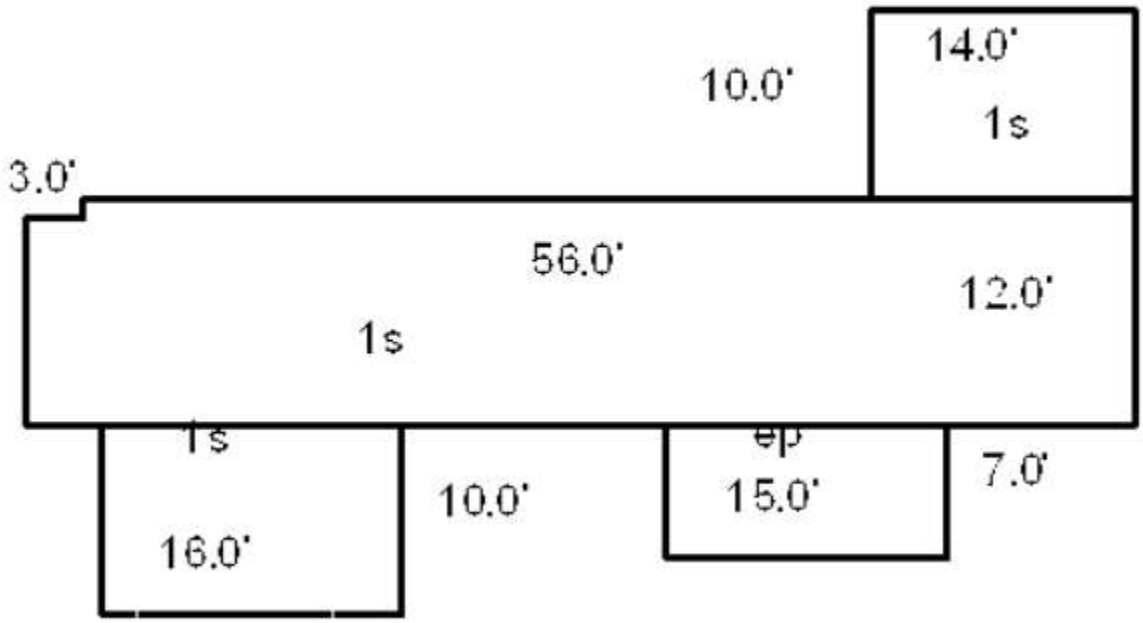
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	61,200.00	57,312	100%		57,312
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.20					Land Total	70,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12 Mobile Home	1975	12X60	C 100	19.088	Avg.	40%	80%	95%	5.803
MH ADDITION ..	1975	160	D 100	6.071	Avg.	72%	80%	95%	3.322
MH ENC. PORCH...	1975	105	D 100	2.173	Fair	61%	80%	95%	1.008
Frame Shed	1975	224	C 100	3.506	Avg.	72%	80%	95%	1.918
MH ADDITION ..	1975	140	D 100	5.312	Avg.	72%	80%	95%	2.907
MH ADDITION ..	1975	33	D 100	1.252	Avg.	72%	80%	95%	685
720 SFLA								Outbuilding Total	15,643

Accpt Land 70,500 Accepted Bldg 15,600 Total 86,100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Name: MAIHOS, JAMES C
DITOMASO, PATRICIA A
Account: 1004 Card: 1 of 1
Map/Lot: 007-018
Location: 1274 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B15548P496
Reference 2	LOT SIZE:15
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	12/22/2008
Sale Price	289,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	Acres-Rear Land 11-20	950.00	1,045	100%		1,045
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.00					Land Total	127,360

Dwelling Description

Conventional	One & 1/2 Story	1,040 Sqft	Grade B 100	Replacement Cost New: Base	302,248
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,028
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,535
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Above Average	Typical	313,675

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	95%	244,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good: Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1981	30	B 100	611	Avg+	82%	100%	95%	476
1 STORY	2020	390	B 100	46.431	Avg+	82%	95%	95%	34.361
Frame Shed	1981	441	C 100	6.902	Avg.	75%	100%	95%	4.917
CAMP OR CABIN ..	2015			- - - - S O U N D V A L U E - - - -					5.000
1,950 SFLA						Outbuilding Total			44,754

Accpt Land	127,400	Accepted Bldg	289,100	Total	416,500

6.0'
5'
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26.0'
1.5 SB
40.0'
1S
15.0'

Map/Lot: 013-018
Account: 1005 Card: 1 of 1 Location: 254 MORRELLS MILL RD

Neighborhood 33 OTTER COVE

Zoning/Use SHORELAND RESIDENTIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B7146P0094 BOAT LAUNCH
Reference 2 LOT SIZE: .33
Tran/Land/Bldg 900 12 99
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	210,000	221,598	100%		221,598
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.33					Land Total	235,348

Accpt Land 235,300 Accepted Bldg 0 Total 235,300

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/31/2014
Sale Price	152,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16865P671
Reference 2	LOT SIZE:0.24
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	74,130.00	70,698	100%		70,698
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.24					Land Total	82,248

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	800 Sqft	Grade C 95	Base	210,380
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	760
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,560
Rooms	9				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,508
Attic	Floor & Stairs			Attic	1,520
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

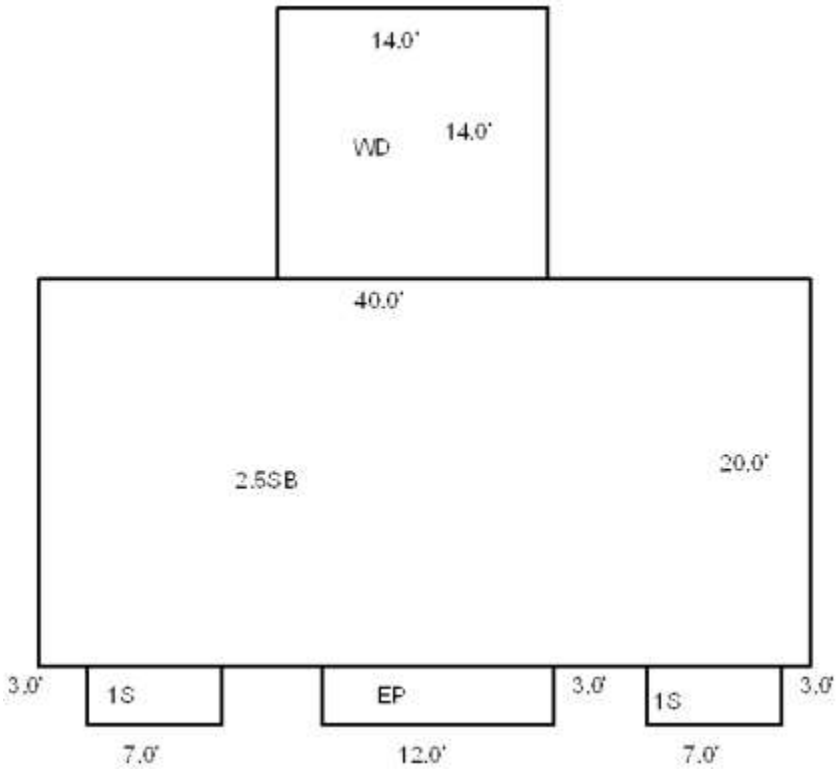
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1870	1930	OLD TYPE	Old Type	Average	Inadeq.	219,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	105%	146,850

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1870	196	C 95	2.333	Avg.	67%	95%	105%	1.559
ONE STORY FRAME	1870	21	C 95	1.827	Avg.	67%	95%	105%	1.221
Encl Frame Porch	1870	36	C 95	2.725	Avg.	67%	95%	105%	1.822
1 STORY	1870	21	C 95	1.827	Avg.	67%	95%	105%	1.221
LOFT BARN BSMT	1870	936	C 100	39.296	Avg.	67%	100%	105%	27.644
1,642 SFLA								Outbuilding Total	33,467

Accpt Land	82,200	Accepted Bldg	180,300	Total	262,500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Map/Lot: 006-091
Account: 1007 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1
Reference 2 LOT SIZE:0.35, INCLUDES DAM
Tran/Land/Bldg 900 13 99
X..... 0 Y..... 0
Exemption(s) 14 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	72,675.00	71,975	75%	Size/Shape	53,982
Total Acres 0.35					Land Total	53,982

Accpt Land 54,000 Accepted Bldg 0 Total 54,000

Name: MATHESON, JAMES B
MATHESON, MARY E
Map/Lot: 006-071
Account: 1008 Card: 1 of 1 Location: 279 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B8018P0292
Reference 2 LOT SIZE:4.43
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	95%	Restrictio	87,238
0.43	Acres-Rear Land 1-10	1,710.00	809	50%	Restrictio	404
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.43					Land Total	103,317

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	339,127
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,880
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

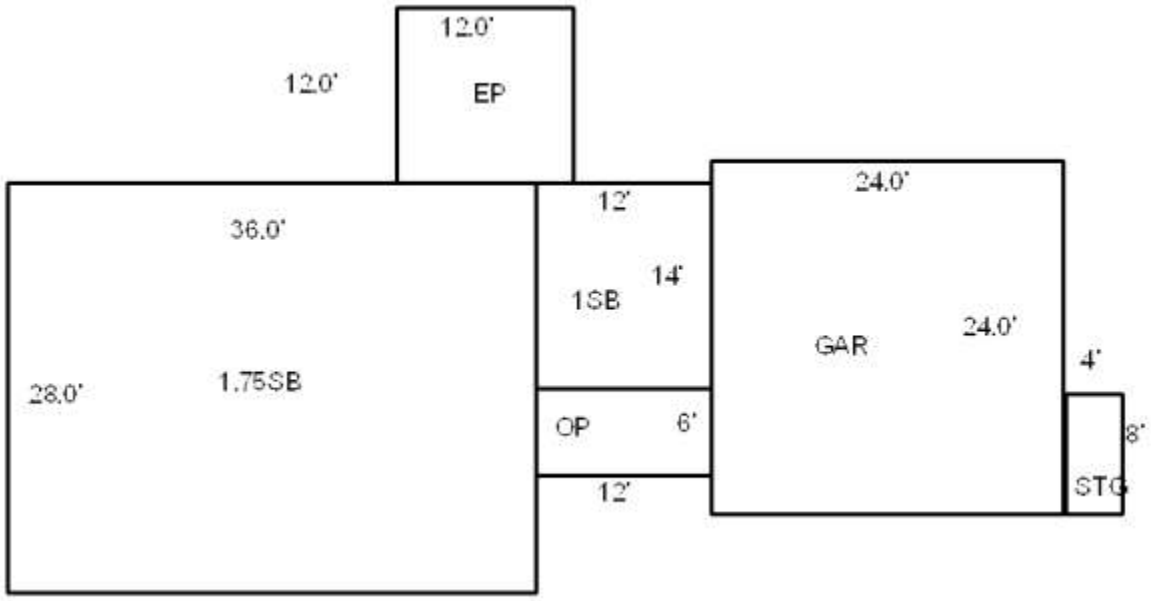
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	TYPICAL	Average	Typical	358,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	289,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1997	168	B 100	23.076	Avg.	85%	100%	95%	18,634
Open Frame Porch	1997	72	B 100	3.956	Avg.	85%	100%	95%	3,195
Frame Garage	1997	576	B 100	27.751	Avg.	85%	100%	95%	22,409
STORAGE	1997	32	B 100	521	Avg.	85%	100%	95%	421
Encl Frame Porch	1997	144	D 100	9,179	Avg.	85%	100%	95%	7,412
1,932 SFLA							Outbuilding Total		52,071

Accpt Land 103,300 Accepted Bldg 341,400 Total 444,700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STG

Name: REMISZEWSKI, DAVID A
CURIT, CAROL A
Account: 1009 Card: 1 of 1 Map/Lot: 006-092
Location: 27 WEST FIRST ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Private
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE:12.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Sale Data

Sale Date	08/25/1997
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.20	Acres-Rear Land 1-10	1,710.00	7,900	100%		7,900
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
4.00	Acres-Wasteland	47.50	209	100%		209
Total Acres 12.20					Land Total	115,614

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	212,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

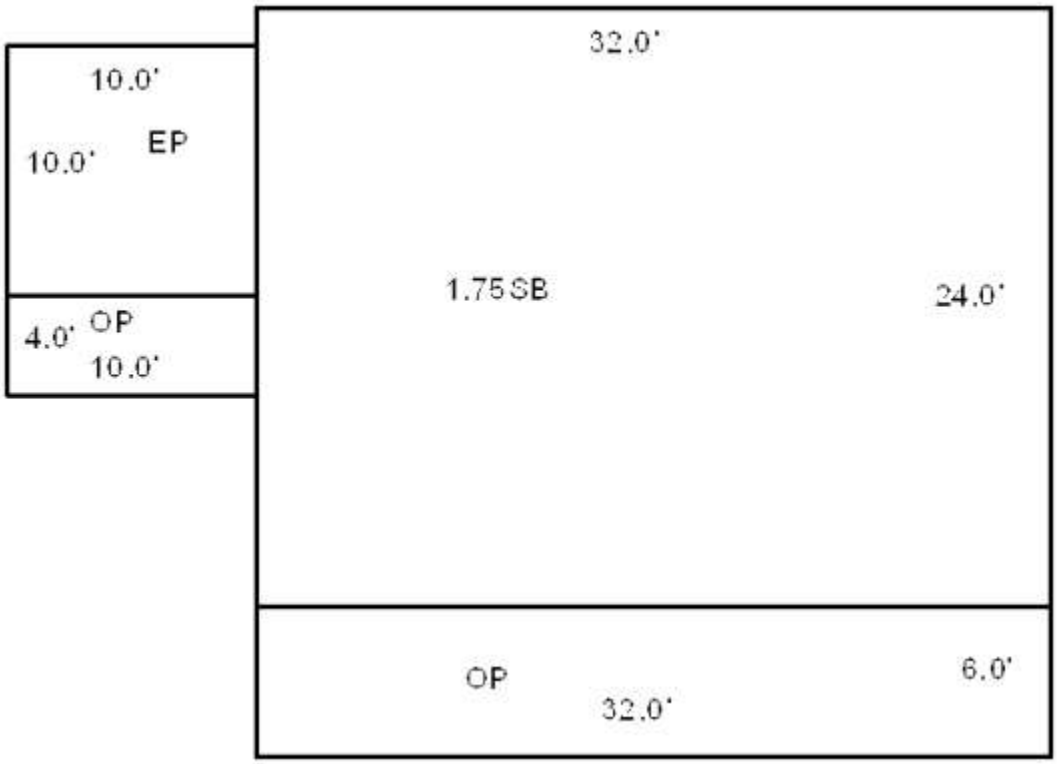
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	225,287

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	184,059

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1998	192	C 100	8.114	Avg.	86%	100%	95%	6.629
Wood Deck	1998	32	C 100	401	Avg.	84%	100%	95%	320
Frame Shed	2008	80	C 100	1.252	Avg.	90%	100%	95%	1.071
Encl Frame Porch	1998	100	C 100	7.968	Avg.	86%	100%	95%	6.509
Open Frame Porch	1998	40	C 100	1.690	Avg.	86%	100%	95%	1.380
Frame Garage	2022	576	C 100	21.347	Avg.	86%	100%	95%	17.440
1,344 SFLA							Outbuilding Total		33,349

Accpt Land	115,600	Accepted Bldg	217,400	Total	333,000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Name: GOLDENBERG, TODD & PATTI L. PARROTT
GOLDENBERG TRUST & PARROTT TRUST
Map/Lot: 013-002
Account: 1010 Card: 1 of 1 Location: 225 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B10273P0341
Reference 2	LOT SIZE: .96 grd corr
Tran/Land/Bldg	300 1 16
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	76,500.00	83,807	100%		83,807
Total Acres 0.96					Land Total	83,807

Outbuildings/Additions/Improvements

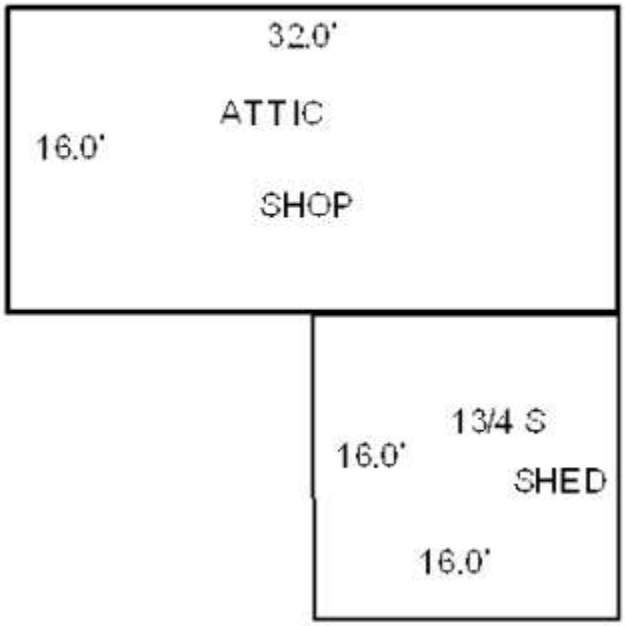
Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN WOOD.....	2003	512	B 100	80.372	Avg.	87%	100%	100%	69,924
Unfinished Attic	2003	212	B 100	1.725	B Gr	87%	100%	100%	1,501
1.75 ST SHED....	2003	256	B 100	7.817	B Gr	87%	100%	100%	6,801
								Outbuilding Total	78,226

Accpt Land	83,800	Accepted Bldg	78,200	Total	162,000

SHOP IS FINISHED WITH

SHEETROCK, GAS UNIT HEAT

NO PLUMBING



Name: ERLICH, MARK
GOTTLIEB, GOTTLIEB, BARBARA

Map/Lot: 013-025
Account: 1012 Card: 1 of 1 Location: 208 MORRELLS MILL RD

Neighborhood 33	OTTER COVE
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/26/2010
Sale Price	525,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15802P694
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	210,000	284,394	100%		284,394
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
2.00	Acres-Rear Land 1-10	7,000.00	15,400	100%		15,400
Total Acres 3.00					Land Total	313,544

Dwelling Description

				Replacement Cost New	
Conventional	Three Story	700 Sqft	Grade B 100	Base	302,842
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	910
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,190
Rooms	12	HEARTHS		HEARTHS	1,040
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	20,592
Attic	Full Finished			Attic	24,960
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

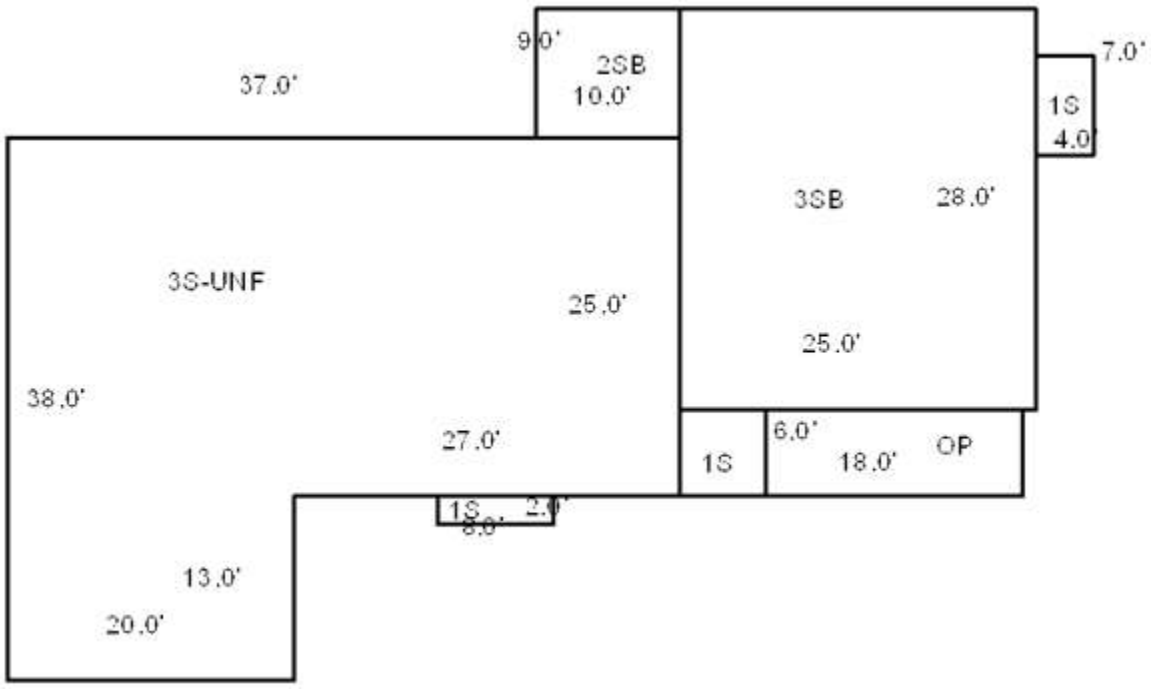
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1879	1998	GOOD	GOOD	Average	Typical	358,534

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	67%	100%	125%	300,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1879	28	B 100	3.333	Avg.	67%	100%	125%	2.791
2 Story/BSMT	1879	90	B 100	19.778	Avg.	67%	100%	125%	16.564
THREE STORY FR	1879	1435	B 100	328.496	Avg.	67%	100%	125%	275.115
1 STORY	1879	36	B 100	4.286	Avg.	67%	100%	125%	3.590
1 STORY	1879	16	B 100	1.904	Avg.	67%	100%	125%	1.595
Open Frame Porch	1879	108	B 100	5.933	Avg.	67%	100%	125%	4.969
1.25 ST GARAGE..	1900	805	B 100	44.369	Avg.	67%	100%	125%	37.159
1.25 ST BARN....	1900	608	B 100	31.591	Avg.	67%	100%	125%	26.458
6,665 SFLA							Outbuilding Total		368,241

Accpt Land 313,500 Accepted Bldg 668,500 Total 982,000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Neighborhood 33	OTTER COVE
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B10273P336,339
Reference 2	LOT SIZE: 0.5 ok,corr
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	210,000	231,000	100%		231,000
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.50					Land Total	244,750

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	303 Sqft	Grade C 100	Base	124,119
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	Damp Crawl	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,060
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

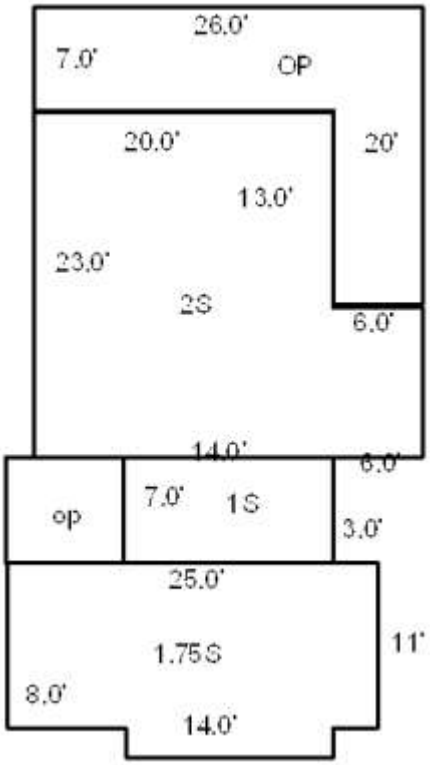
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1924	1989	GOOD	TYPICAL	Average	Typical	133,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	111,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1924	98	C 100	8.975	Avg.	67%	100%	125%	7.516
TWO STORY FRAME	1924	520	C 100	84.245	Avg.	67%	100%	125%	70.555
Open Frame Porch	1924	260	C 100	10.988	Avg.	67%	100%	125%	9.202
OPEN PORCH	1924	56	C 100	2.488	Avg.	67%	100%	125%	2.084
Wood Deck	1989	288	C 100	3.609	Avg.	67%	100%	125%	3.022
1,668 SFLA							Outbuilding Total		92,379

Accpt Land	244,800	Accepted Bldg	203,800	Total 448,600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Account: 1014 Card: 1 of 1 Map/Lot: 004-007-01 Location: 208 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	RollingAbove Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	05/21/2019
Sale Price	600,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B17989P196
Reference 2	LOT SIZE: 10.9 ok, old sale
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
6.00	Acres-Rear Land 1-10	2,400.00	15,840	75%		11,880
0.90	Acres-Rear Land 11-20	1,500.00	1,485	75%		1,114
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 10.90					Land Total	114,184

Dwelling Description

Conventional	Two Story	1,260 Sqft	Grade B 100	Replacement Cost New Base	437,986
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% HW BB	Cooling	0% None	Heat	1,638
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	3,276
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

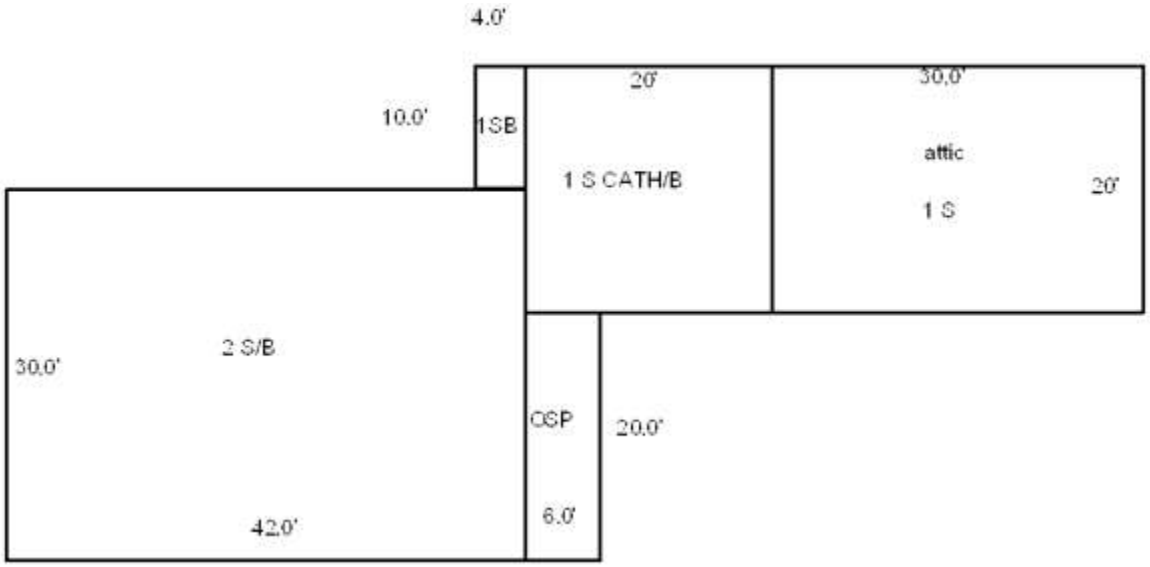
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1832	1980	TYPICAL	TYPICAL	Average	Typical	469,563

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	67%	100%	100%	314,607

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	1832	400	B 100	62.343	V.G.	85%	100%	100%	52.992
OPEN SCR PORCH	1832	120	B 100	7.379	Avg.	67%	100%	100%	4.944
1 Story/BSMT	1832	40	B 100	5.494	Avg.	67%	100%	100%	3.681
1.25 STORY	1832	600	B 100	73.258	V.G.	85%	100%	100%	62.269
Frame Shed	1940	120	D 100	1.502	Fair	55%	100%	100%	826
STABLE	1900	1188	C 100	38.406	Avg.	67%	100%	100%	25.732
Shed.....	1940	437	C 100	6.839	Avg-	60%	100%	100%	4.103
Swimming Pool	2019	800	C 100	12.100	Avg.	96%	50%	100%	5.808
3,710 SFLA							Outbuilding Total		160,355

Accpt Land	114,200	Accepted Bldg	475,000	Total	589,200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Account: 1015 Card: 1 of 1 Map/Lot: 004-006-11 Location: OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	RollingAbove Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	05/21/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B17989P196 PART OF TRANSFER 004-007-1
Reference 2	LOT SIZE: 20.6
Tran/Land/Bldg	106 1 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	75%		19,800
6.60	Acres-Rear Land 11-20	1,500.00	10,890	75%		8,168
Total Acres 20.60					Land Total	118,158

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LOFT BARN BSMT	1	1680	C 100	69.569	Avg-	60%	100%	100%	41.741
Frame Shed	0	144	C 100	2.254	C Gr	60%	100%	100%	1.352
							Outbuilding Total		43,093

Accpt Land	118,200	Accepted Bldg	43,100	Total	161,300

28.0'
1.25BARN/BMT
60.0'
SHED
12.0'
12.0'

Name: SHAW, CHARLENE D
DEROY, MICHAEL J
Map/Lot: 004-056
Account: 1016 Card: 1 of 1 Location: 355 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use RESIDENTIAL 2
Topography
Utilities Well & SepticSeptic
Street Paved

Sale Data

Sale Date	09/25/2007
Sale Price	60,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15265P624
Reference 2 LOT SIZE: 4.77
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
0.77	Acres-Rear Land 1-10	2,400.00	2,033	100%		2,033
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 4.77					Land Total	103,223

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,970 Sqft	Grade C 100	Base	300,588
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,955
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,910
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

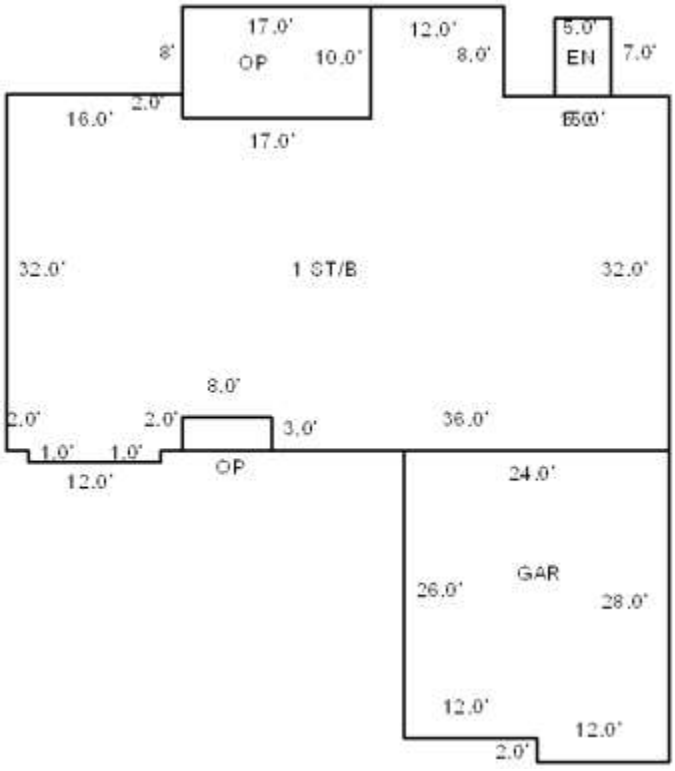
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	317,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	100%	295,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2013	648	C 100	23.939	Avg.	93%	100%	100%	22.263
Open Frame Porch	2013	170	C 100	7.184	Avg.	93%	100%	100%	6.681
ENCL. PORCH	2013	35	C 100	2.899	Avg.	93%	100%	100%	2.696
OPEN PORCH	2013	24	C 100	1.135	Avg.	93%	100%	100%	1.056
1 STORY GARAGE..	2015	1200	C 100	43.817	Avg.	94%	100%	100%	41.188
1,970 SFLA							Outbuilding Total		73,884

Accpt Land 103,200 Accepted Bldg 369,000 Total 472,200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Name: DOUGLASS, WALTER R JR
DOUGLASS, HEATHER D
Map/Lot: 003-083
Account: 1017 Card: 1 of 1 Location: 127 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B8374P271
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 4.00					Land Total	105,218

Dwelling Description

				Replacement Cost New	
Conventional	One Story	810 Sqft	Grade B 100	Base	181,429
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Crawl	Basement	527
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,159
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

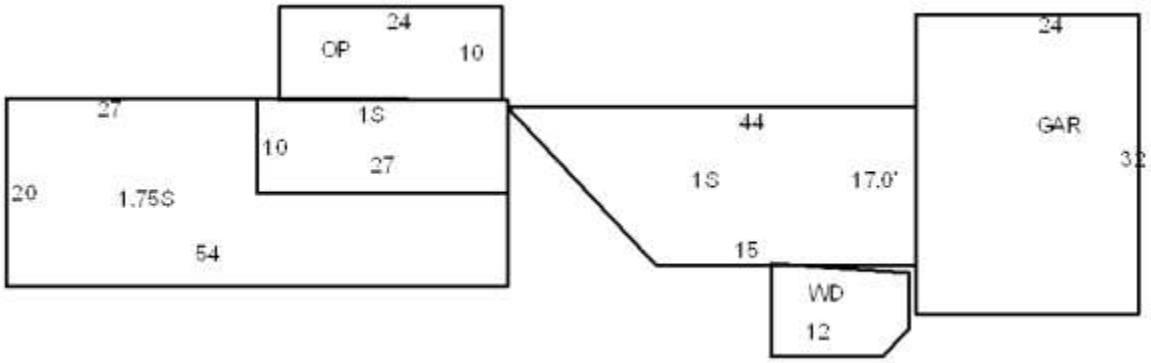
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1989	GOOD	TYPICAL	Average	Typical	193,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	135,789

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1890	270	B 100	32.145	Ava.	67%	100%	105%	22.614
Frame Garage	1890	768	B 100	36.739	Ava.	67%	100%	105%	25.846
Wood Deck	1890	136	B 100	2.215	Ava.	67%	100%	105%	1.558
1 STORY	1890	612	B 100	72.861	Ava.	67%	100%	105%	51.258
Swimming Pool	1989	1	C 100	12.100	Ava.	99%	100%	105%	12.578
1,692 SFLA							Outbuilding Total		113,854

Accpt Land 105,200 Accepted Bldg 249,600 Total 354,800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GAR
32

Name: MORRILL, STEVEN A
MORRILL, SHIRLEY A
Map/Lot: 003-058-4
Account: 1018 Card: 1 of 1 Location: 291 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/21/1975
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B2065P0071
Reference 2	LOT SIZE:3.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.90	Acres-Homesite (Fract)	72,675.00	91,598	100%		91,598
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.90					Land Total	107,273

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,274 Sqft	Grade C 100	Base	212,345
Exterior	ALUM/VINYL	Masonry Trim	38Sqft	Trim	190
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,911
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,822
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

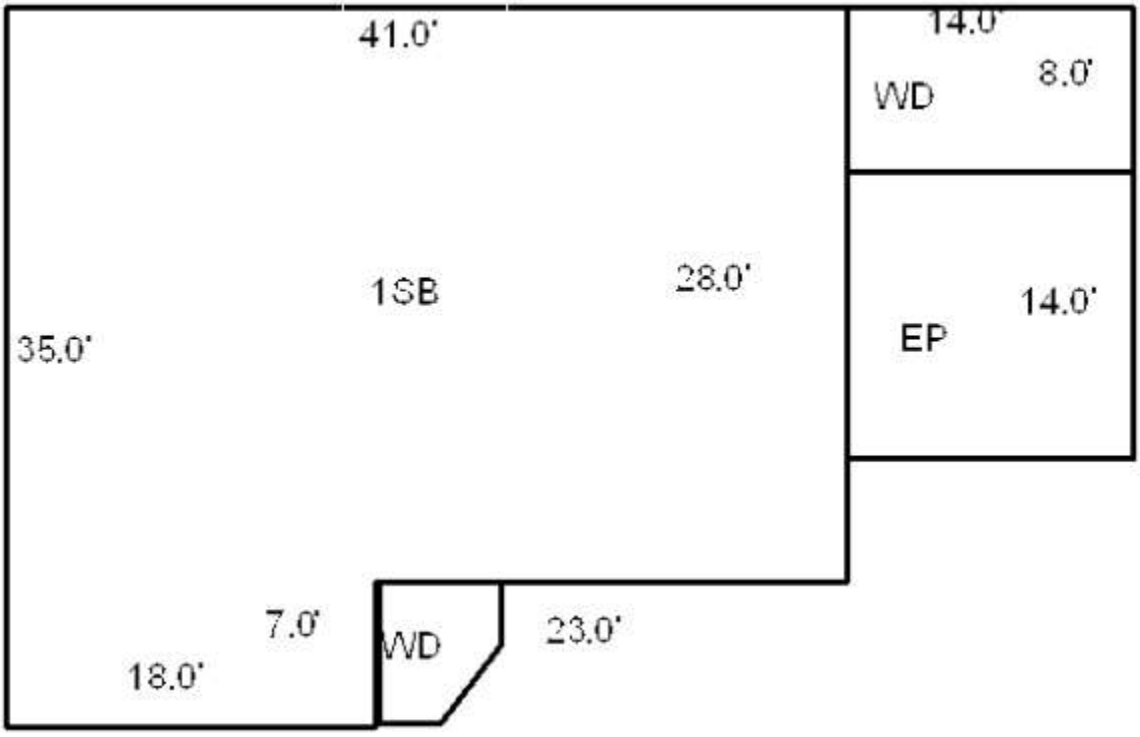
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Above Average	Typical	218,268

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	165,884

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1976	112	C 100	1.403	Avg+	80%	100%	95%	1.066
Encl Frame Porch	1976	196	C 100	15.617	Avg+	80%	100%	95%	11.869
WOOD DECK	1976	36	C 100	451	Avg+	80%	100%	95%	343
1/2 ST/SHOP	1976	768	C 100	63.114	Avg+	80%	100%	95%	47.966
1,274 SFLA							Outbuilding Total		61,244

Accpt Land	107,300	Accepted Bldg	227,100	Total	334,400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Neighborhood 42	PORTLAND ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/23/2005
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B14407P597
Reference 2	LOT SIZE: .50
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,024 Sqft	Grade C 100	Base	275,900
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	1,024
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,144
Rooms	17				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	21,120
Attic	1/4 Finished			Attic	6,906
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

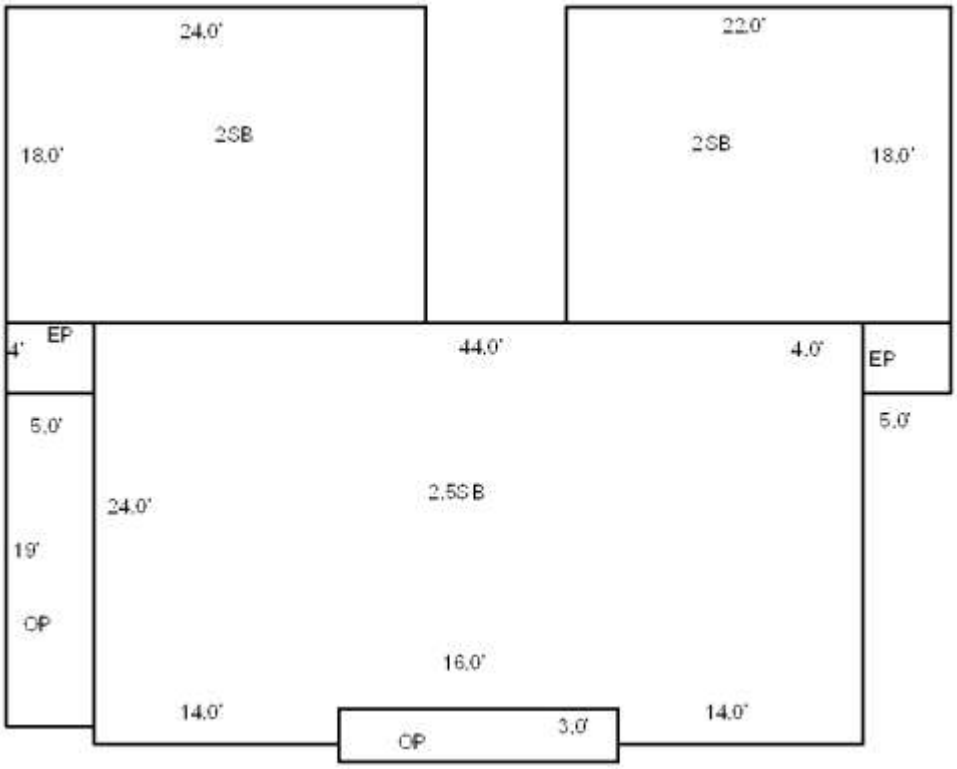
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1930	TYPICAL	TYPICAL	Below Average	Typical	311,094

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	97%	105%	190,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1910	20	C 100	1.594	Ava-	60%	97%	105%	973
Open Frame Porch	1910	95	C 100	4.015	Ava-	60%	97%	105%	2.454
2 Story/BSMT	1910	432	C 100	73.030	Ava-	60%	97%	105%	44.629
Encl Frame Porch	1910	20	C 100	1.594	Ava-	60%	97%	105%	973
2 Story/BSMT	1910	396	C 100	66.944	Ava-	60%	97%	105%	40.909
OPEN PORCH	1910	48	C 100	2.149	Ava-	60%	97%	105%	1.312
3,704 SFLA							Outbuilding Total		91,250

Accpt Land	87,600	Accepted Bldg	281,400	Total	369,000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Name: DZIENGELESKI, ALAN M
DZIENGELESKI, CAROL M
Map/Lot: 018-094A
Account: 1020 Card: 1 of 1 Location: 25 CHURCH AVE

Neighborhood 41 CHURCH ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	Level
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/01/2019
Sale Price	279,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18070P948
Reference 2	LOT SIZE: .46
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	74,130.00	75,451	100%		75,451
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.46					Land Total	87,001

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,544 Sqft	Grade C 105	Base	395,421
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,727
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,088
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

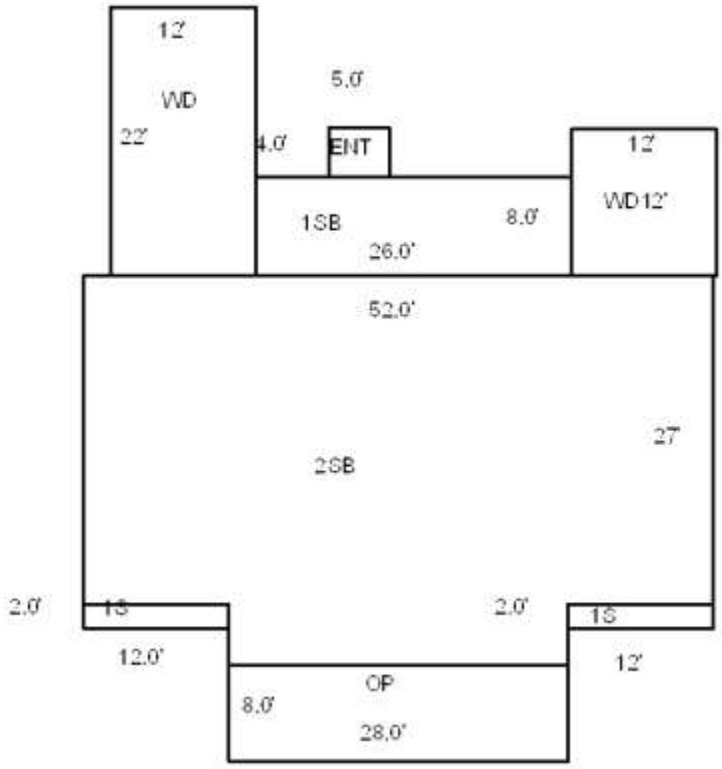
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	1980	GOOD	GOOD	Average	Typical	417,857

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	293,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1915	224	C 105	9.939	Avg.	67%	100%	105%	6.992
1 STORY	1915	24	C 105	2.308	Avg.	67%	100%	105%	1.623
1 STORY	1915	24	C 105	2.308	Avg.	67%	100%	105%	1.623
Wood Deck	1915	264	C 105	3.473	Avg.	67%	100%	105%	2.443
1 Story/BSMT	1915	208	C 105	23.076	Avg.	67%	100%	105%	16.234
WOOD DECK	1915	144	C 105	1.894	Avg.	67%	100%	105%	1.332
BSMT ENTRY.....	1915	20	C 105	329	Avg.	67%	100%	105%	231
Frame Garage	1915	576	C 105	22.414	Avg.	67%	100%	105%	15.768
3,344 SFLA							Outbuilding Total		46,246

Accpt Land	87,000	Accepted Bldg	340,200	Total	427,200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Map/Lot: 001-060
Account: 1021 Card: 1 of 1 Location: 37 NO WAY

Neighborhood 4 BUFFUM RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7419P0168
Reference 2 LOT SIZE:46
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
22.00	Acres-Rear 21+	665.00	16,093	100%		16,093
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 46.00					Land Total	166,090

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,424 Sqft	Grade B 100	Base	446,237
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 3/4 Bmt	Basement	1,388
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	11,107
Rooms	10	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Floor & Stairs			Attic	3,702
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

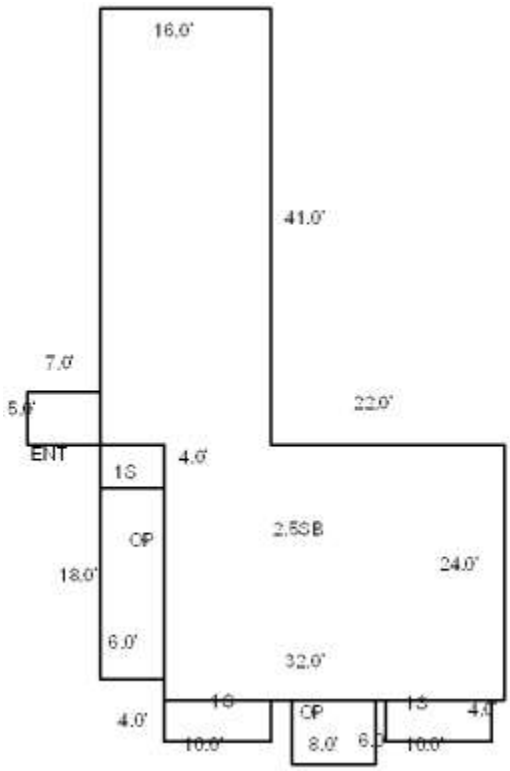
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1896	1993	TYPICAL	TYPICAL	Above Average	Typical	473,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	328,559

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1896	35	B 100	712	Avg+	73%	100%	95%	494
ONE STORY FRAME	1896	24	B 100	2.857	Avg+	73%	100%	95%	1.982
Open Frame Porch	1896	108	B 100	5.933	Avg+	73%	100%	95%	4.114
1 STORY	1896	40	B 100	4.762	Avg+	73%	100%	95%	3.302
OPEN PORCH	1896	48	B 100	2.794	Avg+	73%	100%	95%	1.938
1 STORY	1896	40	B 100	4.762	Avg+	73%	100%	95%	3.302
LOFT BARN BSMT	1896	1080	C 100	45.155	Avg.	67%	100%	95%	28.741
Swimming Pool	1896	1	C 100	12.100	Avg.	99%	100%	95%	11.380
2,952 SFLA							Outbuilding Total		55,253

Accpt Land 166,100 Accepted Bldg 383,800 Total 549,900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Name: MOORE, DARRYL A
MOORE, BETH A
Map/Lot: 003-079
Account: 1022 Card: 1 of 1 Location: 83 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/13/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B3199P0159
Reference 2	LOT SIZE:0.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	74,130.00	78,686	100%		78,686
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.70					Land Total	90,236

Dwelling Description / **Replacement Cost New**

Conventional	Two & 1/2 Story	800 Sqft	Grade C 100	Base	235,294
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,000
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Floor & Stairs			Attic	1,600
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

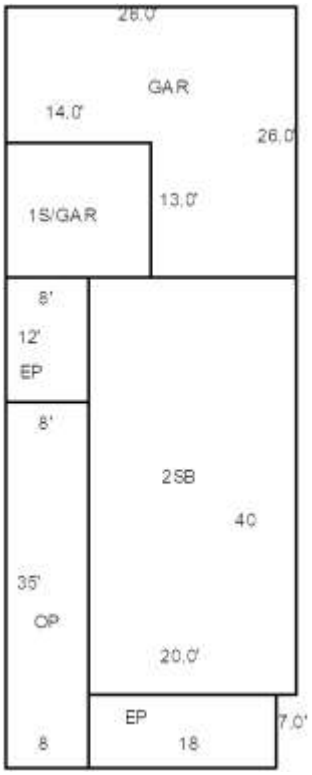
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1960	TYPICAL	TYPICAL	Average	Typical	248,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	175,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1800	280	C 100	11.833	Avg.	67%	100%	105%	8.324
Frame Garage	1800	546	C 100	20.266	Avg.	67%	100%	105%	14.257
1S AD/GAR.....	1800	182	C 100	19.230	Avg.	67%	100%	105%	13.528
Encl Frame Porch	1800	96	C 100	7.649	Avg.	67%	100%	105%	5.381
Encl Frame Porch	1800	126	C 100	10.040	Avg.	67%	100%	105%	7.063
2,182 SFLA								Outbuilding Total	48,553

Accpt Land 90,200 Accepted Bldg 223,700 Total 313,900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18

Account: 1023 Card: 1 of 1 Map/Lot: 003-068 Location: 189 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/19/1990
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B5362P176
Reference 2	LOT SIZE:27.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
3.25	Acres-Rear 21+	735.00	2,628	100%		2,628
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 27.25					Land Total	155,201

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	660 Sqft	Grade C 100	Base	183,334
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,970
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-990
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

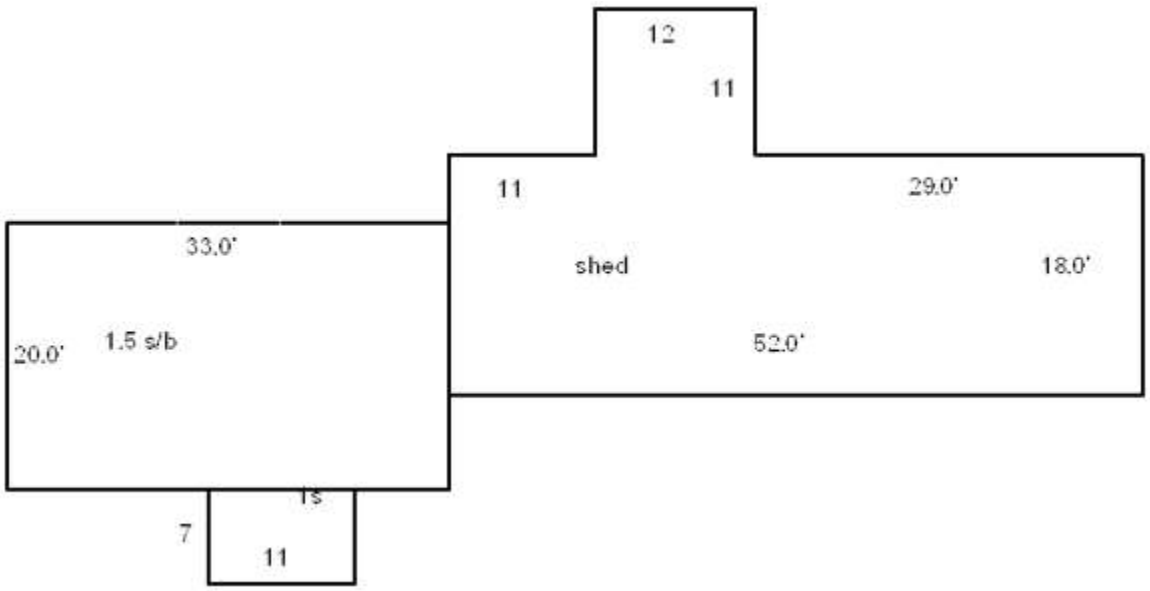
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	1940	TYPICAL	TYPICAL	Below Average	Typical	185,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	105%	117,164

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1700	1068	C 100	16.714	Avg-	60%	100%	105%	10.529
ONE STORY FRAME	1700	77	C 100	7.052	Avg-	60%	100%	105%	4.443
Frame Garage	1900	648	C 100	23.939	Avg-	60%	100%	105%	15.081
Frame Shed	1900	170	C 100	2.660	Avg-	60%	100%	105%	1.676
1 ST BARN.....	1900	2520	C 100	80.111	Avg-	60%	100%	105%	50.470
Frame Shed	1980	144	C 100	2.254	Avg.	74%	100%	105%	1.751
1,067 SFLA							Outbuilding Total		83,950

Accpt Land 155,200 Accepted Bldg 201,100 Total 356,300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Account: 1024 Card: 1 of 1 Map/Lot: 003-070 Location: MAPLE ST

Neighborhood 56	MAPLE ST		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography		Sale Date	01/24/2005
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B14356P072		
Reference 2	LOT SIZE: 19.1		
Tran/Land/Bldg	106 1 98		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
5.10	Acres-Rear Land 11-20	1,260.00	7,069	100%		7,069
Total Acres 19.10				Land Total		134,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	2160	C 100	78.387	Avg.	69%	100%	105%	56.791
							Outbuilding Total		56,791

Accpt Land	134,200	Accepted Bldg	56,800	Total	191,000

Name: MULLOY, ROGER W
MULLOY, JERALD J
Map/Lot: 021-022
Account: 1025 Card: 1 of 1 Location: 84 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	08/14/2013
Sale Price	165,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B16684P362
Reference 2	LOT SIZE: .53
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	74,130.00	76,527	100%		76,527
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.53					Land Total	88,077

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	576 Sqft	Grade C 100	Base	165,507
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,592
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

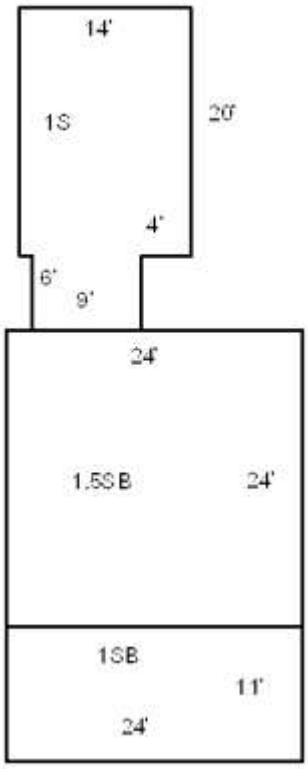
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1914	1980	TYPICAL	TYPICAL	Average	Typical	172,259

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	121,184

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1914	334	C 100	30.588	Avg.	67%	100%	105%	21.519
1 Story/BSMT	1914	264	C 100	27.894	Avg.	67%	100%	105%	19.623
Frame Garage	1914	1080	C 100	39.496	Avg.	67%	100%	105%	27.785
Patio	1914	150	B 100	1.221	Avg.	67%	100%	105%	859
1,462 SFLA								Outbuilding Total	69,786

Accpt Land	88,100	Accepted Bldg	191,000	Total	279,100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Neighborhood 28	LITTLE RIVER RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Value Change	Data Correction
Reference 1	
Reference 2	LOT SIZE:1.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/21/2021
Sale Price	289,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	72,675.00	82,068	100%		82,068
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.30					Land Total	97,743

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	920 Sqft	Grade C 100	Base	159,851
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,380
Fin. Basement Area	828 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,394
Heating	100% Units	Cooling	0% None	Heat	1,840
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

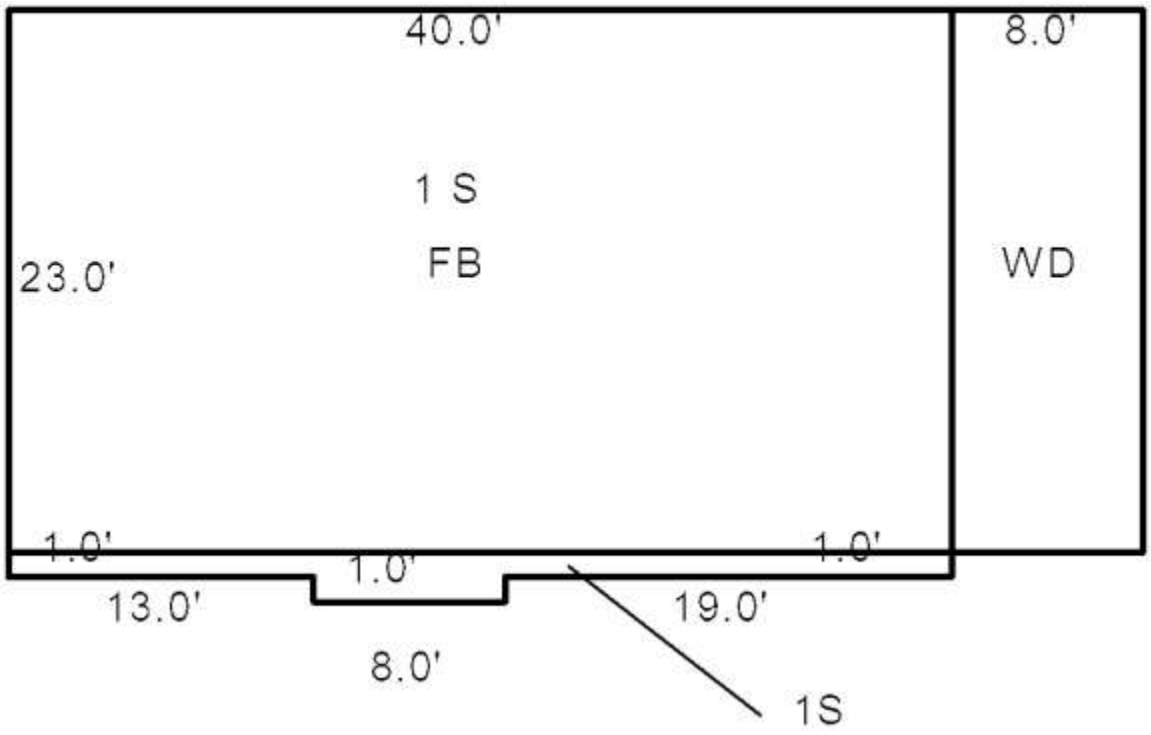
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	2010	TYPICAL	TYPICAL	Good	Typical	187,385

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	147,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1974	48	C 100	4.396	Good	83%	100%	95%	3.467
Wood Deck	1974	184	C 100	2.306	Good	83%	100%	95%	1.818
968 SFLA							Outbuilding Total		5,285

Accpt Land	97,700	Accepted Bldg	153,000	Total	250,700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Account: 1027 Card: 1 of 1 Map/Lot: 021-023 Location: 82 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/19/2016
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17346P734
Reference 2	LOT SIZE: .53
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	74,130.00	76,527	100%		76,527
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.53					Land Total	88,077

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	384 Sqft	Grade C 100	Base	126,644
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,440
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

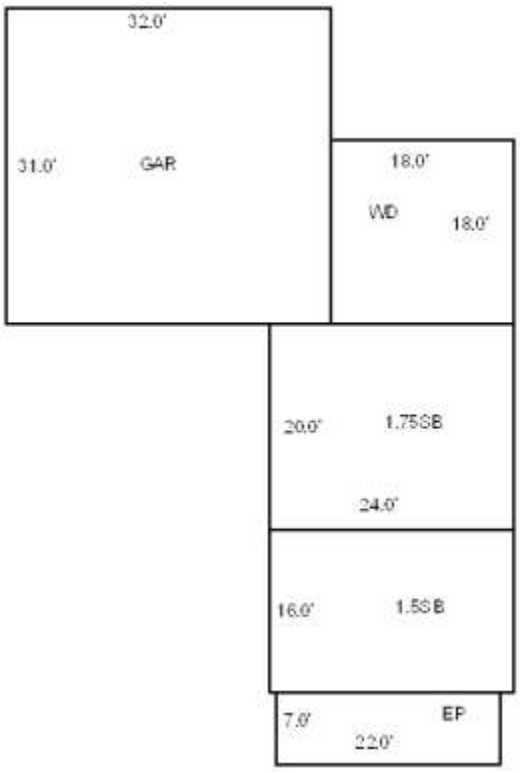
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1914	1984	TYPICAL	TYPICAL	Average	Typical	139,028

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	97,806

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1914	992	C 100	36.327	Avg.	67%	100%	105%	25.556
Wood Deck	1914	324	C 100	4.060	Avg.	67%	100%	105%	2.856
1.75 Story/BSMT	1914	480	C 100	76.075	Avg.	67%	100%	105%	53.518
Encl Frame Porch	1914	154	C 100	12.271	Avg.	67%	100%	105%	8.633
Swimming Pool	1914	1	D 100	9.680	Fair	55%	100%	105%	5.590
Patio	1914	200	C 100	1.252	Avg.	67%	100%	105%	881
1,416 SFLA							Outbuilding Total		97,034

Accpt Land	88,100	Accepted Bldg	194,800	Total	282,900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Name: MUNROE, DENNIS A
MUNROE, CYNTHIA L

Map/Lot: 008-080

Account: 1028 Card: 1 of 1 Location: 678 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B4532P0319
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
1.00	Acres-Rear Land 1-10	1,800.00	1,980	100%		1,980
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 5.00					Land Total	115,143

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 110	Base	270,144
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,498
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

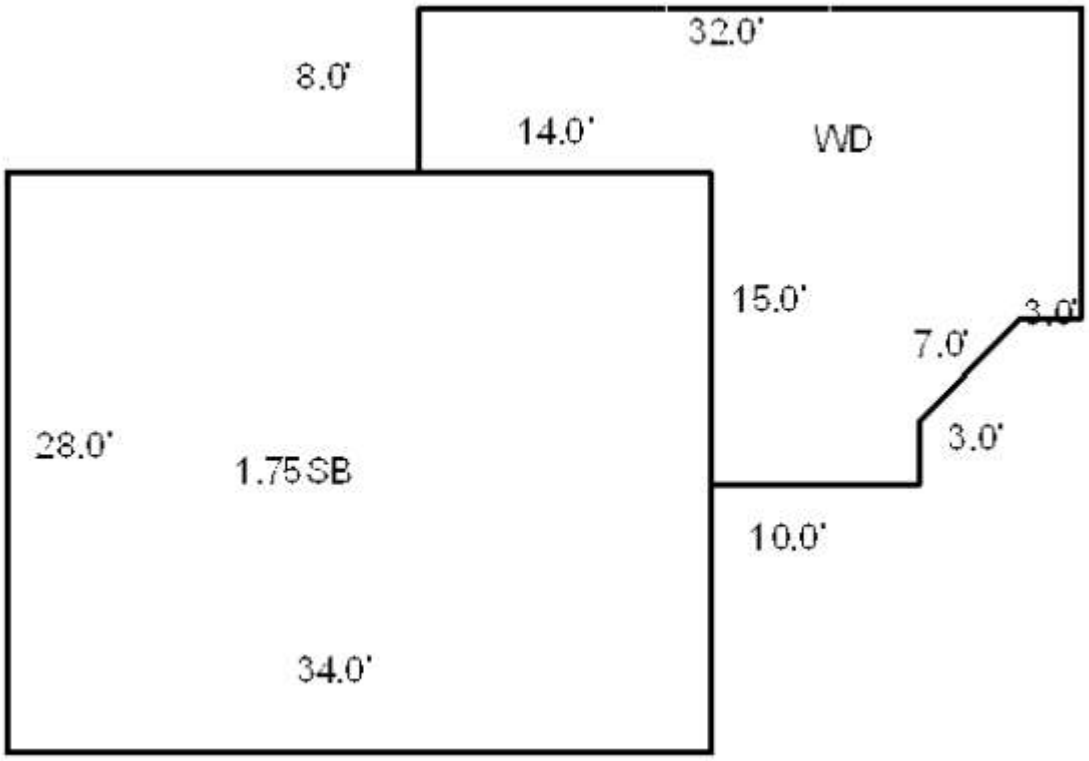
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	2002	GOOD	GOOD	Average	Typical	283,639

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	192,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1964	473	C 110	6.520	Avg.	68%	100%	100%	4,434
Frame Shed	1990	225	C 100	3.521	Avg.	68%	100%	100%	2,394
1,666 SFLA							Outbuilding Total		6,828

Accpt Land 115,100 Accepted Bldg 199,700 Total 314,800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Name: MURRAY, LEON B
MURRAY, GLADYS M
Map/Lot: 007-024-2
Account: 1029 Card: 1 of 1 Location: 1172 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2398P0176
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade C 100	Base	224,403
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,264
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

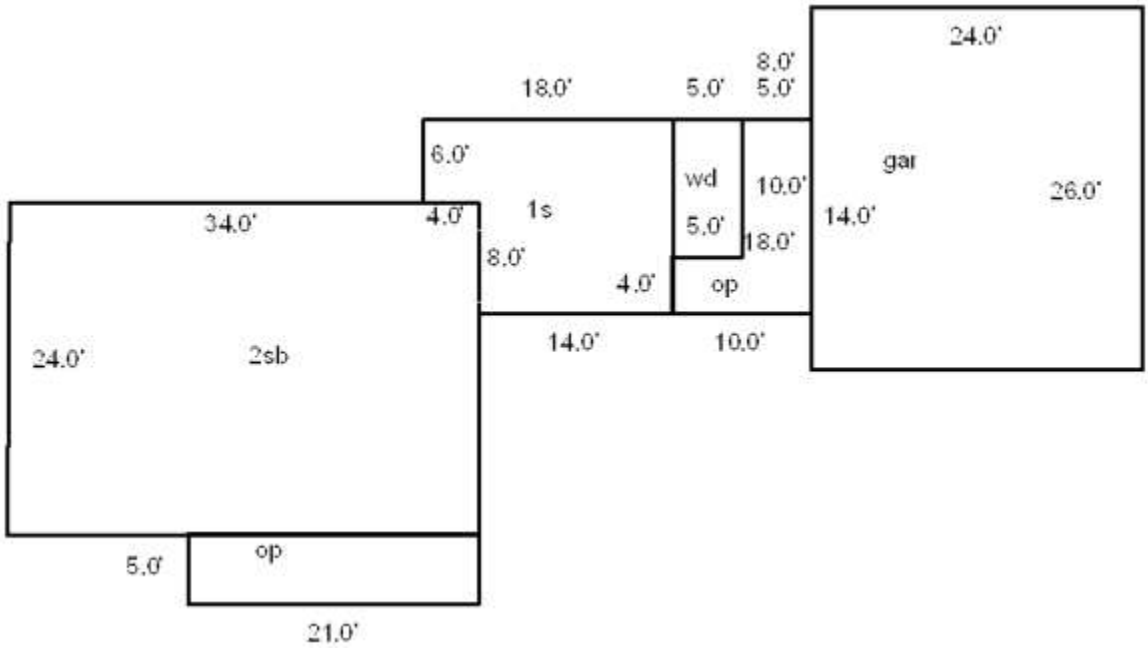
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	234,171

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	166,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1978	105	C 100	4.437	Avg.	75%	100%	95%	3,162
ONE STORY FRAME	1978	220	C 100	20.148	Avg.	75%	100%	95%	14,355
Wood Deck	1978	50	C 100	626	Avg.	75%	100%	95%	446
OPEN PORCH	1978	90	C 100	3,924	Avg.	75%	100%	95%	2,796
Frame Garage	1978	624	C 100	23,075	Avg.	75%	100%	95%	16,441
1,852 SFLA							Outbuilding Total		37,200

Accpt Land 109,400 Accepted Bldg 204,000 Total 313,400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Name: MURRAY, MICHAEL
MURRAY, JULIE K
Map/Lot: 010-050
Account: 1030 Card: 1 of 1 Location: 48 HAMMOND RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B18149P367
Reference 2	LOT SIZE: 11
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Sale Data

Sale Date	01/17/2020
Sale Price	224,600
Sale Type	
Financing	
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.00	Acres-Rear Land 1-10	1,710.00	13,167	100%		13,167
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 11.00					Land Total	120,672

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,176 Sqft	Grade C 100	Base	199,920
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,470
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,528
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

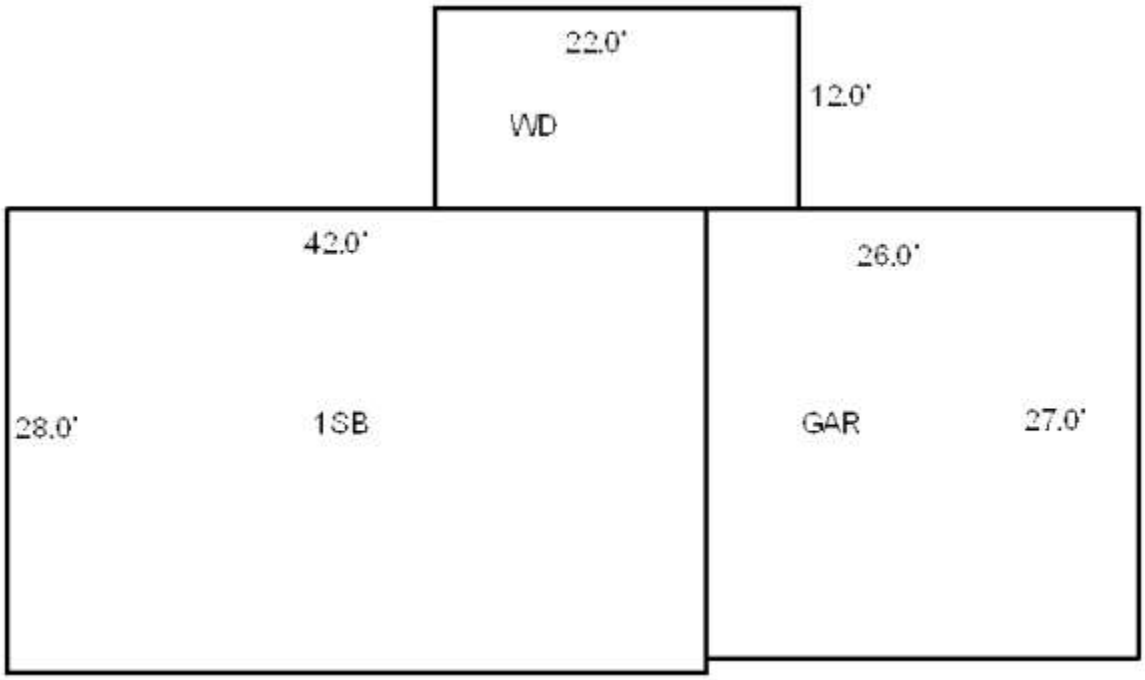
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	205,718

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	95%	138,757

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	702	C 100	25.884	Avg.	71%	100%	95%	17.459
Wood Deck	1970	264	C 100	3.308	Avg.	71%	100%	95%	2.232
1 ST BARN.....	1979	1056	C 100	34.273	Avg.	71%	100%	95%	23.117
STOR SHED MET	2013	1776	C 100	31.844	Avg.	93%	100%	95%	28.134
1,176 SFLA							Outbuilding Total		70,942

Accpt Land	120,700	Accepted Bldg	209,700	Total	330,400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GAR
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Map/Lot: 010-044
Account: 1031 Card: 1 of 1 Location: 377 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/15/1977
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B1900P0799
Reference 2	LOT SIZE:6.55
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.55	Acres-Rear Land 1-10	1,710.00	4,797	100%		4,797
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.55					Land Total	112,302

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade D 110	Base	172,801
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	634
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,168
Rooms	7	HEARTHS		HEARTHS	704
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,267
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,440	Insulation	-1,267
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

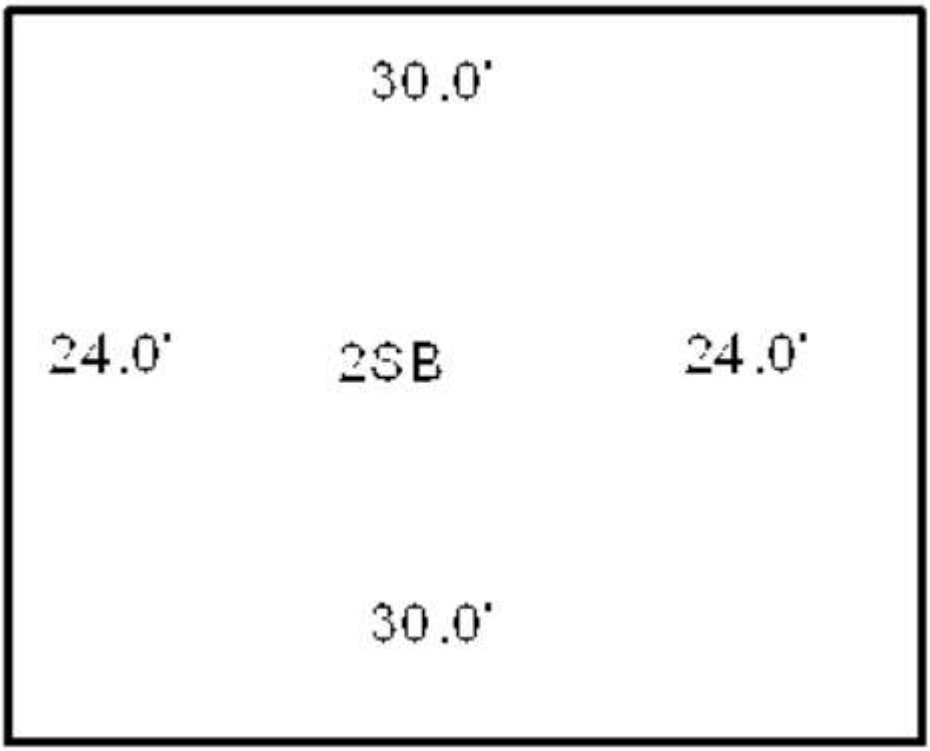
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1937	0	OLD TYPE	Old Type	Below Average	Typical	177,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	95%	101,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Barn	1937	416	D	0	Avg-	60%	0%	95%	0
Encl Frame Porch	1986	225	C	0	Avg.	78%	0%	95%	0
1,440 SFLA							Outbuilding Total		0

Accpt Land	112,300	Accepted Bldg	101,100	Total	213,400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Name: MURRAY, LEON B
MURRAY, MICHAEL P
Map/Lot: 010-045
Account: 1032 Card: 1 of 1 Location: 369 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B14442P62 LIFE ESTATE FOR ANNIE L.
Reference 2 LOT SIZE:4.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.80	Acres-Rear Land 1-10	1,710.00	1,505	100%		1,505
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.80					Land Total	109,010

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	624 Sqft	Grade C 100	Base	188,996
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,120
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	TYPICAL	Average	Typical	193,696

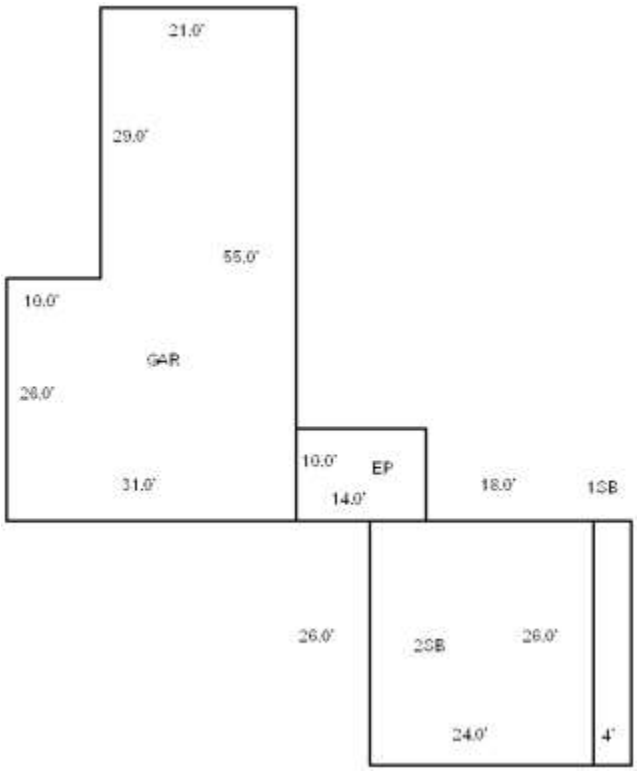
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	95%	119,589

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1940	1415	C 100	51.559	Avg.	67%	97%	95%	31,834
Encl Frame Porch	1940	140	D 100	8.924	Avg.	67%	97%	95%	5,510
1 Story/BSMT	1940	104	C 100	10.989	Avg.	67%	97%	95%	6,785
1,352 SFLA								Outbuilding Total	44,129

Accpt Land	109,000	Accepted Bldg	163,700	Total	272,700

369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24.0'
4'

Account: 1033 Card: 1 of 1 Map/Lot: 010-043 Location: 391 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/17/2016
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17257P503
Reference 2	LOT SIZE:8.24
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.24	Acres-Rear Land 1-10	1,710.00	7,975	100%		7,975
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.24					Land Total	115,480

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 95	Base	163,908
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,368
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,736
Rooms	5	HEARTHS		HEARTHS	760
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

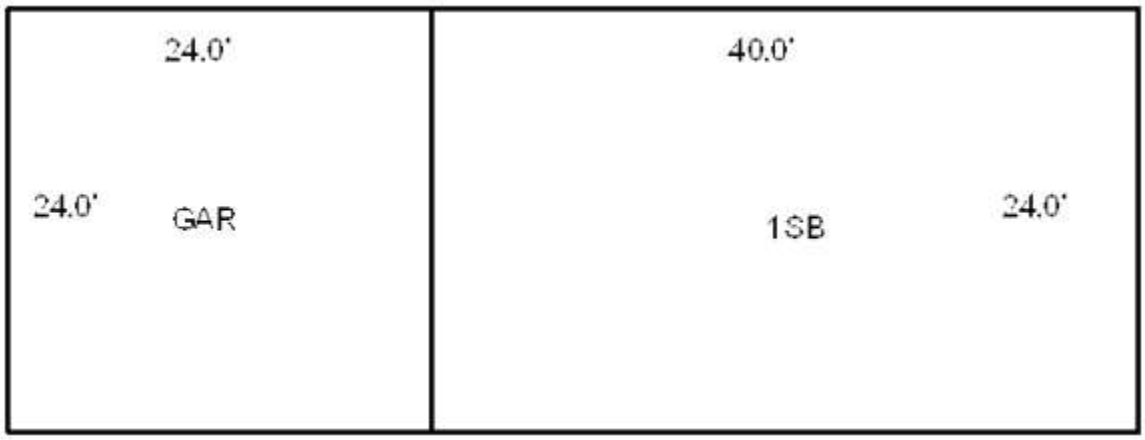
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	168,772

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	128,267

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1987	576	C 95	20,280	Avg.	80%	100%	95%	15,413
Wood Deck	1987	48	C 95	571	Avg.	80%	100%	95%	434
Frame Shed	2012	280	C 100	4,382	Avg.	80%	100%	95%	3,331
960 SFLA							Outbuilding Total		19,178

Accpt Land	115,500	Accepted Bldg	147,400	Total	262,900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40.0'
24.0'
GAR
1SB
24.0'

Name: BLANCHARD, LISA E, TRUSTEE
LISA E. BLANCHARD REV LIVING TRUST
Map/Lot: 010-051
Account: 1034 Card: 1 of 1 Location: 56 HAMMOND RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/19/2019
Sale Price	160,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18127P425
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	1 5 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	100%		83,250
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.50					Land Total	98,925

Dwelling Description

				Replacement Cost New	
Conventional	One Story	792 Sqft	Grade C 100	Base	137,486
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,376
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

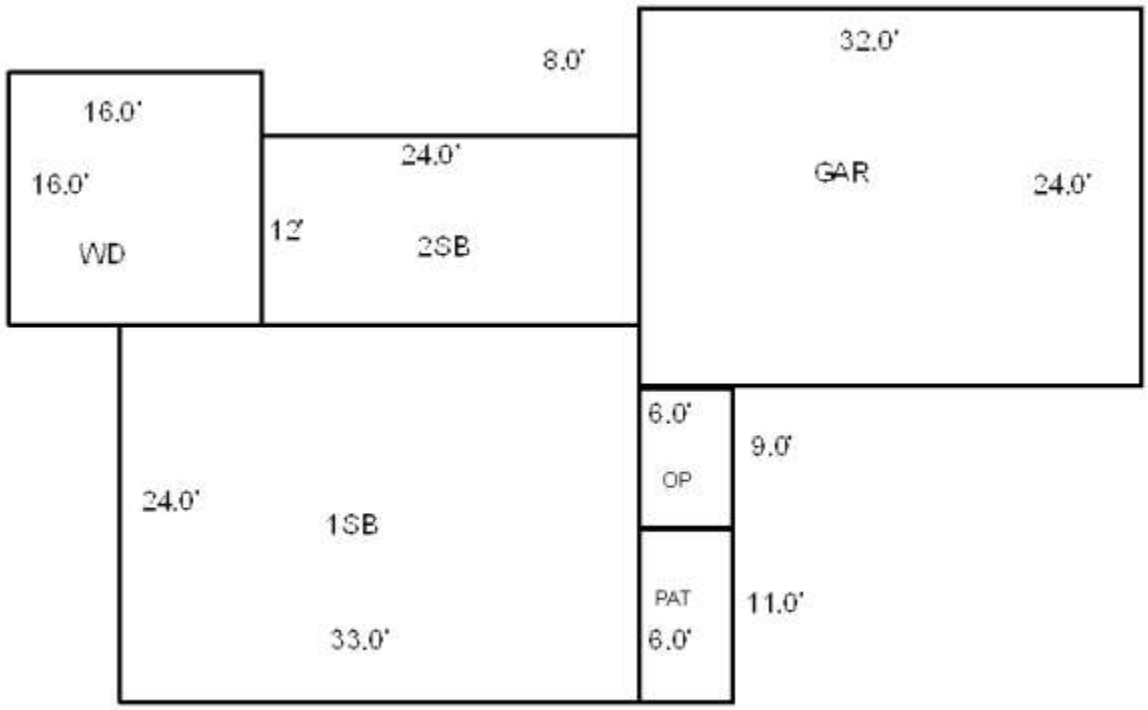
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	1973	GOOD	TYPICAL	Below Average	Typical	149,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	95%	85,352

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2 Story/BSMT	0	288	C 100	48.686	Avg-	60%	100%	95%	27.751
Frame Garage	0	768	C 100	28.261	Avg-	60%	100%	95%	16.109
Open Frame Porch	0	54	D 100	1.826	Avg-	60%	100%	95%	1.041
PATIO	0	66	C 100	413	Avg.	67%	0%	95%	0
Frame Shed	2006	315	C 100	4.930	Avg-	86%	100%	95%	4.028
Wood Deck	0	256	C 100	3.208	Avg-	60%	100%	95%	1.829
SOLAR CL4 /KW	2020			----SOUND VALUE----					0
1,368 SFLA						Outbuilding Total			50,758

Accpt Land	98,900	Accepted Bldg	136,100	Total	235,000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33.0'
6.0'

Account: 1035 Card: 1 of 1 Map/Lot: 003-124 Location: 15 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/18/2020
Sale Price	289,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	RTODD B19083P279
Reference 2	LOT SIZE:0.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	72,675.00	70,874	100%		70,874
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.30					Land Total	86,549

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 110	Base	200,945
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,432
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

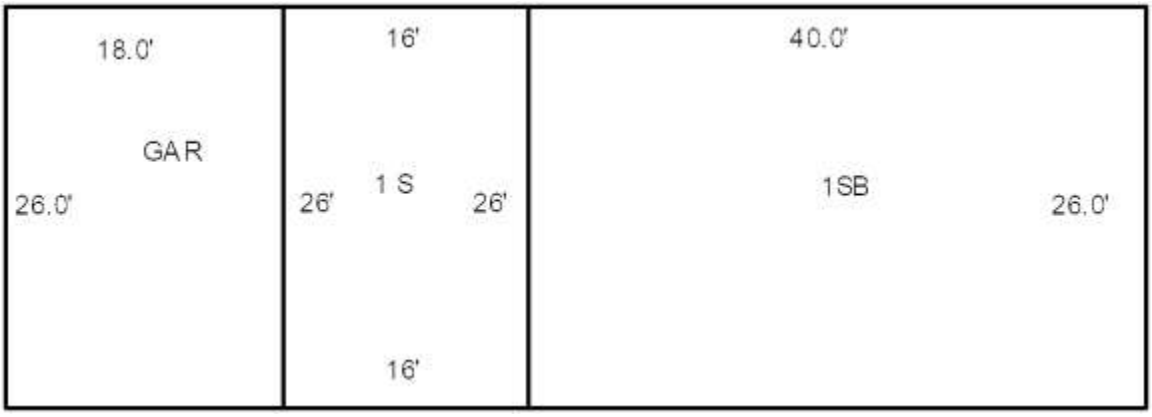
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Excellent	Field8	221,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	95%	193,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1972	468	C 110	19.204	Exc.	92%	100%	95%	16.785
1 STORY	1972	416	C 110	41.907	Exc.	92%	100%	95%	36.626
Wood Deck	1972	96	C 110	1.323	Exc.	92%	100%	95%	1.156
1,456 SFLA							Outbuilding Total		54,567

Accpt Land	86,500	Accepted Bldg	248,100	Total	334,600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Name: HALL, DAWN-MARIE
HALL, KENT N
Map/Lot: 013-038
Account: 1036 Card: 1 of 1 Location: 16 WEST ELEVENTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Below Street
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	03/01/2016
Sale Price	185,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17194P341
Reference 2	LOT SIZE: .13
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	210,000	201,888	100%		201,887
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.13					Land Total	215,637

Dwelling Description

				Replacement Cost New	
Ranch	One Story	616 Sqft	Grade D 110	Base	113,450
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Crawl	Basement	407
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,355
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-542
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

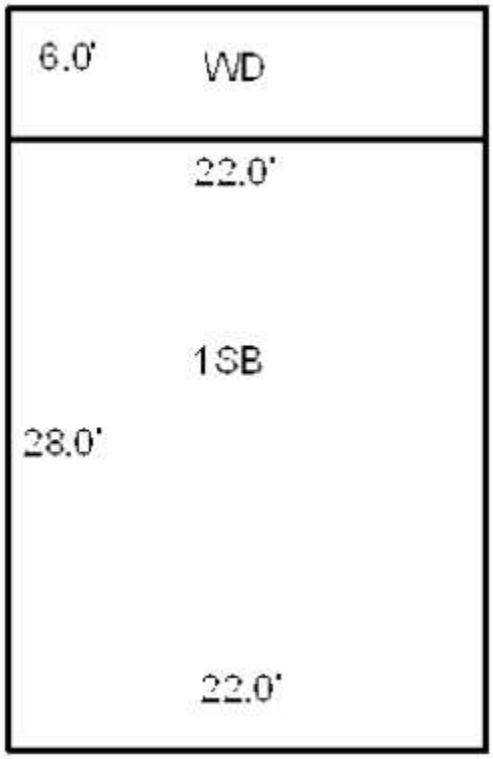
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	114,670

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	69%	100%	125%	98,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1965	132	D 110	1.455	Avg.	69%	100%	125%	1.255
616 SFLA						Outbuilding Total			1,255

Accpt Land 215,600 Accepted Bldg 100,200 Total 315,800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Map/Lot: 005-026-3
Account: 1037 Card: 1 of 1 Location: 785 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B10333P281
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	988 Sqft	Grade C 100	Base	252,121
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,187
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

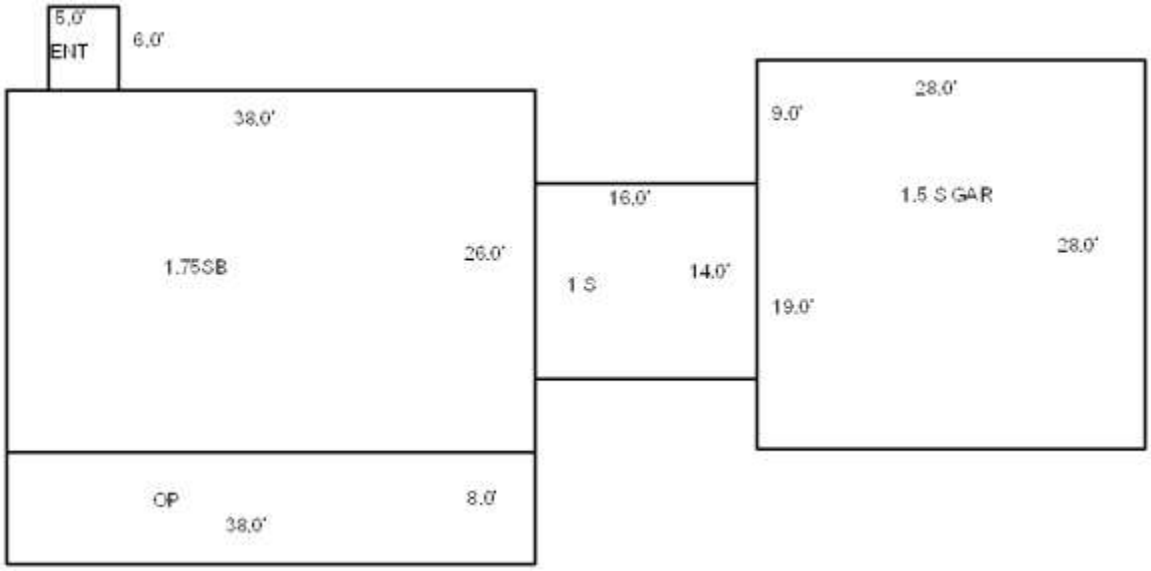
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	258,790

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	213,890

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	2001	30	C 100	470	Avg.	87%	100%	95%	389
Open Frame Porch	2001	304	C 100	12.847	Avg.	87%	100%	95%	10.618
1 STORY	2001	224	C 100	20.514	Avg.	87%	100%	95%	16.955
1.50 ST GARAGE..	2001	784	C 100	37.591	Avg.	87%	100%	95%	31.069
1,953 SFLA							Outbuilding Total		59,031

Accpt Land 107,500 Accepted Bldg 272,900 Total 380,400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OP
8.0'
38.0'

Name: TURCOTTE, MICHAEL
TURCOTTE, KRISTI
Map/Lot: 003-033
Account: 1038 Card: 1 of 1 Location: 113 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	RESIDENTIAL 2
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B11858P251
Reference 2	LOT SIZE: 12.59
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
8.59	Acres-Rear Land 1-10	2,400.00	22,678	100%		22,678
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 12.59					Land Total	123,868

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	260,867
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

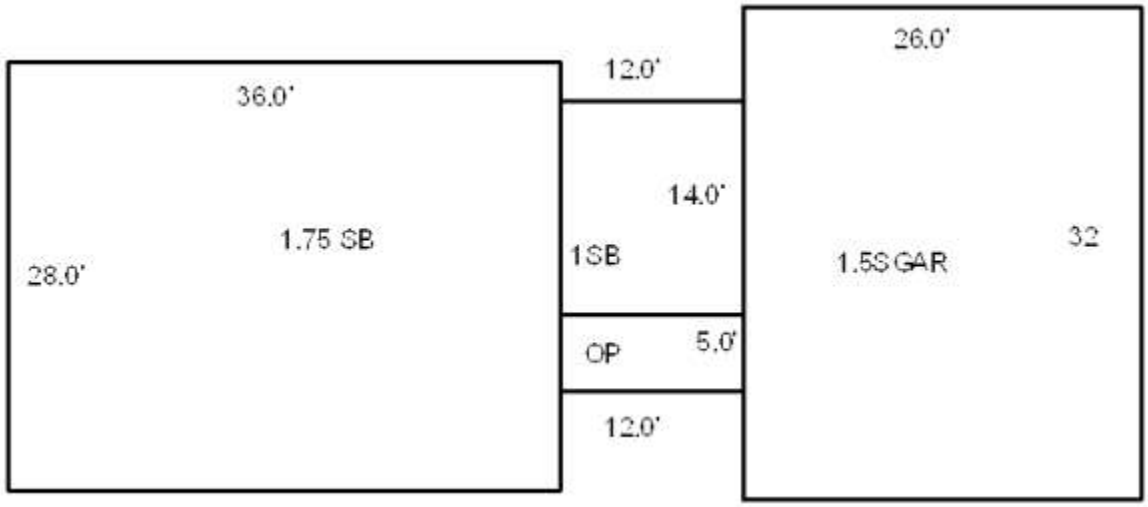
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	GOOD	Average	Typical	280,871

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	247,166

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2003	168	C 100	17.751	Avg.	88%	100%	100%	15,621
Open Frame Porch	2003	60	C 100	2.536	Avg.	88%	100%	100%	2,232
1.50 ST GARAGE..	2003	832	C 100	39.837	Avg.	88%	100%	100%	35,057
1,932 SFLA							Outbuilding Total		52,910

Accpt Land 123,900 Accepted Bldg 300,100 Total 424,000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14.0'
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1SB
32
28.0'
1.5S GAR
OP
5.0'
12.0'

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B2992P0116
Reference 2	LOT SIZE: 3.95
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.95	Acres-Homesite (Fract)	76,500.00	90,076	100%		90,076
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.95					Land Total	101,076

Dwelling Description / Replacement Cost New

Conventional	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	227,335
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	756
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

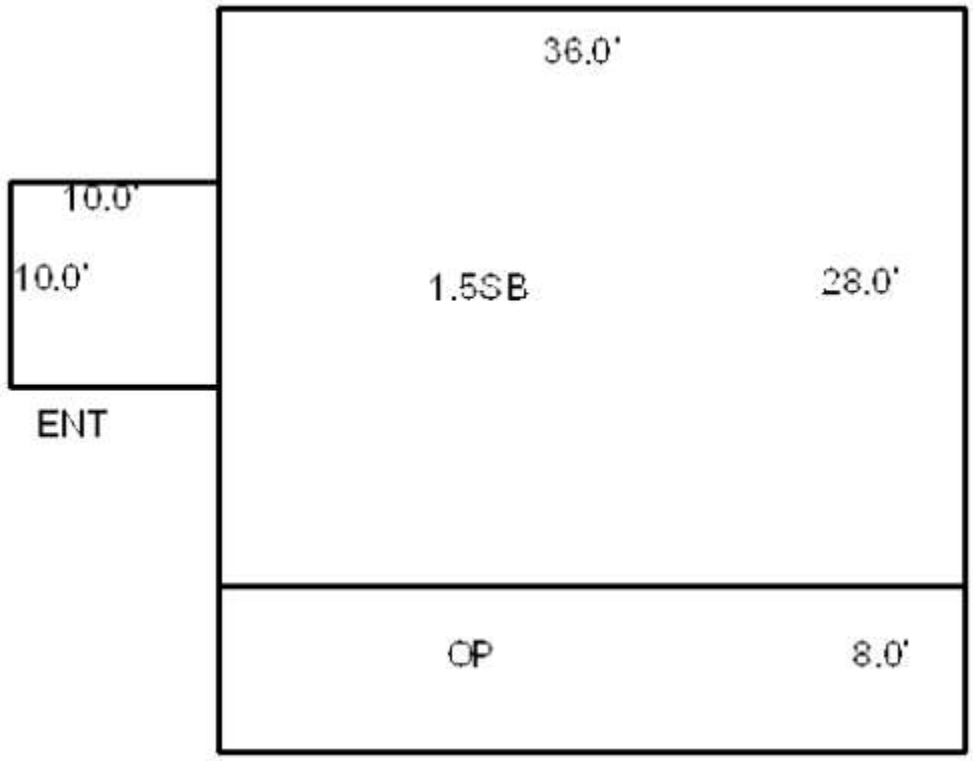
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	233,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	100%	179,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1982	100	C 100	1.565	Avg.	77%	100%	100%	1.205
Open Frame Porch	1982	288	C 100	12.171	Avg.	77%	100%	100%	9.372
1 ST BARN.....	1982	1600	C 100	51.306	Avg.	77%	100%	100%	39.506
Frame Shed	1982	240	C 100	3.756	Avg.	77%	100%	100%	2.892
1,512 SFLA								Outbuilding Total	52,975

Accpt Land 101,100 Accepted Bldg 232,700 Total 333,800


36.0'
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1.5SB
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Account: 1040 Card: 1 of 1 Map/Lot: 003-057 Location: 100 NOBLE WAY

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 2
Topography
Utilities All Public
Street No Street

Reference 1 B8715P0282 WD; B10386P0211 REL
Reference 2 LOT SIZE:162
Tran/Land/Bldg 900 12 89
X..... EX Y..... 0
Exemption(s) 4 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
138.00	Acres-Rear 21+	700.00	106,260	100%		106,260
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 162.00					Land Total	250,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SCHOOL	0			- - - - S O U N D V A L U E - - - -					33,000,000
								Outbuilding Total	33,000,000

Accpt Land 250,400 Accepted Bldg 33,000,000 Total 33,250,400

NOBLE KNIGHTS

Account: 1041 Card: 1 of 1 Map/Lot: 011-018 Location: WEST FIFTY SECOND ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14582P169
Reference 2	LOT SIZE: .42
Tran/Land/Bldg	106 1 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	02/17/2006
Sale Price	118,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	210,000	227,007	40%	Restrictio	90,803
Total Acres 0.42					Land Total	90,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
Frame Shed	0	200	C 100	3,130	C Gr	100%	100%	125%	3,912
								Outbuilding Total	3,912

Accpt Land	90,800	Accepted Bldg	3,900	Total	94,700

Name: GAGNE, PATRICK R
GAGNE, BRENDA S

Map/Lot: 005-003-2
Account: 1042 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17765P861
Reference 2	LOT SIZE:4.3
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/02/2018
Sale Price	75,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.30	Acres-Rear Land 1-10	1,710.00	564	100%		564
Total Acres 4.30					Land Total	92,394

Accpt Land	92,400	Accepted Bldg	0	Total	92,400

Neighborhood 71 BK BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B11160P289
Reference 2 LOT SIZE:16.5
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
2.50	Acres-Rear Land 11-20	950.00	2,613	100%		2,613
Total Acres 16.50					Land Total	90,295

Accpt Land 90,300 Accepted Bldg 0 Total 90,300

Name: EMERY, EMILY A
EMERY, JOSEPH R
Map/Lot: 003-097B
Account: 1044 Card: 1 of 1 Location: 50 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Gravel

Sale Data

Sale Date	02/20/2018
Sale Price	51,000
Sale Type	Mobile Home
Financing	Seller Financed
Verified	Public Record
Validity	Other Non Valid

Reference 1	B17000P631
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

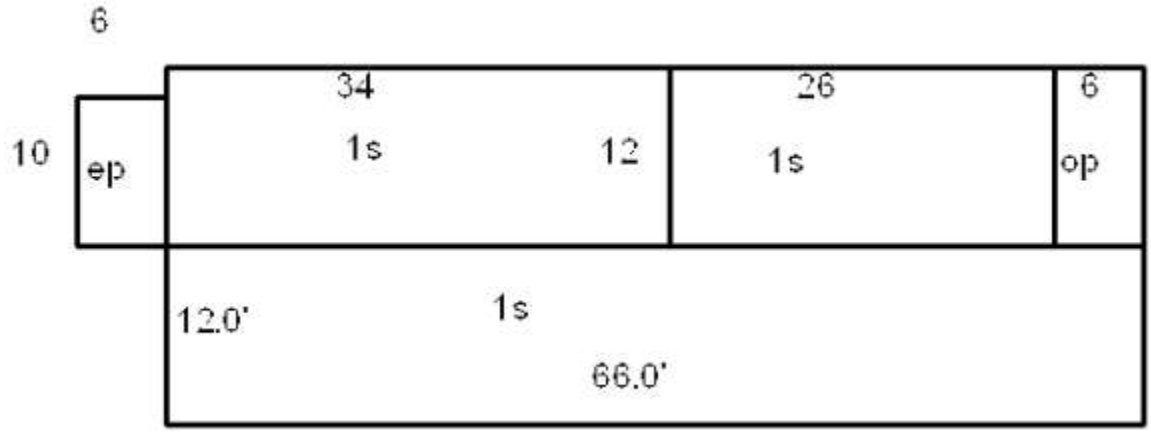
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	61,200.00	62,812	100%		62,812
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.50					Land Total	76,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ADDITION ..	1990	408	D 100	15.481	Avg.	80%	55%	95%	6.471
MH ADDITION ..	1969	312	D 110	13.022	Avg.	68%	55%	95%	4.626
MH OPEN PORCH...	1969	72	D 100	746	Avg.	68%	55%	95%	265
MH ENC. PORCH...	1990	60	D 100	1.242	Avg.	80%	55%	95%	520
Frame Garage	1990	704	C 100	25.956	Avg.	80%	70%	95%	13.809
12 Mobile Home.	1969	12X66	D 100	15.452	Avg.	40%	55%	95%	3.229
792 SFLA								Outbuilding Total	28,920

Accpt Land 76,000 Accepted Bldg 28,900 Total 104,900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Name: CINCOTTA, MEGHAN A
CINCOTTA, SHIRLEY M
Map/Lot: 012-021
Account: 1045 Card: 1 of 1 Location: 74 WEST FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date 10/22/2019
Sale Price 317,450
Sale Type Land & Buildings
Financing Unknown
Verified Buyer
Validity Arms Length Sale

Reference 1 B18083P936
Reference 2 LOT SIZE:0.25
Tran/Land/Bldg 101 1 11
X..... GRAD Y..... CORR
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-Homesite (Fract)	210,000	218,753	100%		218,753
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	25%		3,438
0.24	Acres-Rear Land 1-10	7,000.00	1,848	100%		1,848
Total Acres 0.53					Land Total	224,039

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,044 Sqft	Grade C 110	Base	201,503
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	1,148
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,297
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,148
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

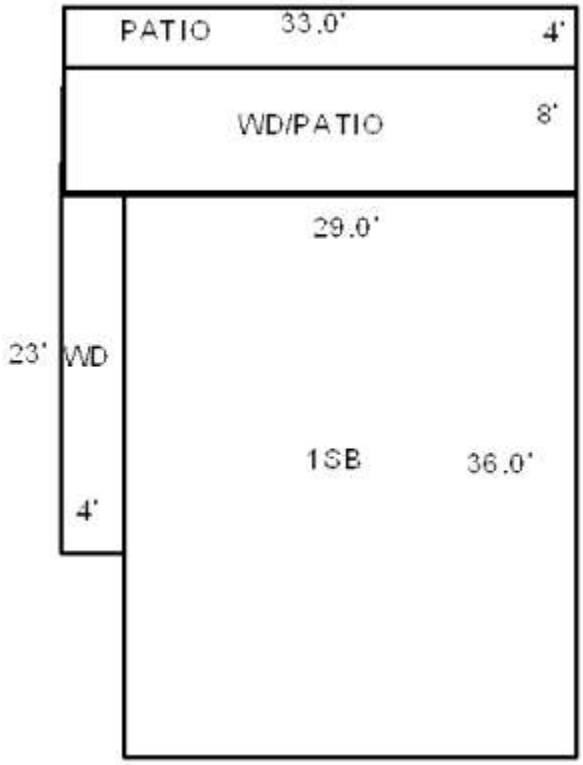
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Good	Typical	203,800

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	90%	125%	185,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1967	356	C 110	4.907	Good	81%	90%	125%	4.472
Patio	1967	396	C 110	2.727	Good	81%	90%	125%	2.485
1.25 ST GARAGE..	1967	576	C 110	27.108	Good	81%	90%	125%	24.701
1,044 SFLA							Outbuilding Total		31,658

Accpt Land 224,000 Accepted Bldg 217,400 Total 441,400


PATIO
33.0'
4'
WD/PATIO
8'
29.0'
23'
WD
1SB
36.0'
4'

Name: KELLEY, BRYAN
KELLEY, JESSICA
Map/Lot: 008-008
Account: 1046 Card: 1 of 1 Location: 734 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Septic
Street	Paved

Sale Data

Sale Date	07/15/2016
Sale Price	310,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17178P23
Reference 2	LOT SIZE: 5.21
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 84 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.21	Acres-Rear Land 1-10	1,710.00	2,276	100%		2,276
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.21					Land Total	109,781

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	784 Sqft	Grade B 100	Base	298,255
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,529
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,148
Heating	100% HW BB	Cooling	0% None	Heat	6,115
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

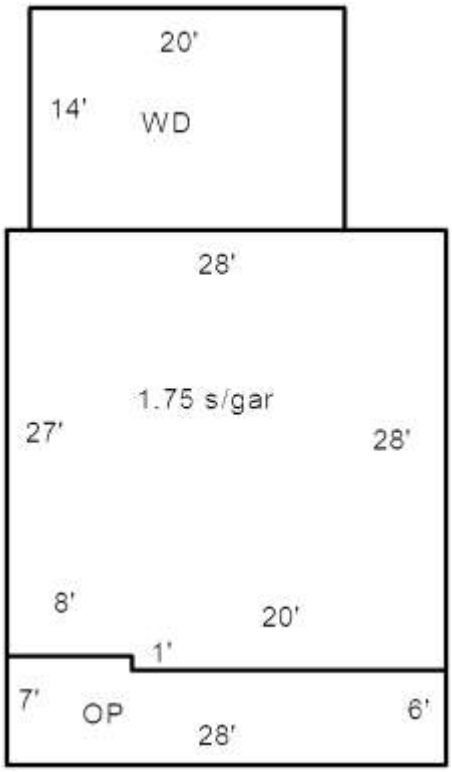
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	328,207

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	296,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
SOLAR CL1 /KW	2019			- - - - S O U N D V A L U E - - - -					4,000
1,568 SFLA							Outbuilding Total		4,000

Accpt Land 109,800 Accepted Bldg 300,200 Total 410,000


20'
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Account: 1047 Card: 1 of 1 Map/Lot: 005-007 Location: 288 BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	1deed - lots 005-014;015;007;007-1;00
Reference 2	LOT SIZE:15
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	03/28/2022
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
5.00	Acres-Rear Land 11-20	630.00	3,465	100%		3,465
Total Acres 15.00					Land Total	11,935

Accpt Land 11,900 Accepted Bldg 0 Total 11,900

Account: 1048 Card: 1 of 1 Map/Lot: 011-022 Location: 78 WEST FIFTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Private

Sale Data

Sale Date 01/20/2017
Sale Price 90,000
Sale Type
Financing
Verified
Validity Related Parties

Reference 1 B17409P135 50% INTEREST ONLY
Reference 2 LOT SIZE: 0.27
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	210,000	217,196	100%		217,196
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.27					Land Total	230,946

Dwelling Description

				Replacement Cost New	
Ranch	One Story	784 Sqft	Grade D 100	Base	122,580
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,254
Rooms	4				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,112
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-627
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

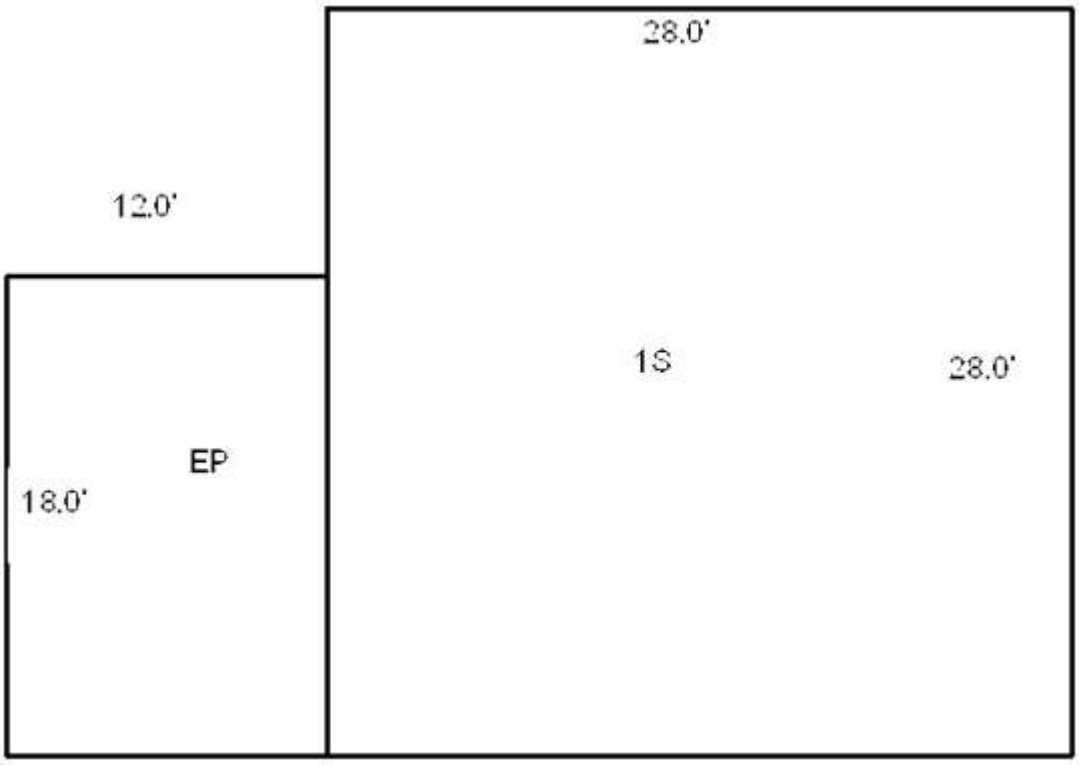
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Above Average	Typical	122,811

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	125%	112,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	0	216	D 100	13.769	Avg+	73%	100%	125%	12.564
Wood Deck	0	48	C 100	601	Avg.	67%	100%	125%	504
784 SFLA							Outbuilding Total		13,068

Accpt Land 230,900 Accepted Bldg 125,100 Total 356,000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Account: 1049 Card: 1 of 1 Map/Lot: 003-013 Location: SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	B163555P739
Reference 2	LOT SIZE:1
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	06/19/2012
Sale Price	10,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	15%	Size/Shape	11,777
Total Acres 1.00					Land Total	11,777

Accpt Land	11,800	Accepted Bldg	0	Total	11,800

Account: 1050 Card: 1 of 1 Map/Lot: 009-034 Location: 180 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	08/12/2014
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B16873P71
Reference 2 LOT SIZE:10
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
6.00	Acres-Rear Land 1-10	1,350.00	8,910	100%		8,910
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 10.00					Land Total	93,782

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	864 Sqft	Grade C 100	Base	208,180
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

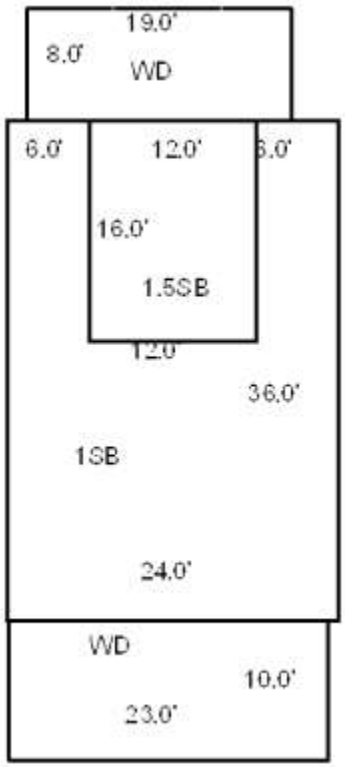
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	213,364

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	174,318

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	152	C 100	1.905	Avg.	86%	100%	95%	1.556
WOOD DECK	1998	230	C 100	2.882	Avg.	86%	100%	95%	2.355
Frame Shed	1998	144	C 100	2.254	Avg.	84%	100%	95%	1.798
Frame Shed	2005	120	D 100	1.502	Avg.	88%	100%	95%	1.256
1.25 ST GARAGE..	2005	576	C 100	24.644	Avg.	88%	100%	95%	20.603
1,296 SFLA							Outbuilding Total		27,568

Accpt Land 93,800 Accepted Bldg 201,900 Total 295,700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Map/Lot: 004-037
Account: 1051 Card: 1 of 1 Location: 184 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/27/2011
Sale Price	26,500
Sale Type	Land Only
Financing	Conventional
Verified	Seller
Validity	Other Non Valid

Reference 1	B16089P434
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	74,130.00	70,987	100%		70,987
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.25					Land Total	82,537

Dwelling Description

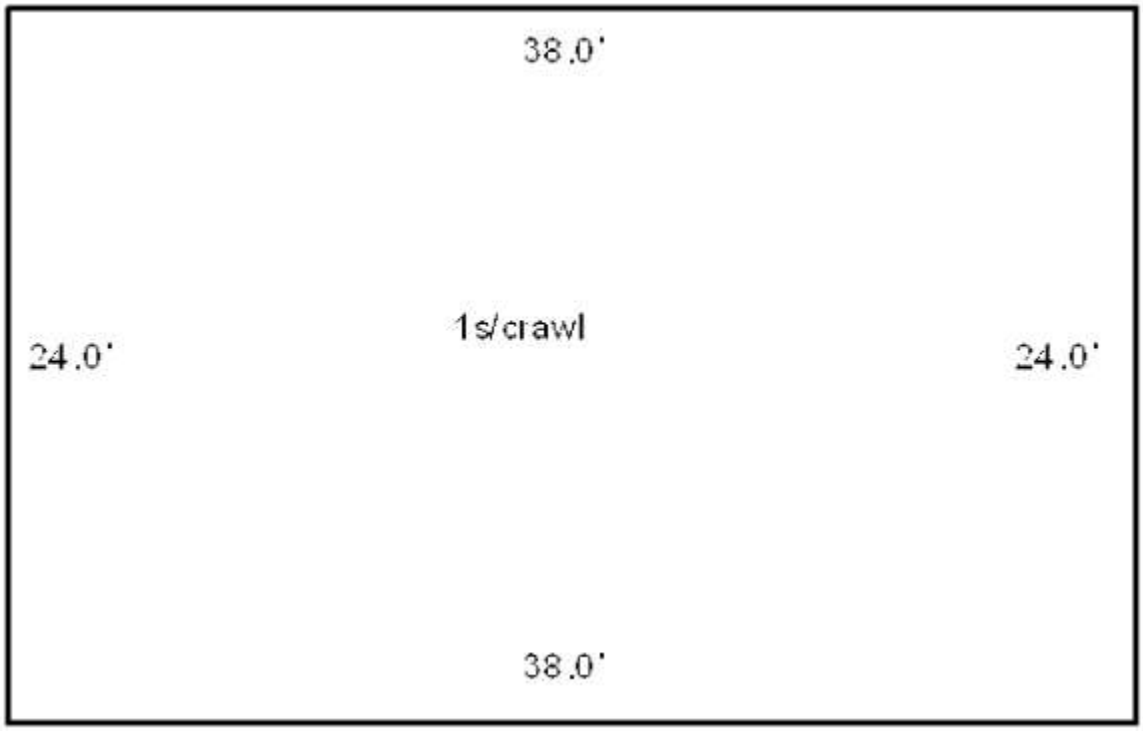
				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	166,449
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	684
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,736
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	912	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	169,869

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	105%	164,093

Accpt Land	82,500	Accepted Bldg	164,100	Total	246,600


38.0'
1s/crawl
24.0'
24.0'
38.0'

Account: 1052 Card: 1 of 1 Map/Lot: 009-039 Location: STUB MARSH RD

Neighborhood 29 STUB MARSH RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street Semi-Improved

Reference 1
Reference 2 LOT SIZE:36.31
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	07/01/2021
Sale Price	350,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%	Access	45,915
10.00	Acres-Rear Land 1-10	1,710.00	18,810	50%	Access	9,405
10.00	Acres-Rear Land 11-20	950.00	10,450	50%	Access	5,225
12.31	Acres-Rear 21+	665.00	9,005	50%	Access	4,502
Total Acres 36.31					Land Total	65,047

Accpt Land 65,000 Accepted Bldg 0 Total 65,000

Account: 1053 Card: 1 of 1 Map/Lot: 009-040 Location: STUB MARSH RD

Neighborhood 29 STUB MARSH RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1
Reference 2 LOT SIZE:114
Tran/Land/Bldg 130 1 99
X..... LAND Y..... 2020
Exemption(s) Land Schedule 1

Sale Data

Sale Date	07/01/2021
Sale Price	350,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		0
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
94.00	Acres-Rear 21+	665.00	68,761	100%		68,761
Total Acres 114.00				Land Total		98,021

Accpt Land 98,000 Accepted Bldg 0 Total 98,000

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B11732P005
Reference 2 LOT SIZE: 2.29
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.12	Acres-Homesite (Fract)	78,185.00	86,984	100%		86,984
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.12					Land Total	97,434

Dwelling Description

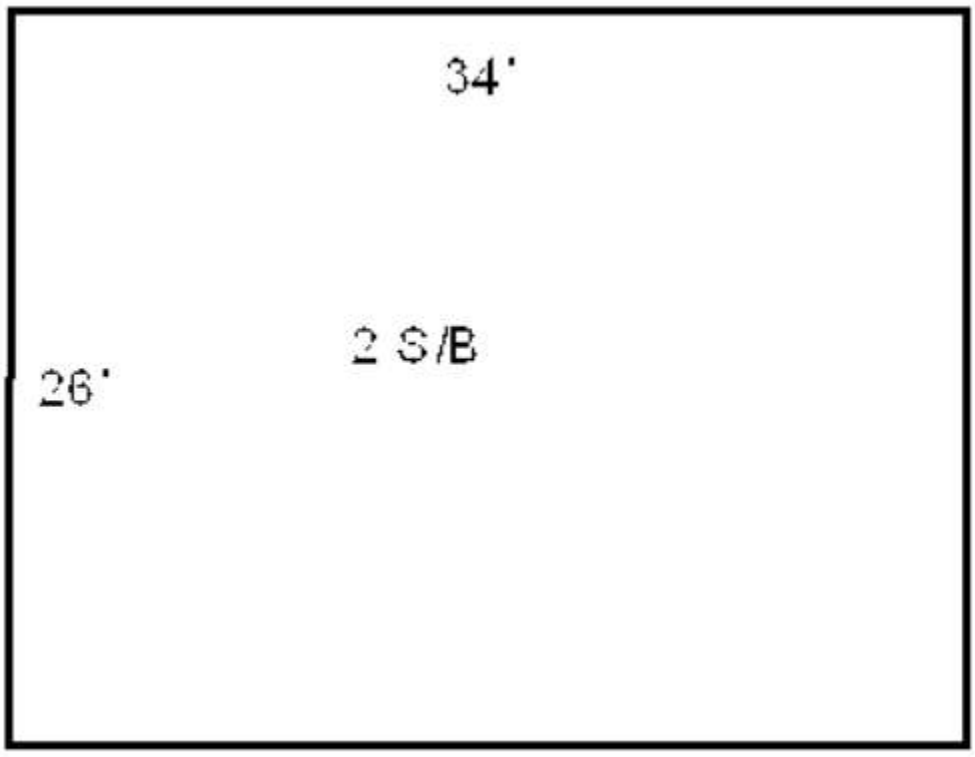
				Replacement Cost New	
Conventional	Two Story	884 Sqft	Grade C 100	Base	236,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,304
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,768	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	251,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	215,027

Accpt Land 97,400 Accepted Bldg 215,000 Total 312,400


34'
2 S/B
26'

Map/Lot: 007-014
Account: 1055 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14370P462 LINE AGREEMENT 15376P407
Reference 2	LOT SIZE: 37.41
Tran/Land/Bldg	130 1 99
X.....	S Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/07/2012
Sale Price	11,300
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%		45,915
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
13.41	Acres-Rear 21+	665.00	9,809	100%		9,809
Total Acres 37.41					Land Total	84,984

Accpt Land	85,000	Accepted Bldg	0	Total	85,000

Name: PAQUETTE, GREGG
PAQUETTE, BRINA A
Account: 1056 Card: 1 of 1 Map/Lot: 018-067
Location: 99 MADISON ST

Neighborhood 8 MADISON ST

Zoning/Use COMMERCIAL
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 12/07/2022
Sale Price 0
Sale Type Land & Buildings
Financing
Verified Public Record
Validity Related Parties

Reference 1
Reference 2 LOT SIZE: .34
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	70,600.00	69,718	100%		69,718
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.34					Land Total	80,718

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	624 Sqft	Grade C 100	Base	168,679
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,808
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

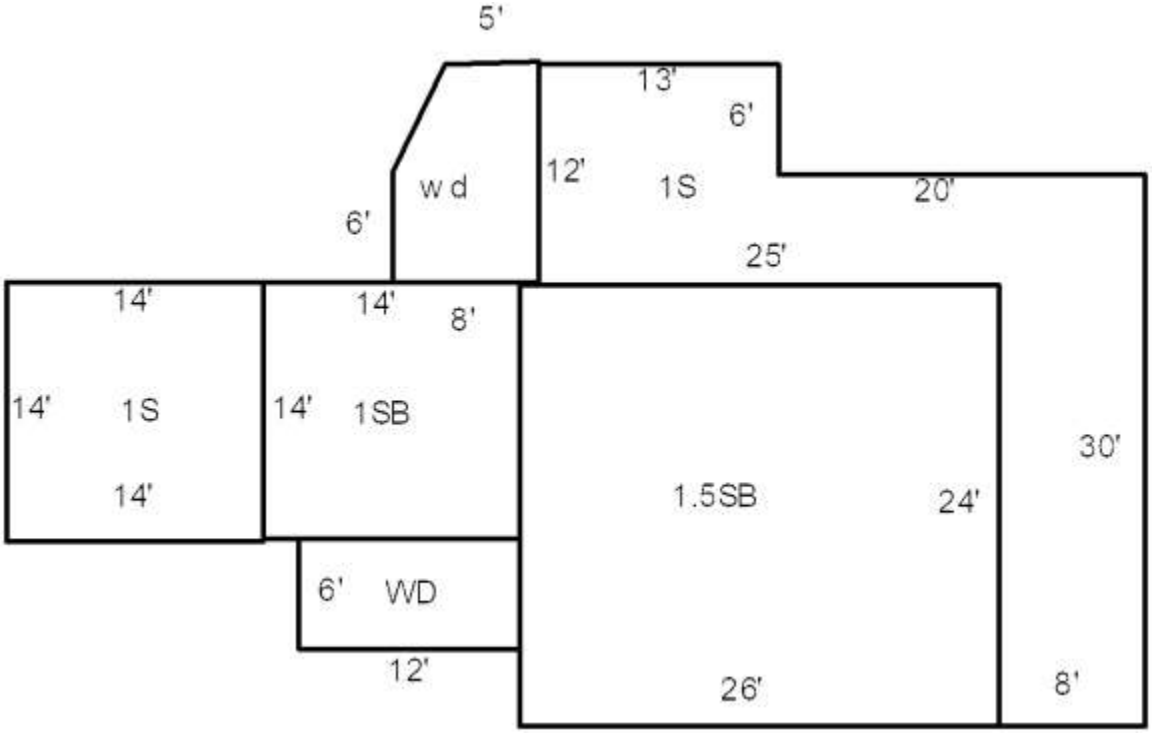
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1970	GOOD	GOOD	Average	Typical	180,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	120,621

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BSMT	1890	196	C 100	20.709	Avg.	67%	100%	100%	13.875
ONE STORY FRAME	1890	196	C 100	17.950	Avg.	67%	100%	100%	12.026
Wood Deck	1890	72	C 100	902	Avg.	67%	100%	100%	604
WOOD DECK	1890	84	C 100	1.053	Avg.	67%	100%	100%	706
1 STORY	1890	468	C 100	42.859	Avg.	67%	100%	100%	28.716
Frame Garage	1890	324	C 100	12.272	Avg-	60%	100%	100%	7.363
1,796 SFLA							Outbuilding Total		63,290

Accpt Land 80,700 Accepted Bldg 183,900 Total 264,600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12'
26'
8'

Name: GRANT, BETH A
GRANT, JEREMY
Map/Lot: 001-050-1
Account: 1057 Card: 1 of 1 Location: 174 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/26/2011
Sale Price	151,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16191P795
Reference 2	LOT SIZE: 1.13
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.13	Acres-Homesite (Fract)	61,200.00	68,148	100%		68,148
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.13					Land Total	81,348

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 100	Base	210,378
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

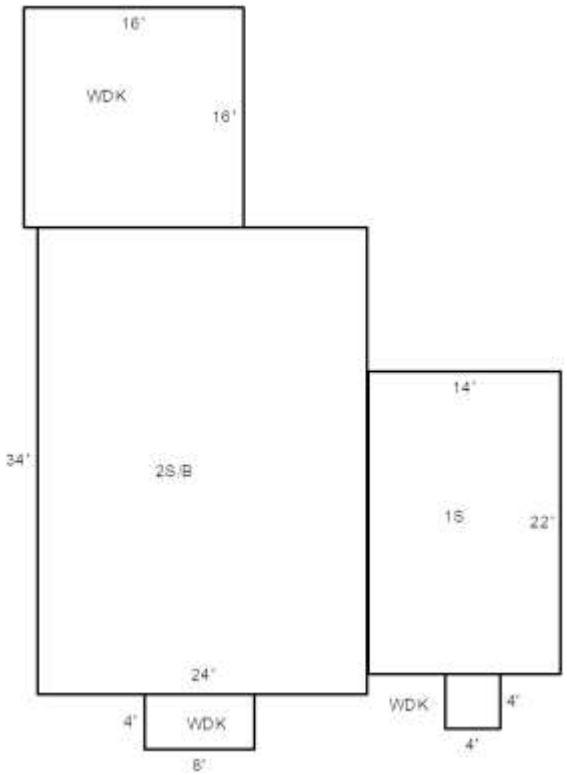
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	OLD TYPE	Old Type	Average	Typical	221,966

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	153,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1973	256	C 100	3.208	Avg.	73%	100%	95%	2.225
WOOD DECK	1973	32	C 100	401	Avg.	73%	100%	95%	278
ONE STORY FRAME	1973	308	C 100	28.207	Avg.	73%	100%	95%	19.561
WOOD DECK	1973	16	C 100	200	Avg.	73%	100%	95%	139
Frame Shed	2021	160	C 100	2.504	Avg.	100%	100%	95%	2.379
Frame Shed	1970	216	C 100	3.380	Fair	100%	5%	95%	161
1,736 SFLA								Outbuilding Total	24,743

Accpt Land	81,300	Accepted Bldg	178,700	Total	260,000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WDK
4'
4'

Account: 1058 Card: 1 of 2 Map/Lot: 002-059 Location: 217 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Septic
Street	Paved

Sale Data

Sale Date	09/14/2018
Sale Price	394,562
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B17827P179
Reference 2	LOT SIZE: 11.03
Tran/Land/Bldg	31 2 12
X.....	0 Y..... 0
Exemption(s)	1 5 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
7.03	Acres-Rear Land 1-10	2,280.00	17,631	100%		17,631
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 11.03					Land Total	126,873

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	936 Sqft	Grade B 100	Base	357,550
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,217
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,126
Rooms	15				
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	0	Plumbing	34,320
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

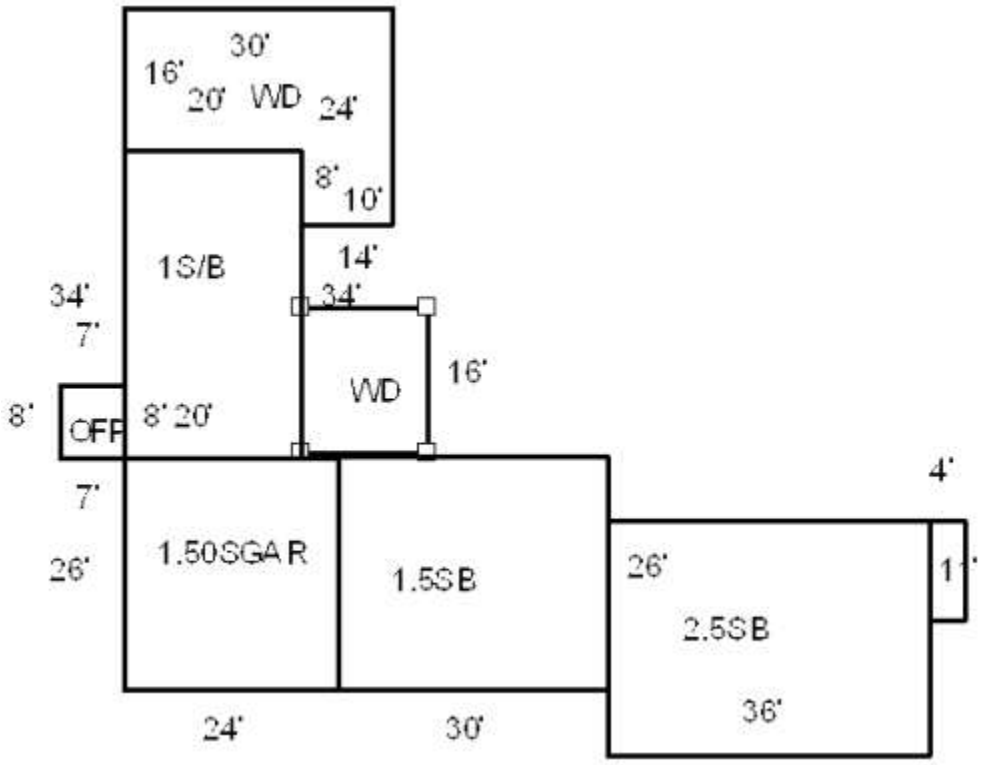
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2000	GOOD	GOOD	Good	Typical	410,078

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	90%	288,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1900	224	B 100	3.649	Good	78%	100%	90%	2.569
1.50 ST GARAGE..	1900	624	B 100	39.135	Good	78%	100%	90%	27.549
1.5 Story/BSMT	1900	780	B 100	150.000	Good	78%	100%	90%	105.592
WOOD DECK	1900	44	B 100	716	Good	78%	100%	90%	504
1 STORY/BASEMENT	2005	680	B 100	93.404	Avg.	88%	100%	90%	74.182
Open Frame Porch	2005	56	B 100	3.077	Avg.	88%	100%	90%	2.444
WOOD DECK	2006	560	B 100	9.122	Avg.	89%	100%	90%	7.327
SOLAR CL4 /KW	2013			- - - - S O U N D V A L U E - - - -					0
4,190 SFLA							Outbuilding Total		220,167

Accpt Land	126,900	Accepted Bldg	508,800	Total 635,700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26'
1.50SGAR
1.5SB
26'
2.5SB
24'
30'
36'

Map/Lot: 002-059
Account: 1058 Card: 2 of 2 Location: 217 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/14/2018
Sale Price	394,562
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B8445P0009
Reference 2	LOT SIZE:5
Tran/Land/Bldg	31 2 17
X.....	0 Y..... 0
Exemption(s)	1 5 0 Land Schedule 2

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	2000	3636	C 100	294.282	Avg.	86%	100%	90%	228.407
OFFICE WOOD.....	2000	3636	C 100	294.282	Avg.	86%	100%	90%	228.407
BSMT UNFINISHED.	2000	3636	C 100	91.082	Avg.	86%	100%	90%	70.694
4,190 SFLA							Outbuilding Total		527,508

Accpt Land	0	Accepted Bldg	527,500	Total 527,500

36'
2 STORY
OFFICE
101'

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	126,900	508,800	635,700	126,900	508,800	635,700
2	0	527,500	527,500	0	527,500	527,500
TOTAL	126,900	1,036,300	1,163,200	126,900	1,036,300	1,163,200

Account: 1059 Card: 1 of 1 Map/Lot: 002-060 Location: WELLS ST

Neighborhood 99	LANDLOCKED
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14981P941
Reference 2	LOT SIZE:0.5 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/20/2005
Sale Price	10,000
Sale Type	
Financing	
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Rear Land 1-10	1,710.00	941	100%		941
Total Acres 0.50				Land Total		941

Accpt Land	900	Accepted Bldg	0	Total	900

Account: 1060 Card: 1 of 1 Map/Lot: 002-061 Location: WELLS ST

Neighborhood 99	LANDLOCKED
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14981P941
Reference 2	LOT SIZE:22 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/20/2005
Sale Price	10,000
Sale Type	
Financing	
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
2.00	Acres-Rear 21+	665.00	1,463	100%		1,463
Total Acres 22.00				Land Total		30,723

Accpt Land 30,700 Accepted Bldg 0 Total 30,700

Name: LANE, JONATHAN
LANE, SARAH

Map/Lot: 006-088
Account: 1062 Card: 1 of 1 Location: 241 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/19/2016
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Lender
Validity	Related Parties

Reference 1	B17302P863
Reference 2	LOT SIZE: 9.03
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.03	Acres-Rear Land 1-10	1,710.00	9,461	100%		9,461
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.03					Land Total	116,966

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	900 Sqft	Grade C 100	Base	239,894
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,125
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW CI or	Cooling	0% None	Heat	4,950
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

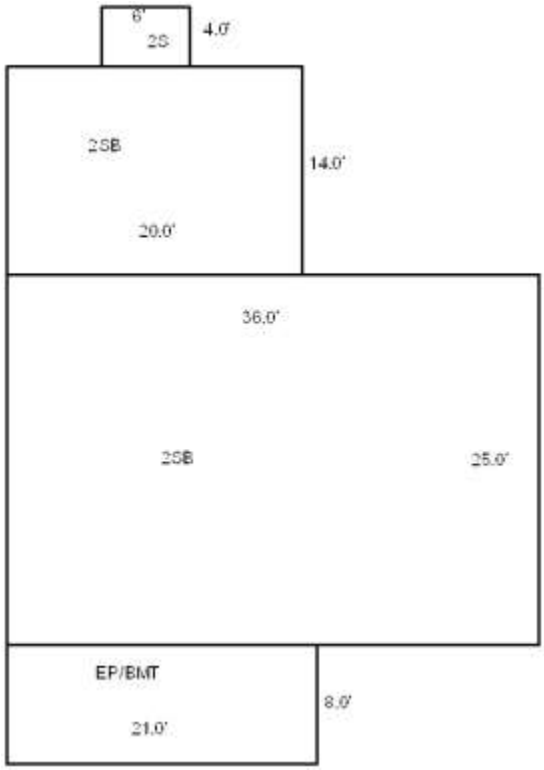
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	248,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	100%	95%	167,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1970	24	C 100	3,888	Avg.	69%	10%	95%	255
2 Story/BSMT	1970	280	C 100	47,334	Avg.	69%	10%	95%	3,103
ENC.PORCH/BSMT	1970	168	C 100	15,656	Avg.	71%	100%	95%	10,560
Frame Shed	2005	384	C 100	6,010	Avg.	88%	100%	95%	5,025
2,408 SFLA							Outbuilding Total		18,943

Accpt Land	117,000	Accepted Bldg	186,700	Total	303,700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2SB
14.0'
20.0'
36.0'
2SB
25.0'
EP/BMT
8.0'
21.0'

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	b18046p323
Reference 2	LOT SIZE: .85
Tran/Land/Bldg	105 1 14
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	117,600	119,264	100%		119,264
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.85					Land Total	130,814

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	676 Sqft	Grade C 100	Base	233,953
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	.....	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,014
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,056
Rooms	0				
Bedrooms	4	Add Fixtures	4		
Baths	4	Half Baths	0	Plumbing	42,240
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

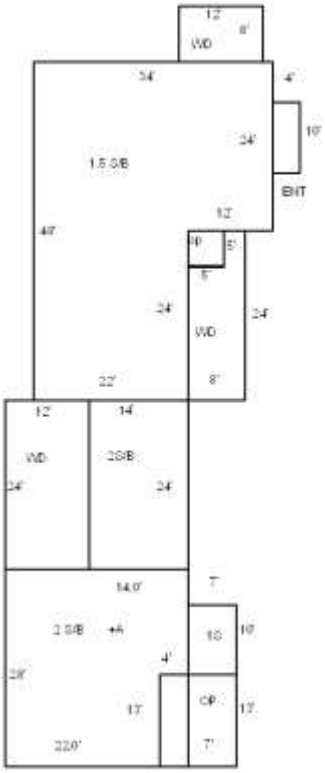
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Average	Typical	281,263

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	82%	105%	162,252

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	0	1344	C 100	198.818	Avg.	67%	82%	105%	114.692
Wood Deck	0	551	C 100	6.904	Avg.	67%	82%	105%	3.983
BSMT ENTRY.....	0	40	C 100	626	Avg.	67%	82%	105%	361
2 Story/BSMT	0	336	C 100	56.801	Avg.	67%	82%	105%	32.767
1S/OP	0	52	C 100	5.439	Avg.	67%	82%	105%	3.137
OPEN PORCH	0	116	C 100	5.023	Avg.	67%	82%	105%	2.897
TWO STORY FRAME	0	21	C 100	3.402	Avg.	67%	82%	105%	1.962
4,082 SFLA								Outbuilding Total	159,799

Accpt Land	130,800	Accepted Bldg	322,100	Total	452,900


WD
1.5 SFB
ENT
WD
WD
2 SFB
+A
OP

Map/Lot: 002-054
Account: 1064 Card: 1 of 1 Location: 261 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/26/2015
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17047P166
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.00					Land Total	96,454

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	646 Sqft	Grade C 100	Base	193,053
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	808
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,230
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

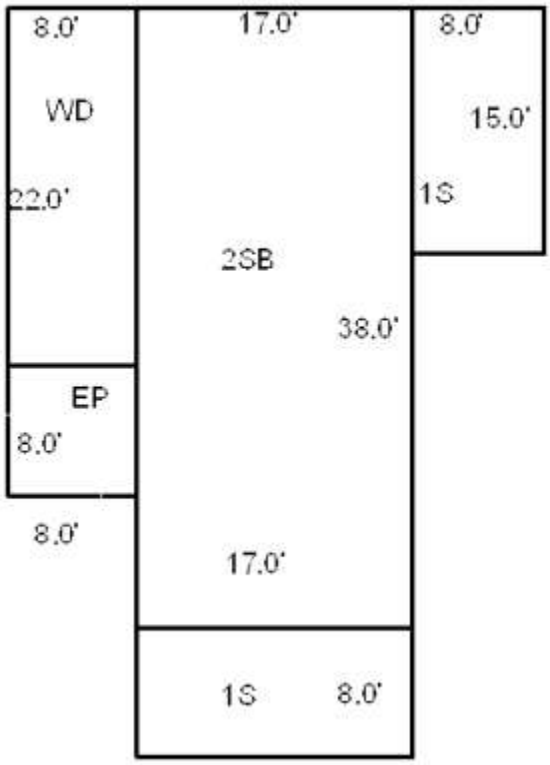
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1927	2000	GOOD	GOOD	Above Average	Typical	205,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	142,175

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1927	176	C 100	2.205	Avg+	73%	100%	95%	1.530
Encl Frame Porch	1927	64	C 100	5.100	Avg+	73%	100%	95%	3.537
ONE STORY FRAME	1927	136	C 100	12.455	Avg+	73%	100%	95%	8.637
1 STORY	1927	120	C 100	10.990	Avg+	73%	100%	95%	7.622
Frame Garage	1927	352	C 100	13.281	Avg-	60%	100%	95%	7.571
1,548 SFLA							Outbuilding Total		28,897

Accpt Land	96,500	Accepted Bldg	171,100	Total	267,600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Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date	01/11/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 LOT SIZE:1.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	72,675.00	82,678	100%		82,678
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.40					Land Total	98,353

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	864 Sqft	Grade C 100	Base	218,677
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	432 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,554
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	7	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

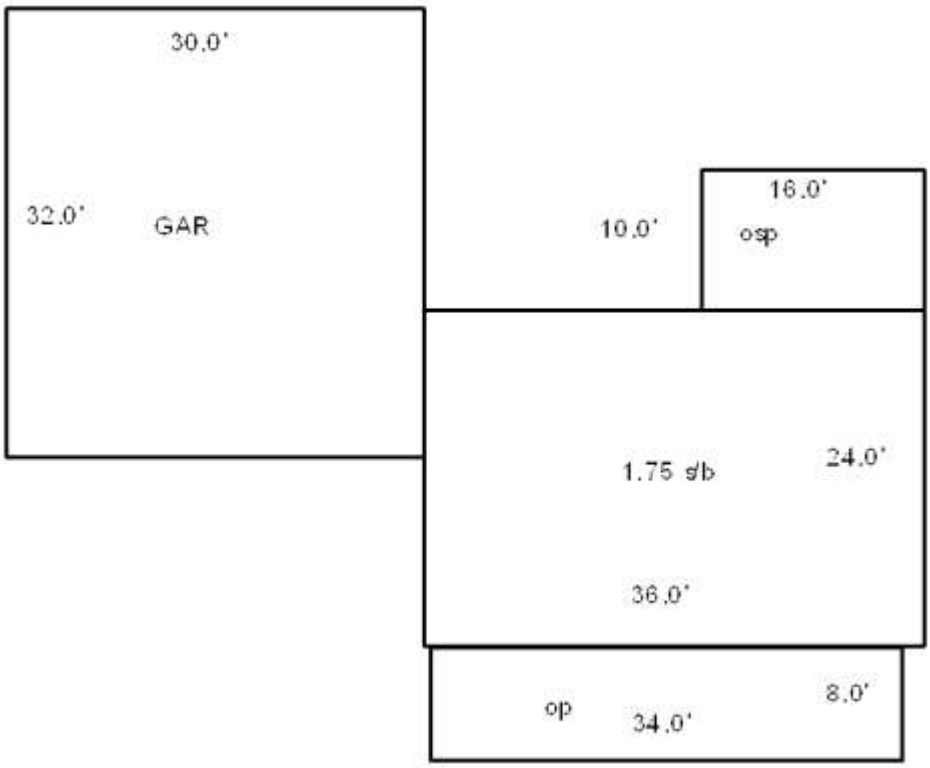
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	242,583

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	172,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1978	160	C 100	7.367	Avg.	75%	100%	95%	5.249
Open Frame Porch	1978	272	C 100	11.495	Avg.	75%	100%	95%	8.190
Frame Garage	1978	960	C 100	35.175	Avg.	75%	100%	95%	25.062
1,512 SFLA							Outbuilding Total		38,501

Accpt Land	98,400	Accepted Bldg	211,300	Total	309,700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8.0'

Map/Lot: 003-097-05
Account: 1066 Card: 1 of 1 Location: 31 EAST RD

Neighborhood 52 EAST RD

Zoning/Use FARM & FOREST
Topography Level
Utilities Pub Wtr & Septic
Street Gravel

Reference 1 B10759P240
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

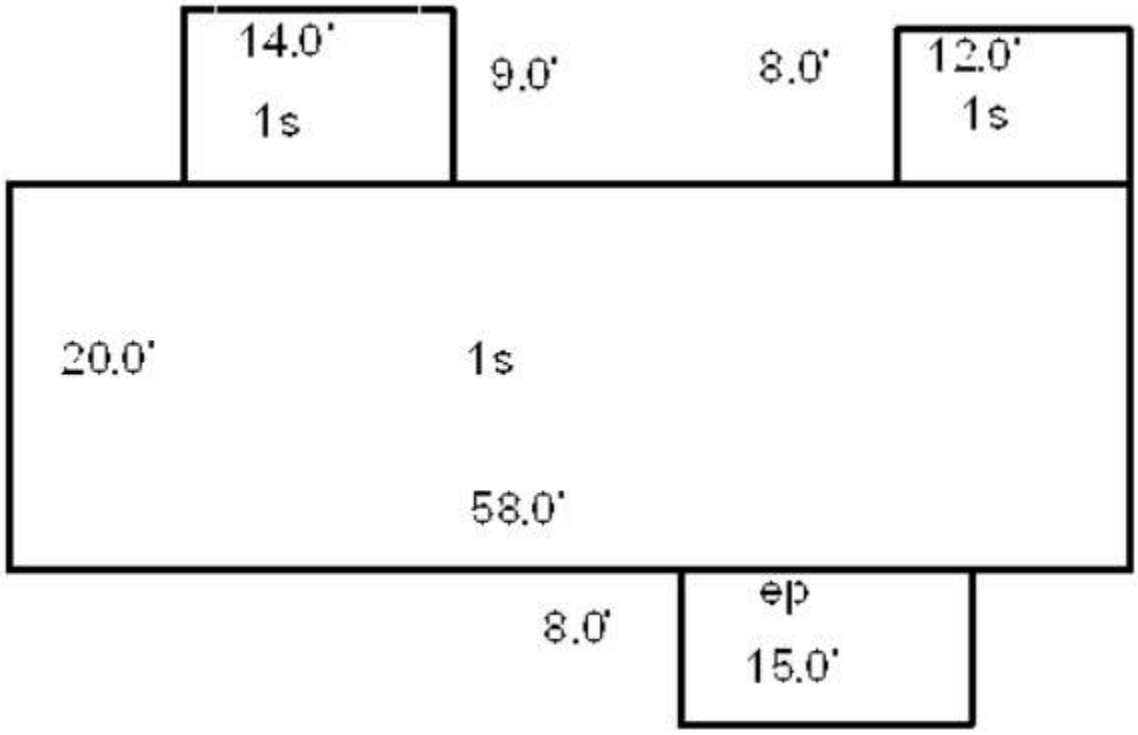
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	61,200.00	62,812	100%		62,812
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.50					Land Total	76,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ADDITION ..	1974	126	D 100	4.781	Avg.	71%	35%	95%	1.129
MH ADDITION ..	1974	96	D 100	3.642	Avg.	71%	35%	95%	860
MH ENC. PORCH...	1974	120	D 100	2.483	Fair	60%	35%	95%	496
Frame Garage	1974	264	C 100	10.112	Avg-	65%	75%	95%	4.684
Frame Shed	1974	196	C 100	3.067	Avg-	65%	75%	95%	1.421
12 Mobile Home.	1974	12X58	D 100	13.956	Avg-	35%	35%	95%	1.624
696 SFLA								Outbuilding Total	10,214

Accpt Land 76,000 Accepted Bldg 10,200 Total 86,200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Name: PLUSHNER, ERIC M
PLUSHNER, KAREN L
Map/Lot: 018-059
Account: 1067 Card: 1 of 1 Location: 7 MADISON CT

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B9919P0015
Reference 2	LOT SIZE: .37
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	74,130.00	73,826	100%		73,826
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.37					Land Total	85,376

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	201,574
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	768
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Forced Warm	Cooling	0% None	Heat	941
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

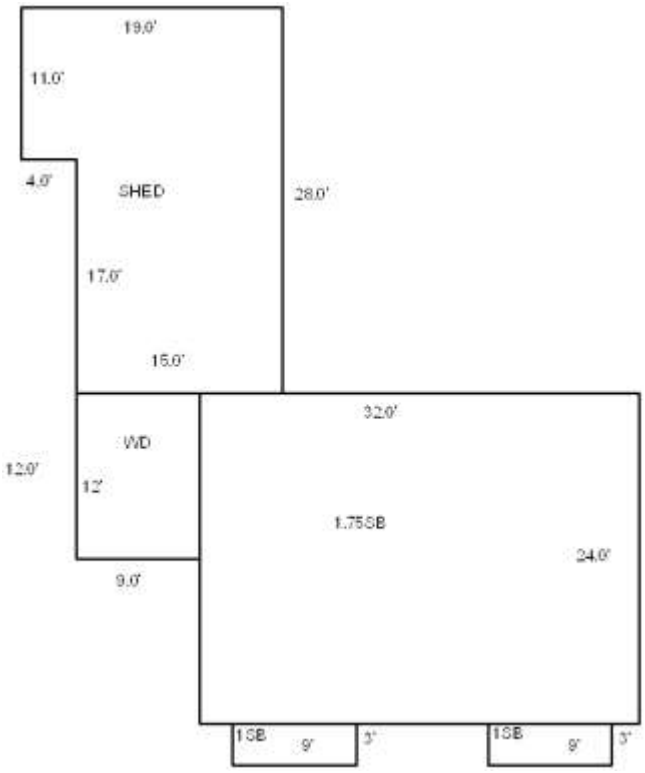
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1960	TYPICAL	TYPICAL	Average	Typical	203,283

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	143,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1890	464	D 100	5.810	Fair	55%	100%	105%	3.356
Wood Deck	1890	108	C 100	1.353	Avg.	67%	100%	105%	952
1 Story/BSMT	1890	27	C 100	2.853	Avg.	67%	100%	105%	2.008
1 STORY/BASEMENT	1890	27	C 100	2.853	Avg.	67%	100%	105%	2.008
Frame Garage	1890	576	D 100	17.078	Avg-	60%	100%	105%	10.759
1,398 SFLA							Outbuilding Total		19,083

Accpt Land 85,400 Accepted Bldg 162,100 Total 247,500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9'
3'
1SB
9'
3'

Map/Lot: 024-011
Account: 1068 Card: 1 of 2 Location: 102 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	08/23/2022
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE: 1.01 sale
Tran/Land/Bldg 109 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	74,130.00	76,527	100%		76,527
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.53					Land Total	88,077

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,812 Sqft	Grade C 100	Base	280,556
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	2,265
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,436
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

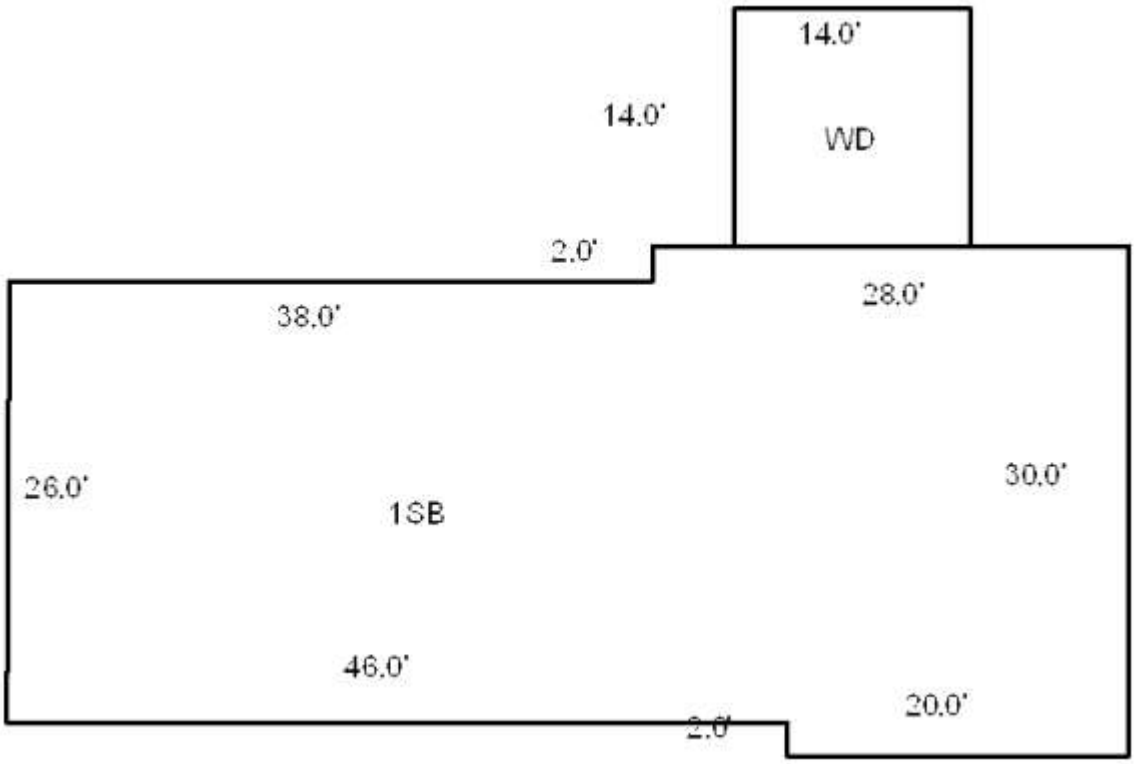
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	2004	TYPICAL	TYPICAL	Average	Typical	294,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	207,045

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1952	196	C 100	2.456	Avg.	67%	100%	105%	1.728
1,812 SFLA							Outbuilding Total		1,728

Accpt Land	88,100	Accepted Bldg	208,800	Total	296,900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Account: 1068 Card: 2 of 2 Map/Lot: 024-011 Location: 102 HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved
Reference 1	B9856P0195
Reference 2	LOT SIZE:0
Tran/Land/Bldg	109 1 2
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	08/23/2022
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4 S APT/GAR	1952	1120	C 100	113,960	C Gr	67%	100%	105%	80,171
2,652 SFLA							Outbuilding Total		80,171

Accpt Land	0	Accepted Bldg	80,200	Total	80,200

40.0'
3/4S APT/GAR
28.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	88,100	208,800	296,900	88,100	208,800	296,900
2	0	80,200	80,200	0	80,200	80,200
TOTAL	88,100	289,000	377,100	88,100	289,000	377,100

Neighborhood 10 LINSCOTT RD

Zoning/Use INDUSTRIAL
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9165P0173
Reference 2 LOT SIZE: 7.5
Tran/Land/Bldg 101 1 2
X..... P Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
3.50	Acres-Rear Land 1-10	2,400.00	9,240	100%		9,240
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 7.50					Land Total	124,232

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,568 Sqft	Grade C 100	Base	249,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,704
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

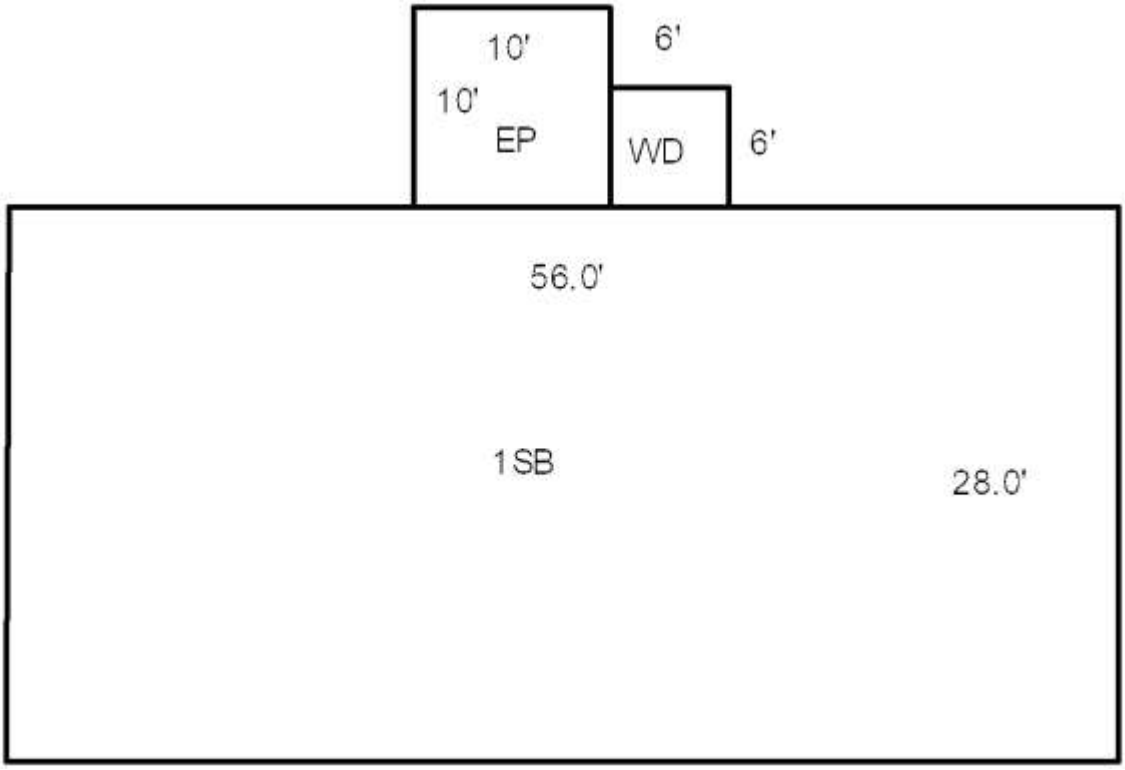
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	256,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	220,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1972	1891	B 100	89.310	Avg.	70%	100%	100%	62,517
Encl Frame Porch	1999	100	C 100	7.968	Avg.	86%	100%	100%	6,852
Wood Deck	1999	36	C 100	451	Avg.	86%	100%	100%	388
1,568 SFLA							Outbuilding Total		69,757

Accpt Land 124,200 Accepted Bldg 290,500 Total 414,700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Name: GUILLORY, THOMAS J
GUILLORY, ELAINE C
Map/Lot: 018-132
Account: 1070 Card: 1 of 1 Location: 9 DYER ST

Neighborhood 44 DYER ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved
Reference 1	B4192P72
Reference 2	LOT SIZE: .23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	690 Sqft	Grade C 100	Base	201,167
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	690
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,450
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

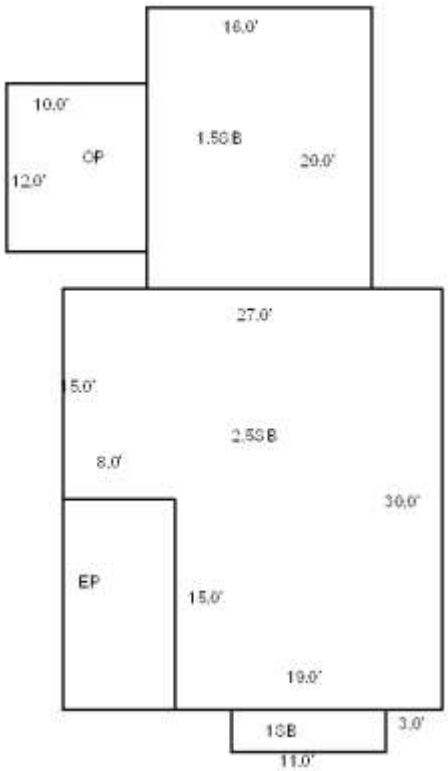
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1990	GOOD	TYPICAL	Above Average	Typical	210,587

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	73%	100%	105%	161,415

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1890	120	C 100	9.562	Avg+	73%	100%	105%	7.329
1.5 Story/BSMT	1890	320	C 100	47.338	Avg+	73%	100%	105%	36.285
Open Frame Porch	1890	120	C 100	5.071	Avg+	73%	100%	105%	3.887
1 Story/BSMT	1890	33	C 100	3.487	Avg+	73%	100%	105%	2.673
1.25 ST BARN....	1890	484	D 100	15.713	Fair	55%	100%	105%	9.074
1,893 SFLA							Outbuilding Total		59,248

Accpt Land 81,900 Accepted Bldg 220,700 Total 302,600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EP
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1SB
11.0'

Map/Lot: 003-063-1
Account: 1071 Card: 1 of 1 Location: MAPLE ST

Neighborhood 56	MAPLE ST
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B4972P0109 ADJ. NEGUTAQUET RIVER
Reference 2	LOT SIZE:5.2
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
1.20	Acres-Rear Land 1-10	2,400.00	3,168	100%		3,168
Total Acres 5.20					Land Total	93,358

Accpt Land 93,400 Accepted Bldg 0 Total 93,400

Name: NICHOLS, CATHY A TRUSTEE
CATHY ANN NICHOLS TRUST

Map/Lot: 007-045

Account: 1072 Card: 1 of 1 Location: 45 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/17/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B15118P921 TG
Reference 2	LOT SIZE: 64
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
12.00	Acres-Rear 21+	665.00	8,778	100%		8,778
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
1.00	Acres-Softwood	421.00	421	100%		421
27.00	Acres-Mixed Wood	436.00	11,772	100%		11,772
Total Acres 64.00					Land Total	157,736

Dwelling Description

Cape Cod	One & 1/2 Story	1,131 Sqft	Grade C 110	Replacement Cost New Base	291,206
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	1,244
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,597
Rooms	6				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/2 Finished			Attic	16,723
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

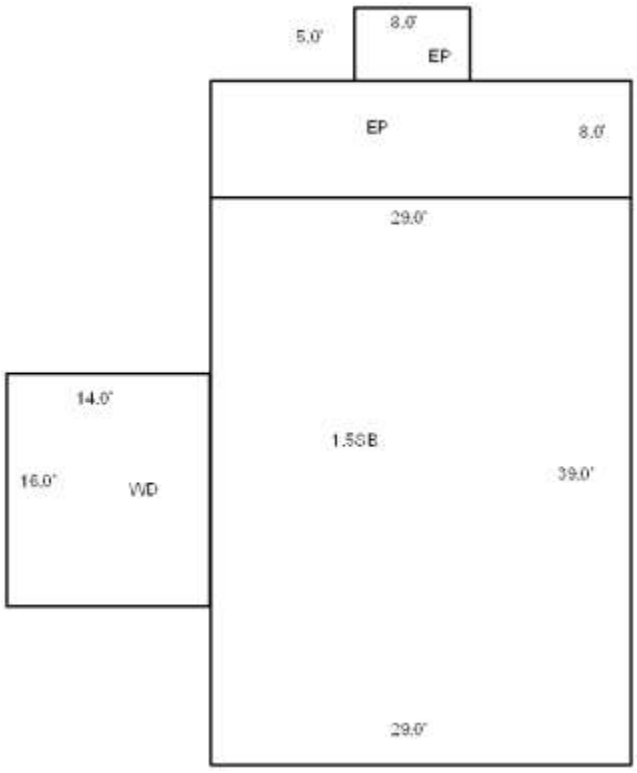
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1960	TYPICAL	TYPICAL	Average	Typical	314,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	95%	194,341

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1800	40	C 110	3.506	Avg.	67%	97%	95%	2.165
Encl Frame Porch	1800	232	C 110	20.335	Avg.	67%	97%	95%	12.554
1.25 ST SHED....	1900	560	D 100	8.064	Fair	55%	100%	95%	4.213
1.25 ST GARAGE..	1900	1148	D 100	38.670	Fair	55%	100%	95%	20.205
Frame Shed	1900	754	E 100	5.900	Poor	45%	100%	95%	2.522
1.25 ST BARN....	1800	1536	E 100	29.588	Poor	45%	100%	95%	12.649
Frame Shed	1960	510	D 100	6.386	Avg-	60%	100%	95%	3.640
Frame Garage	1970	840	D 100	24.682	Fair	57%	100%	95%	13.366
Wood Deck	1800	224	C 110	3.088	Avg.	67%	97%	95%	1.907
1,696 SFLA							Outbuilding Total		73,221

Accpt Land	157,700	Accepted Bldg	267,600	Total	425,300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Name: CATHY ANN NICHOLS TRUST
CATHY A NICHOLS TRUST

Map/Lot: 007-049

Account: 1073 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

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

Reference 1	B15118P921 TG
Reference 2	LOT SIZE:24
Tran/Land/Bldg	700 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.70	Acres-Rear Land 1-10	1,710.00	18,246	100%		18,246
10.20	Acres-Hardwood	344.00	3,509	100%		3,509
Total Acres 23.90				Land Total		113,585

Accpt Land	113,600	Accepted Bldg	0	Total	113,600

Map/Lot: 003-109-10
Account: 1074 Card: 1 of 1 Location: 46 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/24/2020
Sale Price	339,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2677P0165
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,040 Sqft	Grade C 110	Base	298,130
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,864
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

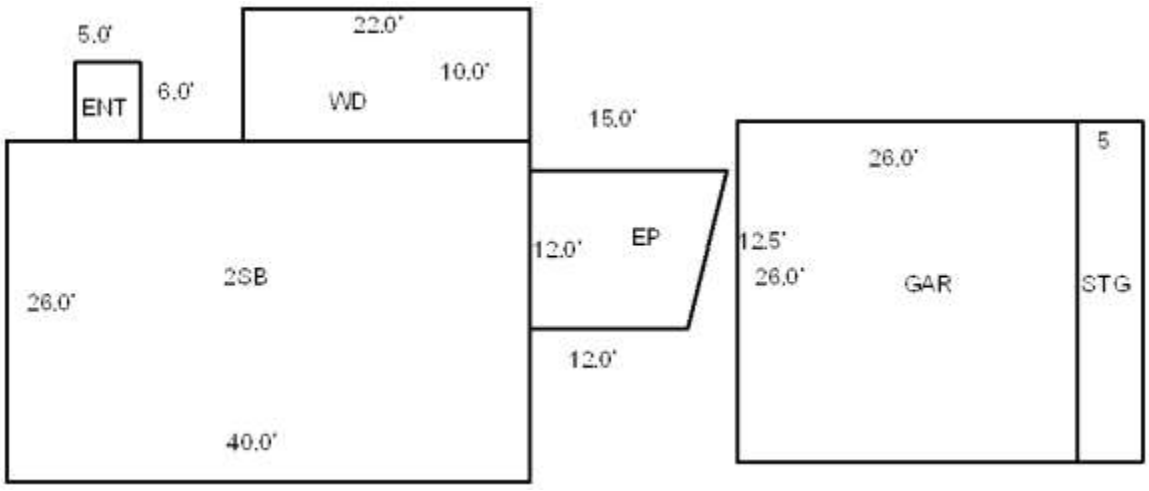
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	1990	TYPICAL	TYPICAL	Average	Typical	320,053

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	105%	252,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1977	220	C 110	3.033	Avg.	75%	100%	105%	2.389
BSMT ENTRY.....	1977	30	C 110	517	Avg.	75%	100%	105%	407
Encl Frame Porch	1977	162	C 110	14.199	Avg.	75%	100%	105%	11.181
Frame Garage	1977	676	C 110	27.443	Avg.	75%	100%	105%	21.611
Frame Shed	1977	130	C 110	2.237	Avg.	75%	100%	105%	1.762
Generator	2010	1	C 100	5.000	Avg.	100%	0%	105%	0
2,080 SFLA								Outbuilding Total	37,350

Accpt Land	98,900	Accepted Bldg	289,400	Total	388,300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Name: NORMANDEAU, ANNE L
NORMANDEAU, ROBERT L
Map/Lot: 003-086
Account: 1075 Card: 1 of 1 Location: 129 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/13/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1	SPLIT TO SELF & HUSBAND
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	316,518
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	10	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	3			Fireplace	18,876
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

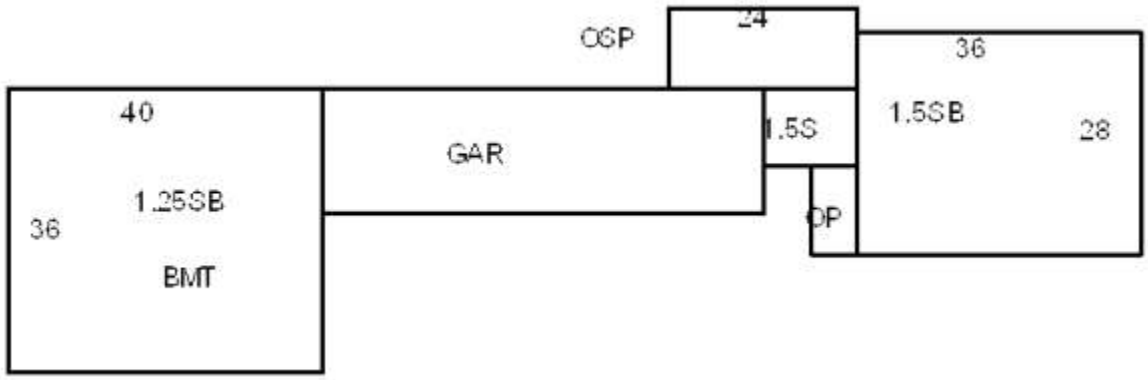
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	GOOD	GOOD	Above Average	Typical	352,954

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	270,539

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LOFT BARN BSMT	1900	1440	C 100	59.804	Avg+	73%	100%	105%	45.840
Frame Garage	1900	896	B 100	42.731	Avg+	73%	100%	105%	32.754
Open Frame Porch	1900	66	B 100	3.626	Avg+	73%	100%	105%	2.779
1 & 1/2 STORY FR	1900	120	B 100	20.878	Avg+	73%	100%	105%	16.003
Open Frame Porch	1900	240	B 100	13.185	Avg+	73%	100%	105%	10.106
Swimming Pool	1987	1	C 100	12.100	Avg.	99%	100%	105%	12.578
1,692 SFLA							Outbuilding Total		120,060

Accpt Land	98,900	Accepted Bldg	390,600	Total	489,500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GAR
1.25SB
36
OP
BMT

Map/Lot: 017-047
Account: 1076 Card: 1 of 1 Location: 33 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/01/2014
Sale Price	482,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16868P954
Reference 2	LOT SIZE: 1.56
Tran/Land/Bldg	300 2 16
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Land Description

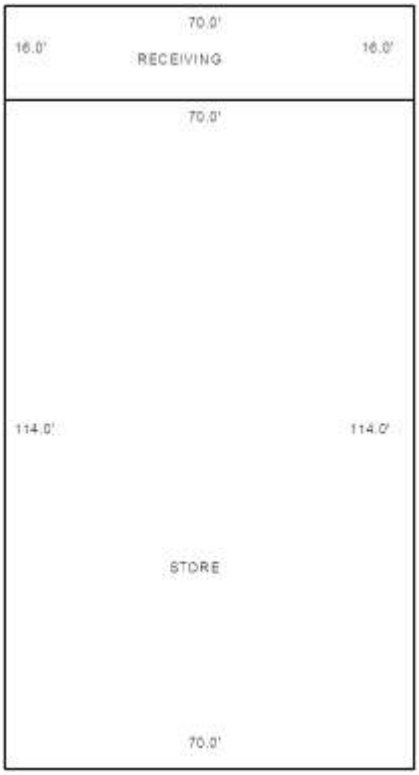
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.56	Acres-Homesite (Fract)	147,000	169,053	150%	Cor/Loc/Us	253,579
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.56					Land Total	265,129

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	2014	7980	C 110	726.038	Avg.	93%	100%	105%	708.976
WAREHOUSE STEEL	2014	1120	C 100	33.477	Avg.	93%	100%	105%	32.691
							Outbuilding Total		741,667

Accpt Land	265,100	Accepted Bldg	741,700	Total	1,006,800

DOLLAR GENERAL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Name: MANSFIELD, STEPHEN
MANSFIELD, SUSAN
Map/Lot: 017-044
Account: 1077 Card: 1 of 1 Location: 34 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14416P90
Reference 2	LOT SIZE: .25
Tran/Land/Bldg	300 2 19
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Sale Data

Sale Date	03/31/2005
Sale Price	85,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

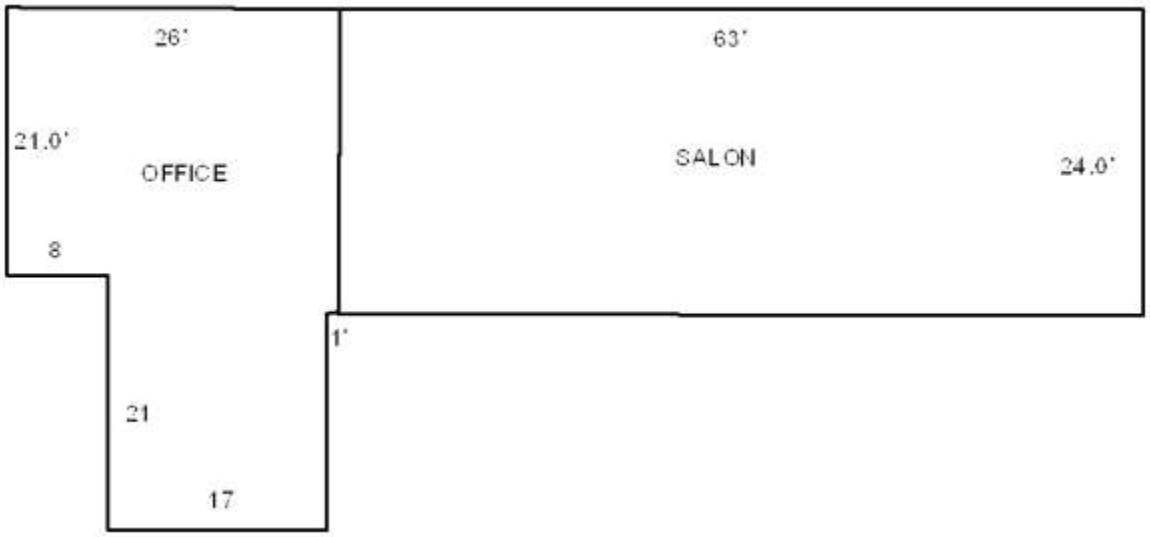
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	147,000	140,768	95%	Size/Shape	133,730
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.25					Land Total	145,280

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1950	306	C 110	44.552	Good	78%	100%	105%	36.489
STORE FRAME.....	1950	1512	C 110	146.894	Good	78%	100%	105%	120.306
								Outbuilding Total	156,795

Accpt Land	145,300	Accepted Bldg	156,800	Total	302,100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17

Map/Lot: 005-028
Account: 1078 Card: 1 of 1 Location: 16 NORTON LN

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date 04/20/2004
Sale Price 0
Sale Type
Financing
Verified
Validity Validity

Reference 1 B14049P044
Reference 2 LOT SIZE:1.72
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.72	Acres-Homesite (Fract)	72,675.00	84,398	100%		84,398
Total Acres 1.72					Land Total	84,398

Dwelling Description

Replacement Cost New

Cape Cod	One & 3/4 Story	620 Sqft	Grade C 100	Base	185,316
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	155
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,713
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	1,395	Insulation	-1,085
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

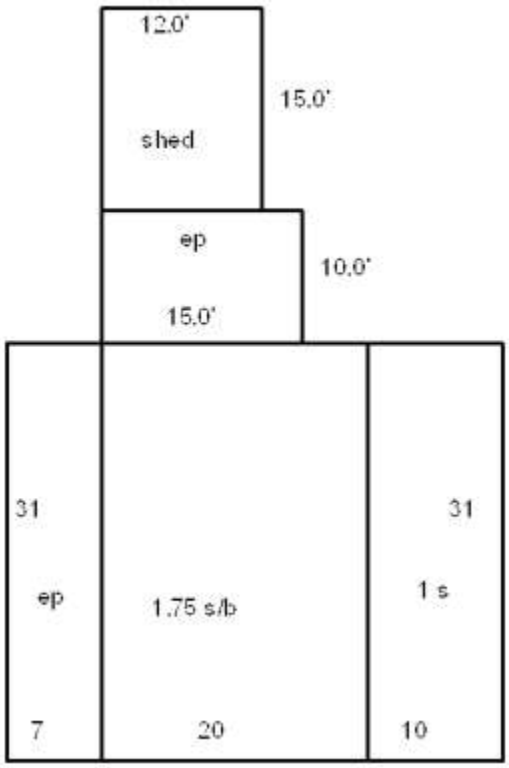
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1922	0	TYPICAL	TYPICAL	Below Average	Typical	187,899

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	60%	%	95%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1922	150	D	0	Fair	55%	0%	95%	0
Frame Shed	1922	180	C 100	2,817	Avg-	60%	0%	95%	0
ENCL. PORCH	1922	217	C 100	17,401	Avg-	60%	0%	95%	0
ONE STORY FRAME	1983	310	C 100	28,390	Avg-	60%	0%	95%	0
Frame Shed	1960	320	C	0	Avg-	60%	0%	95%	0
Frame Shed	1960	140	C	0	Avg-	60%	0%	95%	0
1,395 SFLA								Outbuilding Total	0

Accpt Land 84,400 Accepted Bldg 0 Total 84,400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Account: 1079 Card: 1 of 1 Map/Lot: 018-065 Location: 91 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/29/1983
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B3115P0289
Reference 2	LOT SIZE: .17
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	74,130.00	68,302	100%		68,302
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.17					Land Total	79,852

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	578 Sqft	Grade C 100	Base	165,846
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	723
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	2,384
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

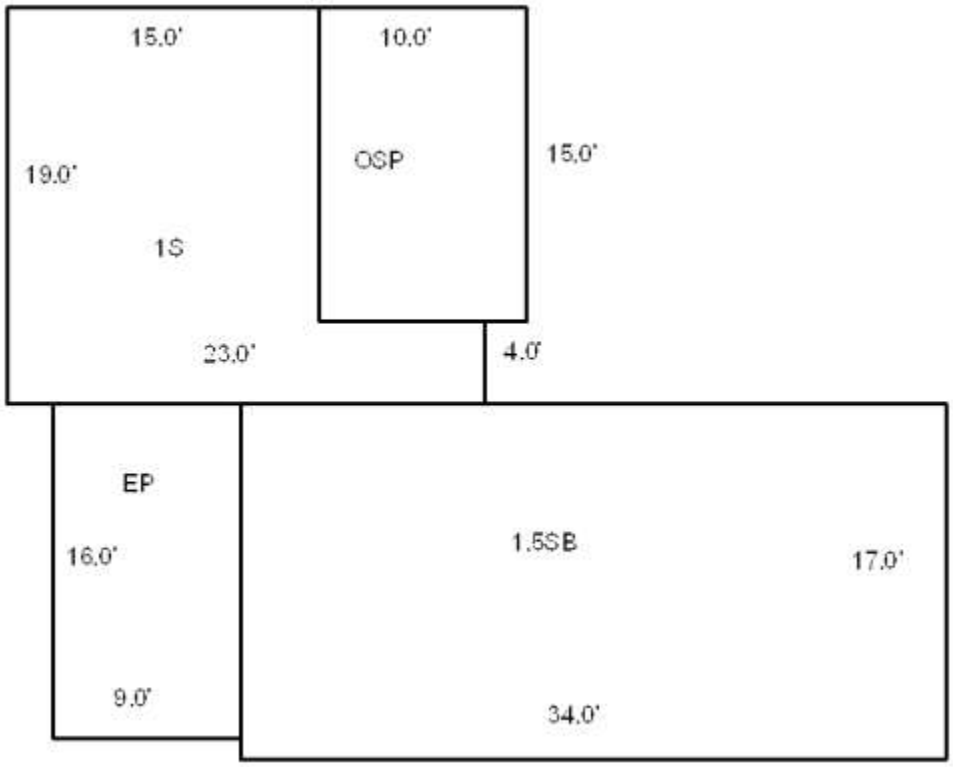
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1950	GOOD	TYPICAL	Below Average	Typical	168,953

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	97%	105%	103,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	144	C 100	11.474	Avg-	60%	97%	105%	7.011
ONE STORY FRAME	1900	317	C 100	29.031	Avg-	60%	97%	105%	17.741
OPEN SCR PORCH	1900	150	C 100	6.944	Avg-	60%	97%	105%	4.243
Frame Shed	2011	192	C 100	3.005	Avg.	92%	100%	105%	2.903
1,184 SFLA							Outbuilding Total		31,898

Accpt Land	79,900	Accepted Bldg	135,100	Total	215,000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9.0'
34.0'

Map/Lot: 006-026
Account: 1080 Card: 1 of 1 Location: 83 MEETING HOUSE RD

Neighborhood 50 MILL LANE

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities NoWater/NoSewer
Street Gravel

Reference 1 B0000P0000
Reference 2 LOT SIZE:0.7
Tran/Land/Bldg 900 12 89
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 1

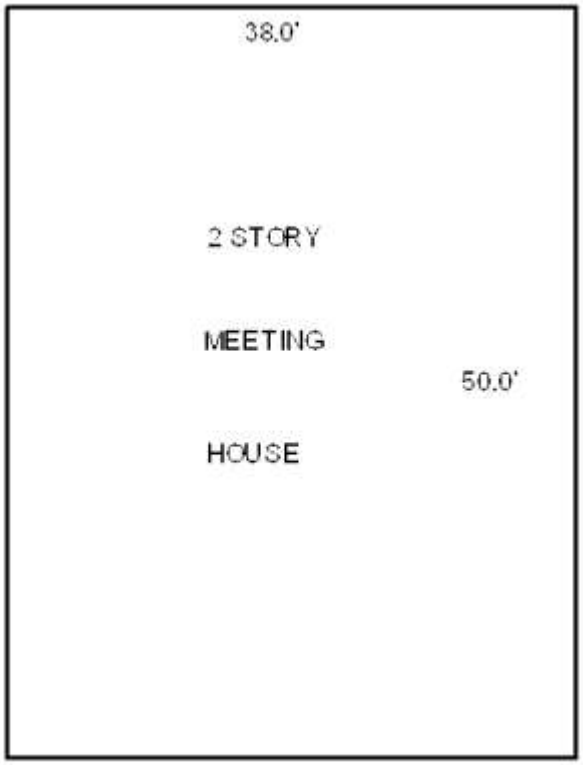
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	72,675.00	77,141	100%		77,141
Total Acres 0.70					Land Total	77,141

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CHURCH	1800	1900	D 100	251,303	Fair	55%	50%	95%	65,653
								Outbuilding Total	65,653

Accpt Land	77,100	Accepted Bldg	65,700	Total	142,800


38.0'
2 STORY
MEETING
50.0'
HOUSE

Map/Lot: 004-017A
Account: 1081 Card: 1 of 1 Location: 40 BUTLER RD

Neighborhood 47 VALLEY

Zoning/Use VILLAGE A, B, C
Topography Below StreetSwampy
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1902P0441
Reference 2 LOT SIZE: 24.92
Tran/Land/Bldg 900 14 77
X..... EX Y..... MRG
Exemption(s) 9 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
20.92	Acres-Rear Land 1-10	3,045.00	70,072	100%		70,072
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 24.92					Land Total	175,290

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade D 110	Base	151,830
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	211
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,690
Rooms	1				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,323
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

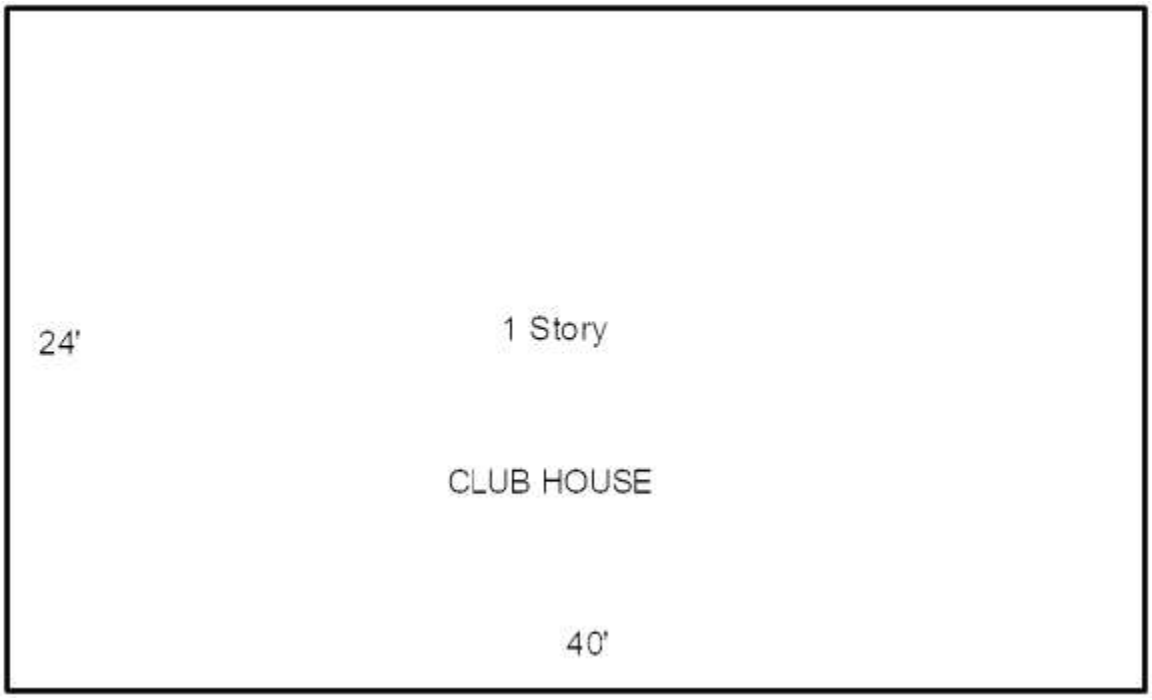
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	151,408

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	127,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN STEEL.....	2009	4520	C 100	471,377	Avg.	91%	50%	105%	225,200
960 SFLA						Outbuilding Total			225,200

Accpt Land 175,300 Accepted Bldg 352,400 Total 527,700


24'
1 Story
CLUB HOUSE
40'

Map/Lot: 024-007
Account: 1082 Card: 1 of 1 Location: 101 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1501P0188
Reference 2 LOT SIZE:2.52
Tran/Land/Bldg 900 13 77
X..... 0 Y..... 0
Exemption(s) 9 0 0 Land Schedule 4

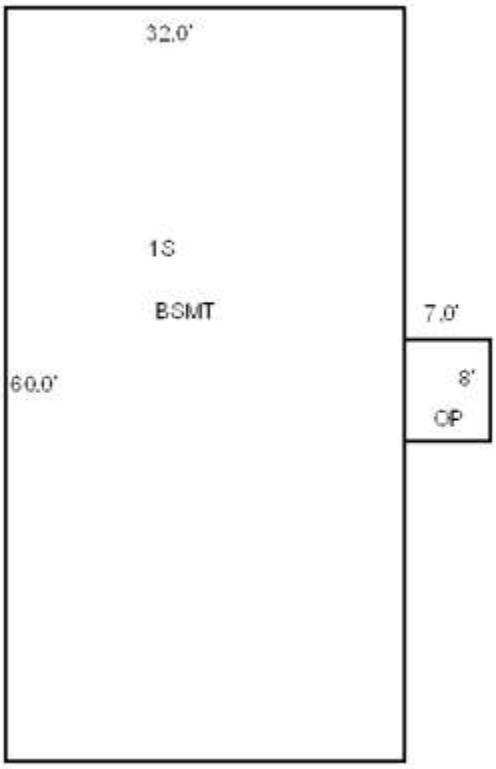
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.52	Acres-Homesite (Fract)	74,130.00	89,439	100%		89,439
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.52					Land Total	100,989

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FRATERNAL	1964	1920	C 100	191.862	Avg.	67%	100%	105%	134.975
BSMT FIN AVG	1964	1920	C 100	150.278	C Gr	67%	100%	105%	105.720
Open Frame Porch	1964	56	C 100	2.367	C Gr	67%	100%	105%	1.665
								Outbuilding Total	242,360

Accpt Land 101,000 Accepted Bldg 242,400 Total 343,400


32.0'
1S
BSMT
60.0'
7.0'
8'
OP

Account: 1083 Card: 1 of 1 Map/Lot: 022-075 Location: WELLS ST

Neighborhood 66	WELLS ST
Zoning/Use	COMMERCIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE: .13
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	70,600.00	63,327	100%		63,327
Total Acres 0.13					Land Total	63,327

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

Map/Lot: 003-096-15
Account: 1084 Card: 1 of 1 Location: PINE MEADOW CT

Neighborhood 54 STAPLES

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:29
Tran/Land/Bldg 900 12 99
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
5.00	Acres-Rear 21+	735.00	4,043	100%		4,042
Total Acres 29.00				Land Total		145,065

Accpt Land 145,100 Accepted Bldg 0 Total 145,100

Account: 1085 Card: 1 of 1 Map/Lot: 018-089 Location: MAIN ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1845P0468
Reference 2	LOT SIZE: .08
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	70,600.00	60,326	50%		30,163
Total Acres 0.08					Land Total	30,163

Accpt Land	30,200	Accepted Bldg		0 Total	30,200

Map/Lot: 018-071-1
Account: 1086 Card: 1 of 1 Location: CANAL ST

Neighborhood 61 CANAL ST

Zoning/Use COMMERCIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE: .27
Tran/Land/Bldg 900 12 89
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 4

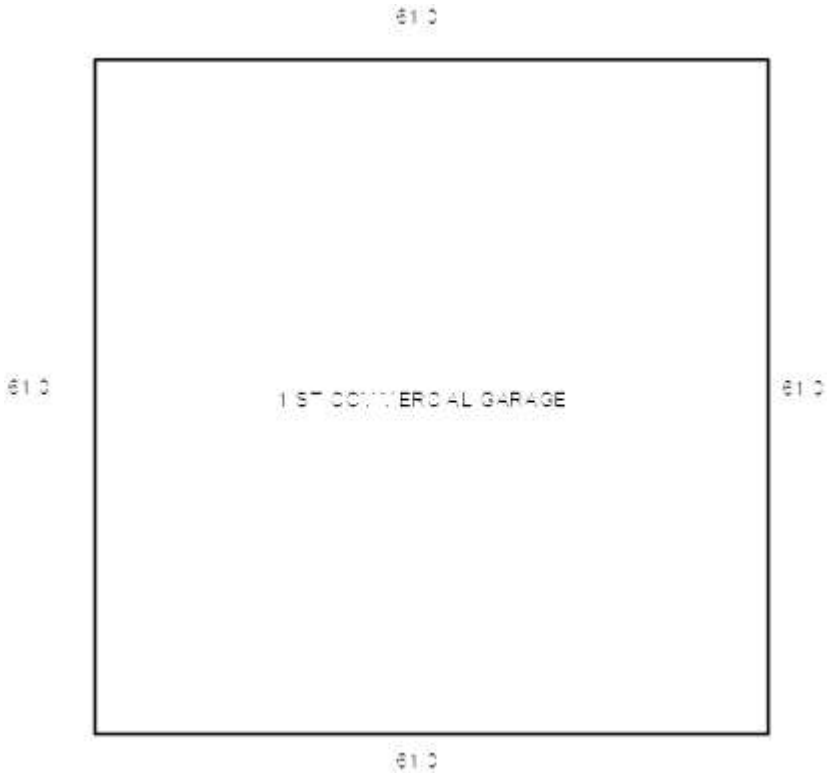
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	70,600.00	68,129	100%		68,129
Total Acres 0.27					Land Total	68,129

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
PAVING.....	1990	3200	D 100	3.891	Avg.	80%	50%	100%	1,556
							Outbuilding Total		1,556

Accpt Land	68,100	Accepted Bldg	1,600	Total	69,700


61.0
61.0
1 ST COMMERCIAL GARAGE
61.0
61.0

Account: 1087 Card: 1 of 1 Map/Lot: 010-014A Location: STUB MARSH RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:21 REAR
Tran/Land/Bldg 900 12 99
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
1.00	Acres-Rear 21+	210.00	231	100%		231
Total Acres 21.00				Land Total		15,631

Accpt Land 15,600 Accepted Bldg 0 Total 15,600

Account: 1088 Card: 1 of 1 Map/Lot: 010-035 Location: LINSCOTT HILL RD

Neighborhood 10	LINSCOTT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE:0.23
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	72,675.00	69,016	10%	Size/Shape	6,902
Total Acres 0.23					Land Total	6,902

Accpt Land	6,900	Accepted Bldg		0 Total	6,900

Account: 1089 Card: 1 of 1 Map/Lot: 010-011 Location: STUB MARSH RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000 ROWE LOT
Reference 2 LOT SIZE:10
Tran/Land/Bldg 900 12 99
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
Total Acres 10.00				Land Total		8,470

Accpt Land 8,500 Accepted Bldg 0 Total 8,500

Name: MACDONALD, MICHAEL A
MACDONALD, WENDY M
Map/Lot: 018-128
Account: 1090 Card: 1 of 1 Location: RAILROAD AVE

Neighborhood 43	RAILROAD
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17419P0116
Reference 2	LOT SIZE: .11
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/07/2016
Sale Price	2,200
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-Homesite (Fract)	74,130.00	65,392	100%		65,392
Total Acres 0.11				Land Total		65,392

Accpt Land	65,400	Accepted Bldg	0	Total	65,400

Account: 1091 Card: 1 of 1 Map/Lot: 001-061 Location: BUFFUM RD

Neighborhood 99 LANDLOCKED

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:34
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
14.00	Acres-Rear 21+	665.00	10,241	100%		10,241
Total Acres 34.00				Land Total		39,501

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

Map/Lot: 004-063
Account: 1092 Card: 1 of 1 Location: BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0809P0069
Reference 2 LOT SIZE:9
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%		68,872
5.00	Acres-Rear Land 1-10	1,710.00	9,405	100%		9,405
Total Acres 9.00					Land Total	78,277

Accpt Land 78,300 Accepted Bldg 0 Total 78,300

Map/Lot: 004-064
Account: 1093 Card: 1 of 1 Location: BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0809P0069
Reference 2 LOT SIZE: 0.06
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.06	Acres-Homesite (Fract)	72,675.00	60,338	3%	Restrictio	1,810
Total Acres 0.06					Land Total	1,810

Accpt Land	1,800	Accepted Bldg	0	Total	1,800

Account: 1094 Card: 1 of 1 Map/Lot: 005-047 Location: 75 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/18/2007
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Partial Interest

Reference 1	B15262P90
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	184,706
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

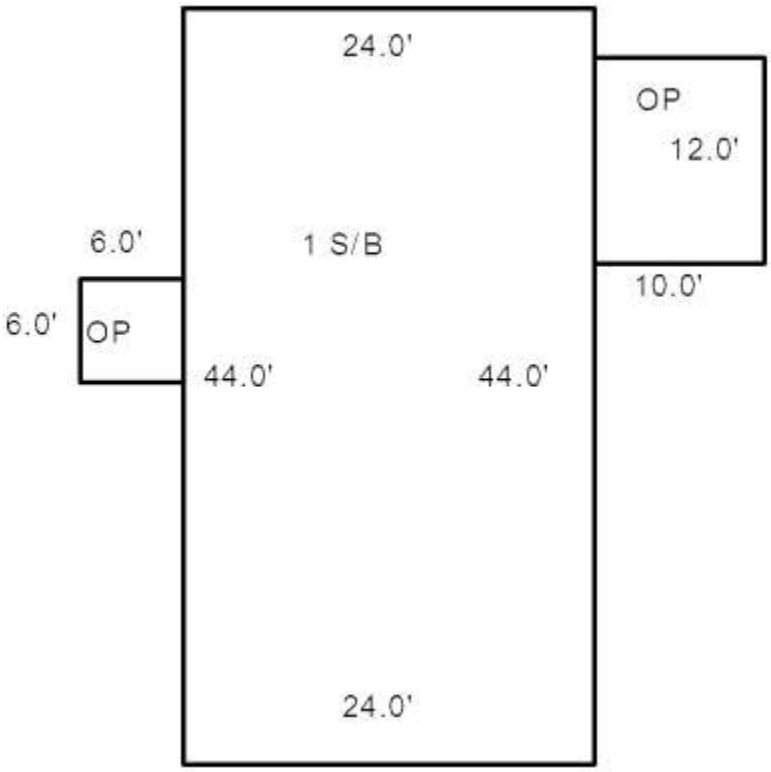
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	189,458

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	170,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2016	120	C 100	5,071	Avg.	95%	100%	95%	4,576
OPEN PORCH	2016	36	C 100	1,642	Avg.	95%	100%	95%	1,482
1,056 SFLA							Outbuilding Total		6,058

Accpt Land	118,800	Accepted Bldg	177,000	Total	295,800


24.0'
OP
12.0'
6.0'
1 S/B
10.0'
6.0'
OP
44.0'
44.0'
24.0'

Name: NEIT, LEO RICHARD
NEIT, MAGALI M
Map/Lot: 010-052
Account: 1095 Card: 1 of 1 Location: 64 HAMMOND RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	09/28/2011
Sale Price	238,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B16225P285
Reference 2 LOT SIZE:8.75
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.75	Acres-Rear Land 1-10	1,710.00	8,935	100%		8,935
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.75					Land Total	116,440

Dwelling Description

				Replacement Cost New	
Contemporary	One & 3/4 Story	406 Sqft	Grade B 100	Base	184,968
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,308
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

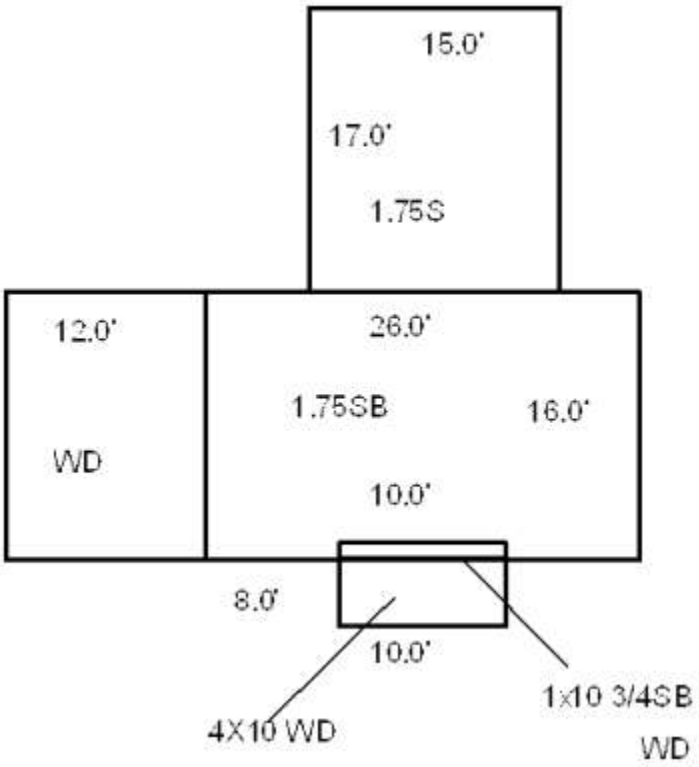
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	198,364

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	95%	154,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1980	10	B 100	1.191	Avg+	82%	100%	95%	928
Wood Deck	1980	40	B 100	651	Avg+	82%	100%	95%	507
WOOD DECK	1980	192	B 100	3.128	Avg+	82%	100%	95%	2.437
1 & 3/4 STORY FR	1980	255	B 100	47.869	Avg+	82%	100%	95%	37.290
1.25 ST GARAGE..	1990	600	A	0	Avg+	82%	100%	95%	0
1.25 ST GARAGE..	1990	750	A	0	Avg+	82%	100%	95%	0
Wood Deck	1980	192	B 100	3.128	Avg+	82%	100%	95%	2.437
1,166 SFLA							Outbuilding Total		43,599

Accpt Land 116,400 Accepted Bldg 198,100 Total 314,500


15.0'
17.0'
1.75S
12.0'
26.0'
1.75SB
16.0'
WD
10.0'
8.0'
10.0'
4X10 WD
1x10 3/4SB
WD

Neighborhood 66 WELLS ST

Zoning/Use VILLAGE CENTER OVERLAY COMMERCIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15386P134
Reference 2 LOT SIZE: .3
Tran/Land/Bldg 600 16 98
X..... 0 Y..... 0
Exemption(s) Land Schedule 10

Sale Data

Sale Date	03/31/2008
Sale Price	85,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

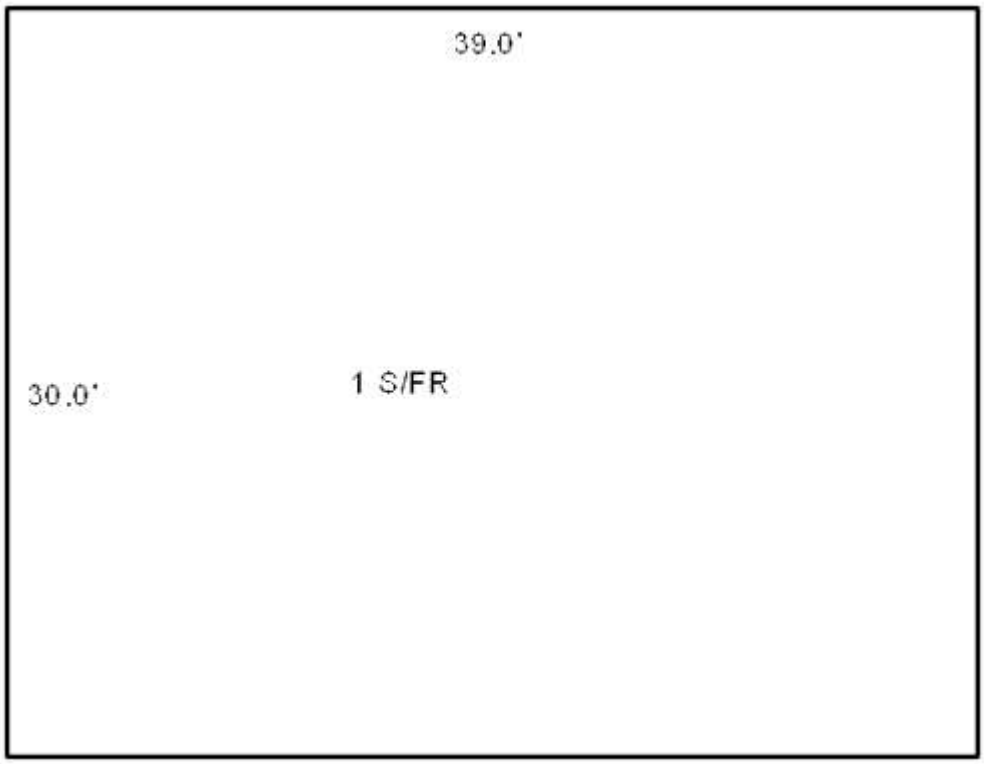
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	147,000	143,358	100%		143,358
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.30					Land Total	154,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
UTILITY BLDG....	1955	1170	C 100	145,900	Avg.	67%	100%	105%	102,641
							Outbuilding Total		102,641

Accpt Land	154,900	Accepted Bldg	102,600	Total	257,500

PLANT
ENTRANCE


39.0'
30.0'
1 S/FR

Account: 1097 Card: 1 of 1 Map/Lot: 015-015-09 Location: ELMWOOD CT

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0260
Reference 2	LOT SIZE: .29
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-NON CONFORMING	3,570.00	2,115	100%		2,115
Total Acres 0.29				Land Total		2,115

Accpt Land	2,100	Accepted Bldg	0	Total	2,100

Account: 1098 Card: 1 of 1 Map/Lot: 015-015-11 Location: ELMWOOD CT

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0260
Reference 2	LOT SIZE: .29
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-NON CONFORMING	3,570.00	2,115	100%		2,115
Total Acres 0.29				Land Total		2,115

Accpt Land	2,100	Accepted Bldg	0	Total	2,100

Account: 1099 Card: 1 of 1 Map/Lot: 015-015-17 Location: ELMWOOD CT

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0260
Reference 2	LOT SIZE: .29
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.29	Acres-NON CONFORMING	3,570.00	2,115	100%		2,115
Total Acres 0.29				Land Total		2,115

Accpt Land	2,100	Accepted Bldg	0	Total	2,100

Account: 1100 Card: 1 of 1 Map/Lot: 020-009-23 Location: ELMWOOD CT

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0260
Reference 2	LOT SIZE:0
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-NON CONFORMING	3,570.00	2,484	100%		2,484
Total Acres 0.40					Land Total	2,484

Accpt Land	2,500	Accepted Bldg	0	Total	2,500

Account: 1101 Card: 1 of 1 Map/Lot: 015-015-32 Location: LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0260
Reference 2	LOT SIZE: .40
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-NON CONFORMING	3,570.00	2,484	100%		2,484
Total Acres 0.40				Land Total		2,484

Accpt Land	2,500	Accepted Bldg	0	Total	2,500

Account: 1102 Card: 1 of 1 Map/Lot: 015-015-34 Location: LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0260
Reference 2	LOT SIZE: .40
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-NON CONFORMING	3,570.00	2,484	100%		2,484
Total Acres 0.40					Land Total	2,484

Accpt Land	2,500	Accepted Bldg	0	Total	2,500

Account: 1103 Card: 1 of 1 Map/Lot: 020-009-42 Location: LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2028P0260
Reference 2	LOT SIZE:.4
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-NON CONFORMING	3,570.00	2,484	100%		2,484
Total Acres 0.40				Land Total		2,484

Accpt Land	2,500	Accepted Bldg	0	Total	2,500

Map/Lot: 010-054
Account: 1104 Card: 1 of 1 Location: 344 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/27/2019
Sale Price	500,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18133P683
Reference 2	LOT SIZE: 5.19
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.19	Acres-Rear Land 1-10	1,710.00	2,238	100%		2,238
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.19					Land Total	109,743

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,296 Sqft	Grade B 100	Base	414,936
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,527
Fin. Basement Area	864 Sqft, Grade B	Basement Gar	None	Fin Bsmt	22,239
Heating	100% HW BB	Cooling	0% None	Heat	10,109
Rooms	7	HEARTHS		HEARTHS	2,080
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,456
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

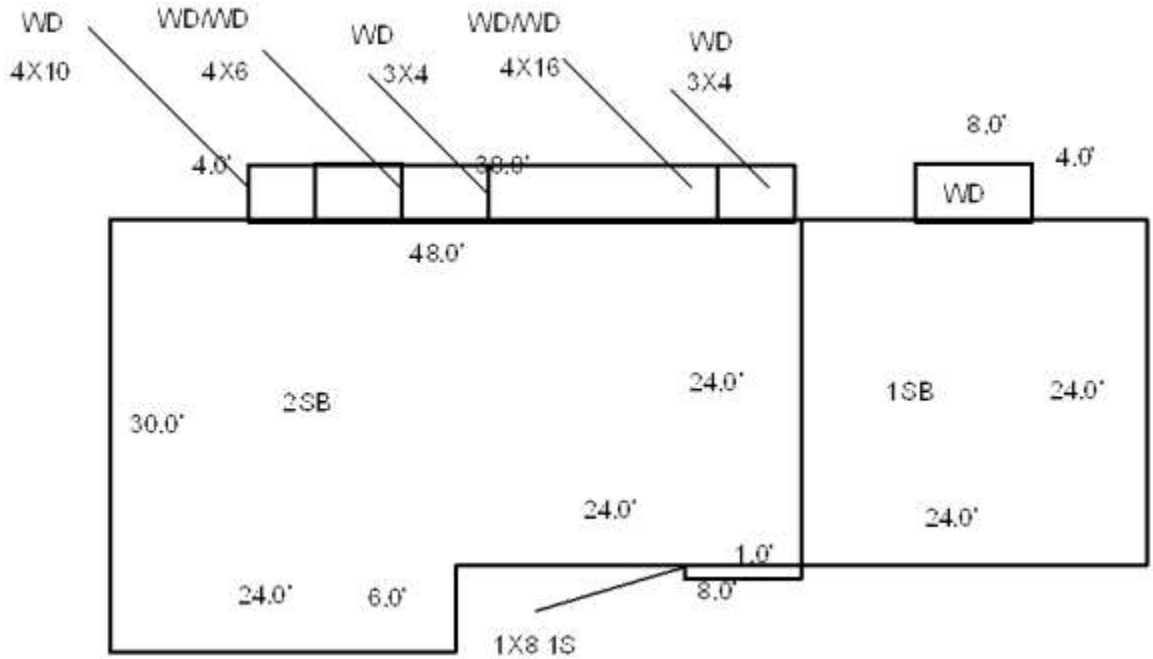
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	1991	TYPICAL	GOOD	Average	Typical	479,347

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	355,196

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1983	576	B 100	79.118	Avg.	78%	100%	95%	58,626
1 STORY	1983	8	B 100	953	Avg.	78%	100%	95%	706
WOOD DECK	1983	32	B 100	521	Avg.	78%	100%	95%	386
Wood Deck	1983	152	B 100	2.476	Avg.	78%	100%	95%	1,834
Wood Deck	1983	24	B 100	391	Avg.	78%	100%	95%	290
Wood Deck	1983	64	B 100	1.043	Avg.	78%	100%	95%	773
Frame Garage	1987	1008	B 100	47.974	Avg.	78%	100%	95%	35,549
Swimming Pool	1988	800	C 100	12.100	Avg+	99%	100%	95%	11,380
3,176 SFLA							Outbuilding Total		109,544

Accpt Land 109,700 Accepted Bldg 464,700 Total 574,400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Name: PERKINS, FRED H JR, ESTATE OF
PERKINS, SARA

Map/Lot: 024-012
Account: 1105 Card: 1 of 1 Location: HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16629P67
Reference 2	LOT SIZE: .09
Tran/Land/Bldg	131 12 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/13/2013
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
0.09	Acres-Homesite (Fract)	74,130.00	64,093	5%	Size/Shape	3,205
Total Acres 0.09					Land Total	3,205

Accpt Land	3,200	Accepted Bldg	0	Total	3,200

Account: 1107 Card: 1 of 1 Map/Lot: 019-009 Location: WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use INDUSTRIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2
Tran/Land/Bldg 600 16 98
X..... UTIL Y..... OV
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.40	Acres-Homesite (Fract)	82,300.00	114,418	100%		114,418
Total Acres 10.40					Land Total	114,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Pipeline.....	0			- - - - S O U N D V A L U E - - - -					544,300
								Outbuilding Total	544,300

Accpt Land	114,400	Accepted Bldg	544,300	Total	658,700

Account: 1108 Card: 1 of 1 Map/Lot: 002-026 Location: WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use INDUSTRIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:5.75
Tran/Land/Bldg 600 16 98
X..... UTIL Y..... OV
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.75	Acres-Homesite (Fract)	82,300.00	107,835	100%		107,835
Total Acres 5.75					Land Total	107,835

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Pipeline.....	0			- - - - S O U N D V A L U E - - - -					302,400
								Outbuilding Total	302,400

Accpt Land	107,800	Accepted Bldg	302,400	Total	410,200

Account: 1109 Card: 1 of 1 Map/Lot: 001-032 Location: DENNETT RD

Neighborhood 2	DENNETT RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE:3
Tran/Land/Bldg	600 16 98
X.....	UTIL Y..... OV
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	78,185.00	95,991	100%		95,991
Total Acres 3.00					Land Total	95,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Pipeline.....	0			- - - - S O U N D V A L U E - - - -					161,300
								Outbuilding Total	161,300

Accpt Land	96,000	Accepted Bldg	161,300	Total	257,300

Account: 1111 Card: 1 of 1 Map/Lot: 001-081 Location: TRANSMISSION

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B01476P0121
Reference 2	LOT SIZE:6
Tran/Land/Bldg	600 3 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
2.00	Acres-Rear Land 1-10	3,045.00	6,699	100%		6,699
Total Acres 6.00					Land Total	100,367

Accpt Land 100,400 Accepted Bldg 0 Total 100,400

Name: CASTONGUAY, DAVID T
BOSTON, CYNTHIA L
Map/Lot: 002-016-1
Account: 1112 Card: 1 of 1 Location: 73 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/25/2019
Sale Price	345,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18083P593
Reference 2	LOT SIZE:1
Tran/Land/Bldg	102 1 12
X.....	BMT Y..... CORR
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,184 Sqft	Grade C 100	Base	344,107
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	4,368
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	18,480
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

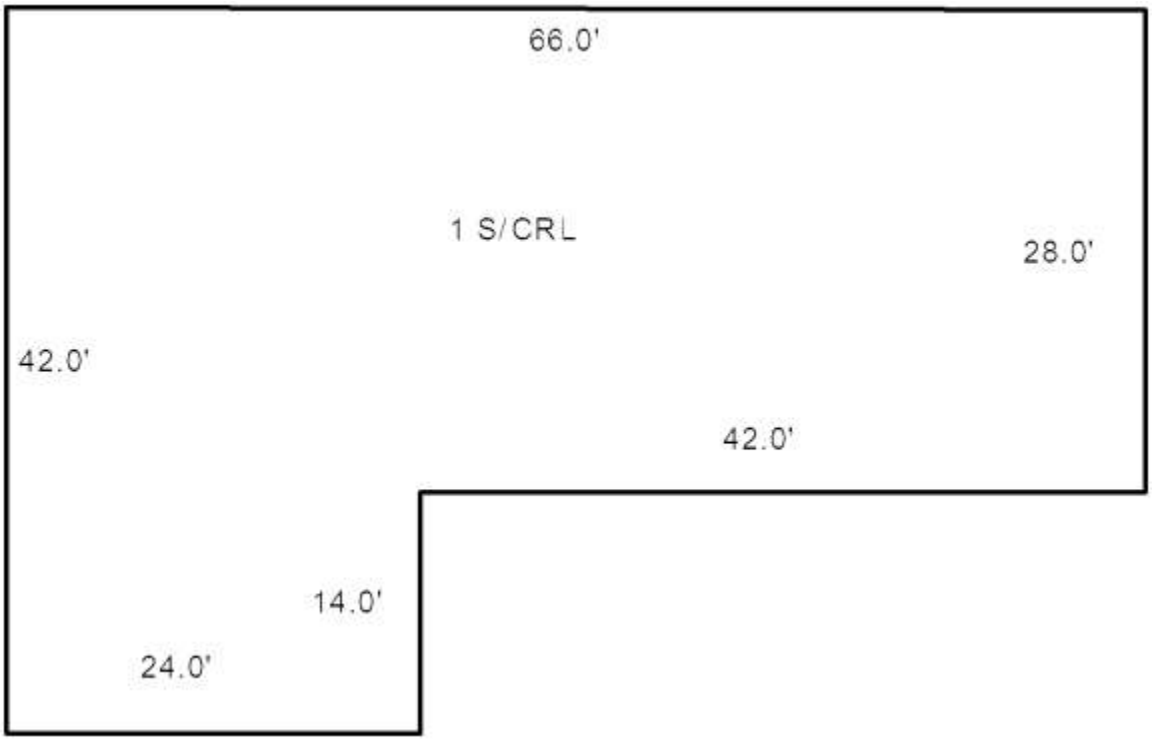
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	368,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	105%	363,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2015	728	C 100	26.820	Avg.	94%	100%	105%	26.472
2,184 SFLA							Outbuilding Total		26,472

Accpt Land	93,100	Accepted Bldg	390,300	Total	483,400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Neighborhood 60 BURMA RD

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Reference 1	B14986P192
Reference 2	LOT SIZE: .94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	74,130.00	81,040	100%		81,040
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.94					Land Total	92,590

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	183,179
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,360
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

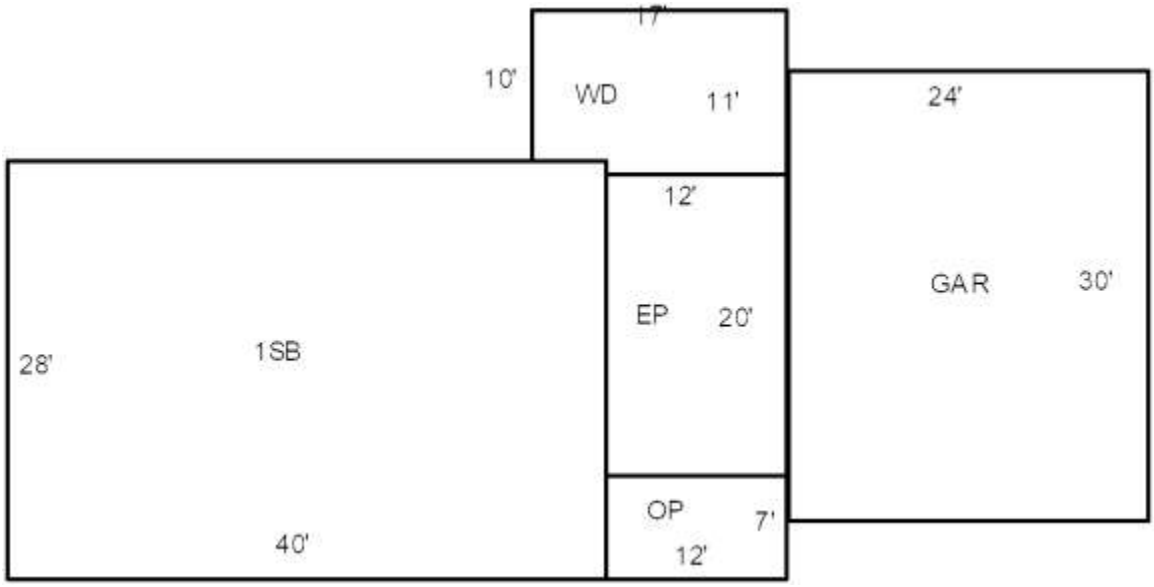
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1956	1980	TYPICAL	TYPICAL	Average	Typical	187,939

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	132,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1956	182	C 100	2.280	Avg.	67%	100%	105%	1.604
Encl Frame Porch	1956	240	D 100	15.298	Avg-	60%	100%	105%	9.638
Open Frame Porch	1956	84	C 100	3.550	Avg.	67%	100%	105%	2.497
Frame Garage	1956	720	C 100	26.532	Avg.	67%	100%	105%	18.665
1,120 SFLA							Outbuilding Total		32,404

Accpt Land	92,600	Accepted Bldg	164,600	Total	257,200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Name: OUELLETTE, MAURICE J
OUELLETTE, SUSAN L
Map/Lot: 008-012
Account: 1114 Card: 1 of 1 Location: 790 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 08/26/1976
Sale Price 0
Sale Type
Financing
Verified
Validity Validity

Reference 1 B2145P0020
Reference 2 LOT SIZE:3.25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.25	Acres-Homesite (Fract)	72,675.00	89,943	100%		89,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.25					Land Total	105,618

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 100	Base	289,888
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,880
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

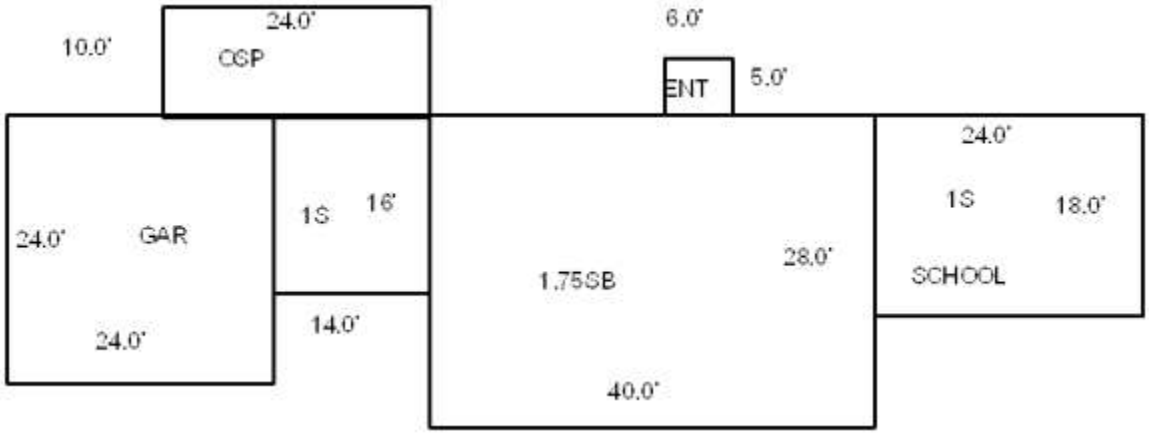
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	GOOD	Average	Typical	317,498

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	238,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	576	C 100	21.347	Avg.	79%	100%	95%	16.021
ONE STORY FRAME	1985	224	C 100	20.514	Avg.	79%	100%	95%	15.396
1 STORY	1985	432	C 100	39.563	Avg.	79%	100%	95%	29.692
BSMT ENTRY.....	1985	30	C 100	470	Avg.	79%	100%	95%	352
OPEN SCR PORCH	1985	240	C 100	10.747	Avg.	79%	100%	95%	8.066
2,616 SFLA							Outbuilding Total		69,527

Accpt Land 105,600 Accepted Bldg 307,800 Total 413,400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Name: MCKEE, LOLA J
MCKEE, ROBERT J
Map/Lot: 002-010A
Account: 1115 Card: 1 of 1 Location: 30 JERICHO RD

Neighborhood 14 JERICHO LN

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/08/2016
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17274P336
Reference 2	LOT SIZE:5.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.60	Acres-Rear Land 1-10	3,045.00	5,359	100%		5,359
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.60					Land Total	110,577

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,232 Sqft	Grade C 110	Base	304,320
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,033
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,098
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

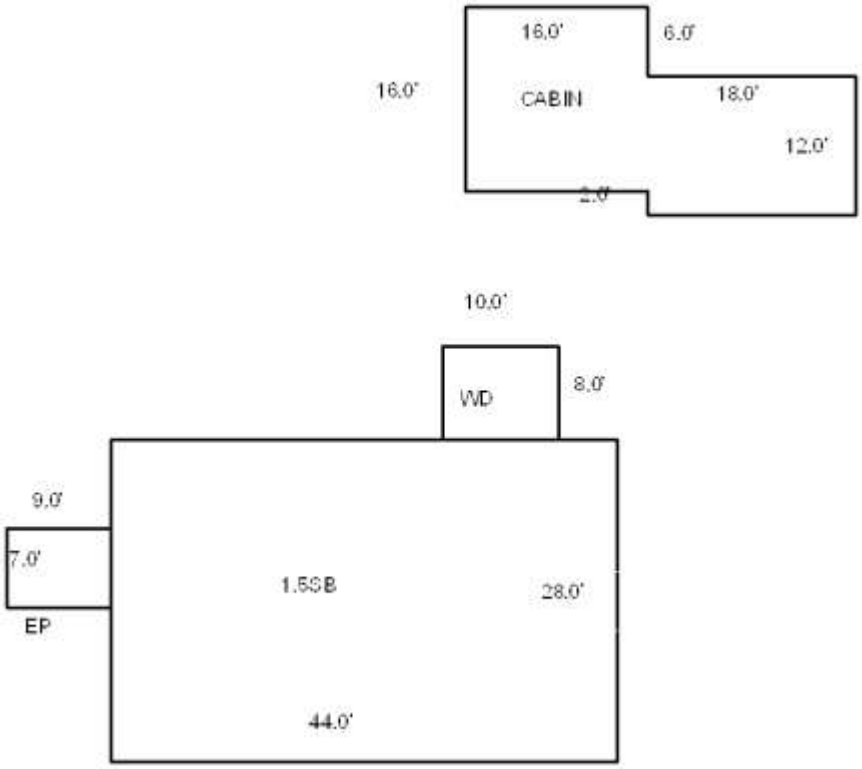
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	GOOD	GOOD	Average	Typical	318,259

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	105%	250,629

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1977	63	C 110	5.522	Avg.	75%	100%	105%	4.349
Wood Deck	1977	80	C 110	1.102	Avg.	75%	100%	105%	867
CAMP OR CABIN...	1977	472	C 110	28.447	Avg.	75%	100%	105%	22.402
Swimming Pool	1970	1	C 100	12.100	Avg.	99%	100%	105%	12.578
Frame Garage	1977	546	D 100	16.213	Avg-	67%	100%	105%	11.406
Frame Shed	1970	224	D 100	2.805	Avg-	62%	100%	105%	1.826
Frame Shed	1970	288	D 100	3.606	Avg-	62%	100%	105%	2.348
1,848 SFLA							Outbuilding Total		55,776

Accpt Land 110,600 Accepted Bldg 306,400 Total 417,000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EP
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Name: MORELLO, STEVEN R
PIKE, SUSAN H
Map/Lot: 009-019
Account: 1116 Card: 1 of 1 Location: 165 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17866P561
Reference 2	LOT SIZE: 7.0
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	12/18/2018
Sale Price	208,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.00	Acres-Rear Land 1-10	1,710.00	5,643	100%		5,643
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.00					Land Total	113,148

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,140 Sqft	Grade C 100	Base	285,309
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,140
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,985
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,995
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

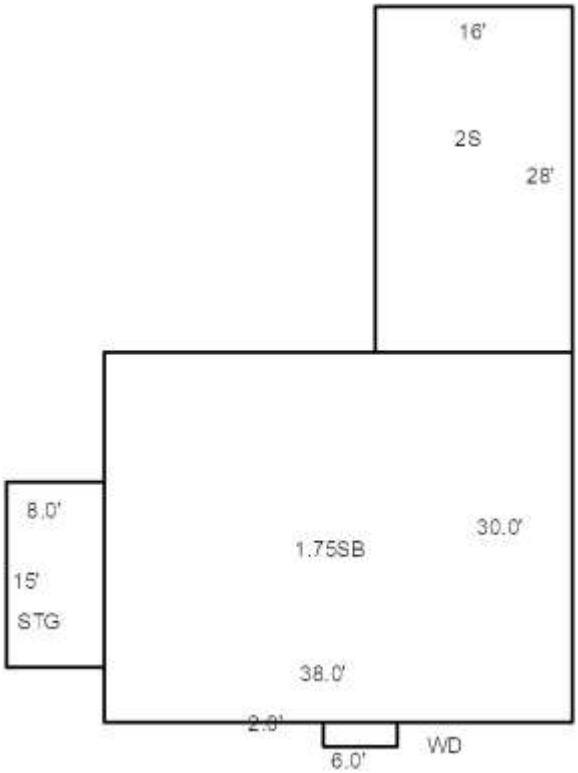
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1773	1930	OLD TYPE	TYPICAL	Average	Typical	298,359

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	189,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1873	448	C 100	72.580	Avg.	67%	100%	95%	46,198
STORAGE	1930	120	C 100	1.504	Avg.	67%	100%	95%	958
Wood Deck	1960	12	C 100	150	Avg.	67%	100%	95%	95
1.25 ST BARN....	1800	725	D 100	22.958	Fair	55%	100%	95%	11,996
Frame Garage	1940	609	D 100	18.028	Fair	55%	100%	95%	9,419
Frame Shed	1940	120	D 100	1.502	Avg-	60%	100%	95%	856
Generator	1773	1	C 100	5.000	Avg.	67%	100%	95%	3,182
Canopy Low Cost	2022	209	C 100	2.293	Avg.	67%	100%	95%	1,459
2,891 SFLA								Outbuilding Total	74,163

Accpt Land	113,100	Accepted Bldg	264,100	Total	377,200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Name: HURLEY, TIMOTHY J
SMITH, SONNI JOY KING
Map/Lot: 009-019-1
Account: 1117 Card: 1 of 1 Location: 125 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/09/2016
Sale Price	166,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17297P650
Reference 2	LOT SIZE:4.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.50	Acres-Rear Land 1-10	1,710.00	941	100%		941
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.50					Land Total	108,446

Dwelling Description

				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade C 100	Base	144,948
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	288 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,702
Heating	100% HW BB	Cooling	0% None	Heat	2,160
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

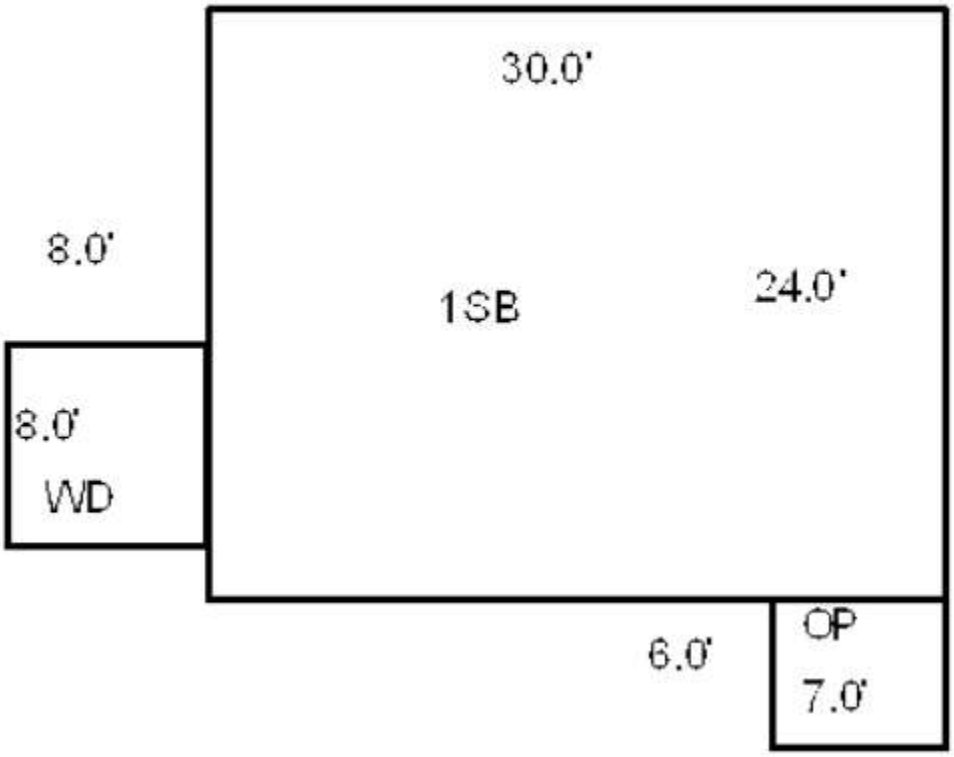
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	153,890

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	111,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	64	C 100	802	Avg.	76%	100%	95%	580
Open Frame Porch	1980	42	C 100	1,775	Avg.	76%	100%	95%	1,282
Frame Shed	1970	84	C 100	1,315	Avg.	69%	100%	95%	862
720 SFLA							Outbuilding Total		2,724

Accpt Land	108,400	Accepted Bldg	113,800	Total	222,200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Name: OTT, ALVIN W SR
OTT, JEANINE I
Map/Lot: 009-019-2
Account: 1118 Card: 1 of 1 Location: 133 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/14/2010
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15961P979
Reference 2	LOT SIZE:3.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.40	Acres-Homesite (Fract)	72,675.00	90,349	100%		90,349
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.40					Land Total	106,024

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade C 100	Base	206,700
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,320
Rooms	6	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

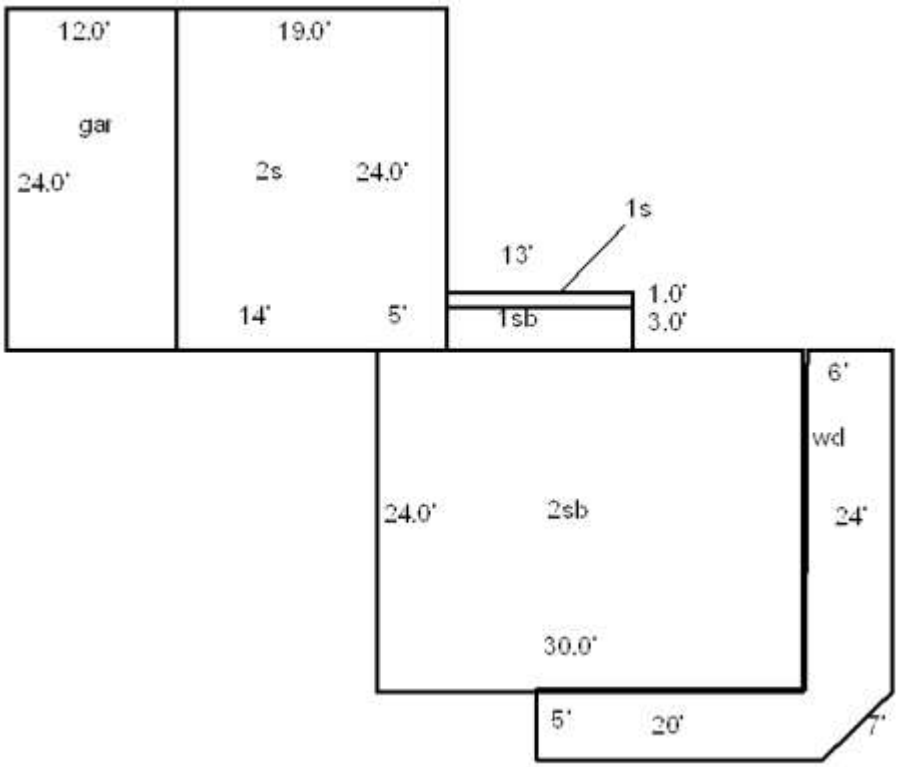
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Below Average	Typical	221,620

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	95%	149,483

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1980	257	C 100	3.220	Ava-	71%	100%	95%	2.172
2 Story/BSMT	1980	456	C 100	77.087	Ava-	71%	100%	95%	51.995
Frame Garage	1980	288	C 100	10.976	Ava-	71%	100%	95%	7.403
1 STORY/BSMT	1980	39	C 100	4.121	Ava-	71%	100%	95%	2.780
ONE STORY FRAME	1980	13	C 100	1.191	Ava-	71%	100%	95%	804
2,404 SFLA							Outbuilding Total		65,154

Accpt Land 106,000 Accepted Bldg 214,600 Total 320,600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Account: 1119 Card: 1 of 1 Map/Lot: 004-042 Location: HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use VILLAGE A, B, C RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B18266P792 ROUTE 4
Reference 2 LOT SIZE: 38.91
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	06/05/2020
Sale Price	140,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
14.91	Acres-Rear 21+	735.00	12,055	100%		12,055
Total Acres 38.91					Land Total	153,078

Accpt Land 153,100 Accepted Bldg 0 Total 153,100

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	RollingAbove Street	Sale Date	04/18/1983
Utilities	Pub Wtr & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B3077P0133		
Reference 2	LOT SIZE:2		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 30 0 Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description / Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade B 100	Base	300,342
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,217
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,563
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	3			Fireplace	18,876
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

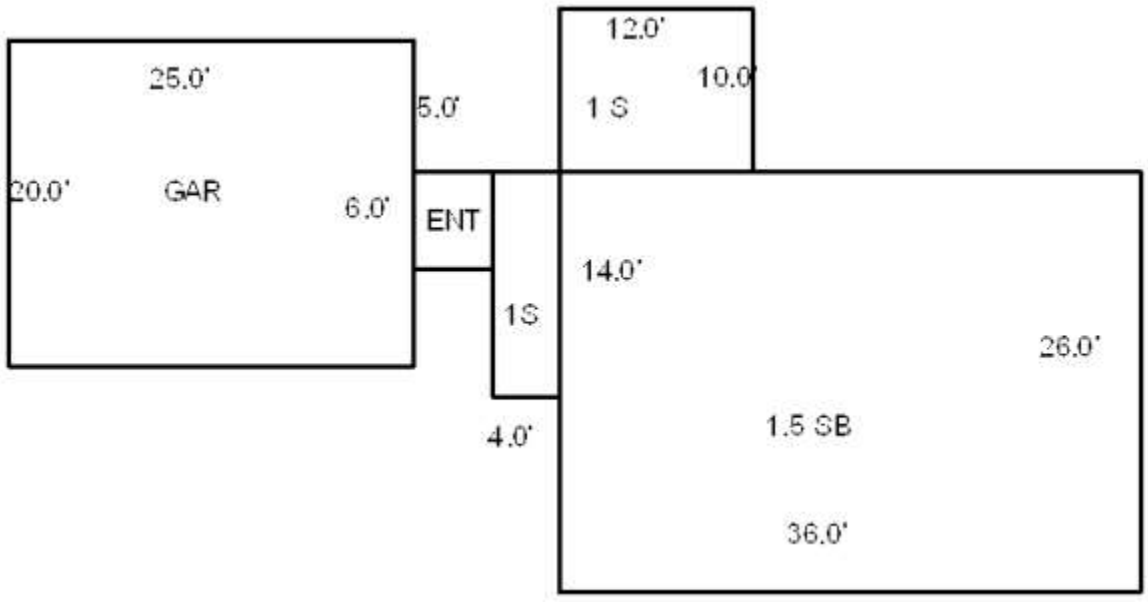
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1730	1973	TYPICAL	TYPICAL	Above Average	Inadeq.	324,998

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	95%	95%	214,117

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1730	120	B 100	14.287	Avg+	73%	95%	95%	9.413
1 STORY	1730	56	B 100	6.666	Avg+	73%	95%	95%	4.392
BSMT ENTRY.....	1730	30	B 100	611	Avg+	73%	95%	95%	403
Frame Garage	1730	644	B 100	30.934	Avg+	73%	100%	95%	21.453
Swimming Pool	1973	1	C 100	12.100	Avg.	99%	100%	95%	11.380
1,580 SFLA							Outbuilding Total		47,041

Accpt Land	102,600	Accepted Bldg	261,200	Total	363,800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Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B4625P0340
Reference 2 LOT SIZE:10.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.60	Acres-Rear Land 1-10	1,710.00	12,415	100%		12,415
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.60					Land Total	119,920

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	272 Sqft	Grade B 100	Base	151,224
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	530
Fin. Basement Area	501 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,920
Heating	100% HW BB	Cooling	0% None	Heat	1,856
Rooms	4	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

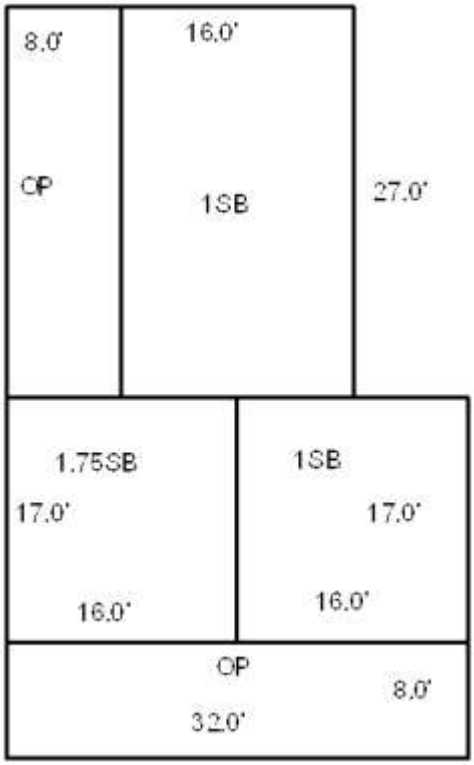
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	174,866

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	132,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1988	216	B 100	11.866	Avg.	80%	100%	95%	9,018
1 Story/BSMT	1988	432	B 100	59.338	Avg.	80%	100%	95%	45,096
1 STORY	1988	272	B 100	32.383	Avg.	80%	100%	95%	24,611
OPEN PORCH	1988	256	B 100	14.222	Avg.	80%	100%	95%	10,809
Frame Garage	1988	768	B 100	36.739	Avg.	80%	100%	95%	27,921
CARPORT.....	1988	120	B 100	1.711	Avg.	80%	100%	95%	1,301
1,180 SFLA							Outbuilding Total		118,756

Accpt Land 119,900 Accepted Bldg 251,700 Total 371,600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Name: STINSON, MARY C
STINSON, ROBERT S
Map/Lot: 018-117
Account: 1122 Card: 1 of 1 Location: 38 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/03/2015
Sale Price	132,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16995P138
Reference 2	LOT SIZE: 0.31
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	74,130.00	72,531	100%		72,531
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.31					Land Total	84,081

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base	162,387
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,730
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

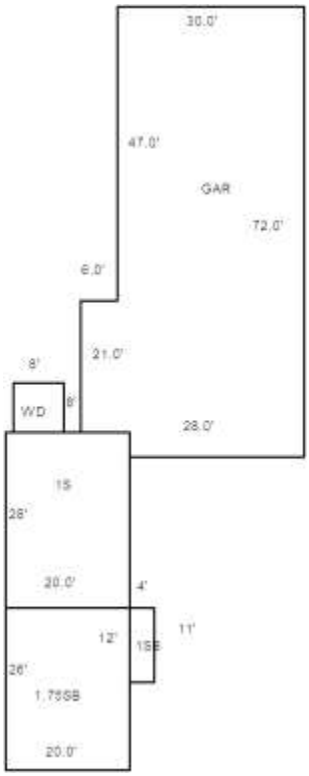
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1972	TYPICAL	TYPICAL	Average	Typical	166,437

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	67%	100%	105%	117,088

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1890	2278	C 100	82.636	Avg.	67%	50%	105%	29.067
ONE STORY FRAME	1890	560	C 100	51.285	Avg.	67%	100%	105%	36.079
Wood Deck	1890	64	C 100	802	Avg.	67%	100%	105%	564
1 Story/BSMT	1890	48	C 100	5.072	Avg.	67%	100%	105%	3.568
1,518 SFLA							Outbuilding Total		69,278

Accpt Land	84,100	Accepted Bldg	186,400	Total	270,500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26'
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20.0'

Name: TRENT, DONALD B
TRENT, JOANNE M

Map/Lot: 003-096-06
Account: 1123 Card: 1 of 1 Location: 65 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/29/2003
Sale Price	198,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B13411P128
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	210,294
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,672
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

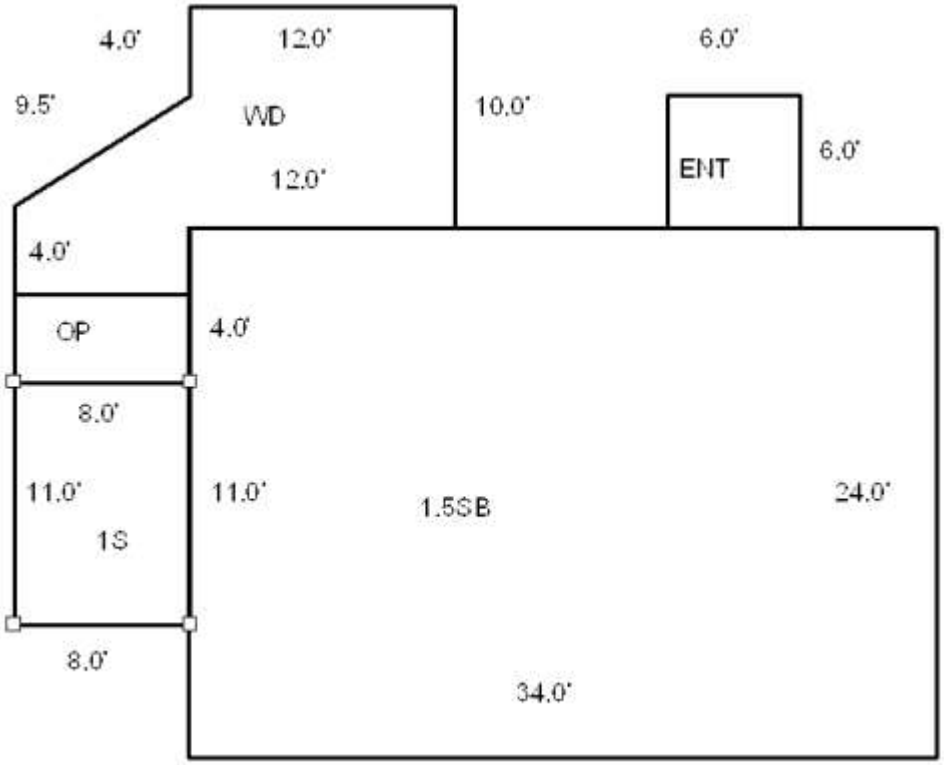
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	215,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	153,323

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1977	36	C 100	563	Ava.	75%	100%	95%	401
Wood Deck	1977	172	C 100	2.155	Ava.	75%	100%	95%	1.535
Open Frame Porch	1977	32	C 100	1.352	Ava.	75%	100%	95%	963
ONE STORY FRAME	1977	88	C 100	8.059	Ava.	75%	100%	95%	5.742
1.25 ST GARAGE..	1987	840	C 100	35.579	Ava.	75%	100%	95%	25.350
CARPORT.....	1987	280	C 100	3.072	Ava.	75%	100%	95%	2.189
Frame Shed	1987	96	C 100	1.502	Ava.	75%	100%	95%	1.070
1,312 SFLA							Outbuilding Total		37,250

Accpt Land 95,600 Accepted Bldg 190,600 Total 286,200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1.5SB
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8.0'
34.0'

Name: PARKER, DAVID C
PARKER, BETH A

Map/Lot: 003-066
Account: 1124 Card: 1 of 1 Location: MAPLE ST

Neighborhood 56	MAPLE ST
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15256P186 OPEN SPACE; SEE ALSO 003-065
Reference 2	LOT SIZE: 34.49
Tran/Land/Bldg	131 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	04/22/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,400.00	26,400	15%	Restrictio	3,960
10.00	Acres-Rear Land 11-20	1,500.00	16,500	15%	Restrictio	2,475
14.49	Acres-Rear 21+	700.00	11,157	15%	Restrictio	1,674
Total Acres 34.49				Land Total		8,109

Accpt Land	8,100	Accepted Bldg	0	Total	8,100

Name: PARKER, DAVID C
PARKER, BETH A

Map/Lot: 003-065
Account: 1125 Card: 1 of 1 Location: MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities
Street Paved

Sale Data

Sale Date	04/20/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1 B15256P186 OPEN SPACE (portion) B1
Reference 2 LOT SIZE: 75.45
Tran/Land/Bldg 131 7 0
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	2,400.00	26,400	15%	Restrictio	3,960
10.00	Acres-Rear Land 11-20	1,500.00	16,500	15%	Restrictio	2,475
55.45	Acres-Rear 21+	700.00	42,697	15%	Restrictio	6,404
Total Acres 75.45					Land Total	12,839

Accpt Land 12,800 Accepted Bldg 0 Total 12,800

Name: ILGENFRITZ, JASON C
ILGENFRITZ, DANI B
Map/Lot: 003-109-01
Account: 1126 Card: 1 of 1 Location: 9 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	FARM & FOREST VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/05/2020
Sale Price	259,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18267P717
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	210,294
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,060
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

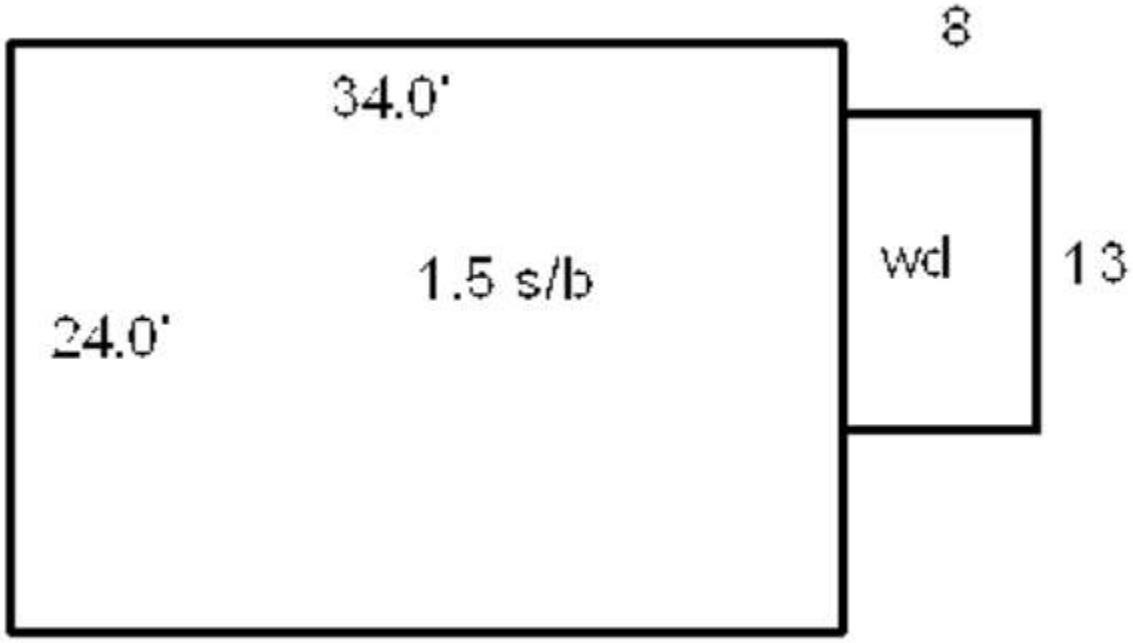
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	220,628

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	105%	173,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1977	104	C 100	1.303	Avg.	75%	100%	105%	1.026
1.25 ST GARAGE..	1990	1120	C 100	47.177	Avg.	75%	100%	105%	37.152
Frame Shed	1990	640	C 100	10.016	Avg.	75%	100%	105%	7.888
1,224 SFLA							Outbuilding Total		46,066

Accpt Land	98,900	Accepted Bldg	219,800	Total	318,700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24.0'

Map/Lot: 018-131
Account: 1127 Card: 1 of 1 Location: 5 DYER ST

Neighborhood 44 DYER ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/18/2022
Sale Price	320,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B18290P638
Reference 2	LOT SIZE: 0.18 sale
Tran/Land/Bldg	101 1 11
X.....	corr Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 105	Base	168,381
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,722
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

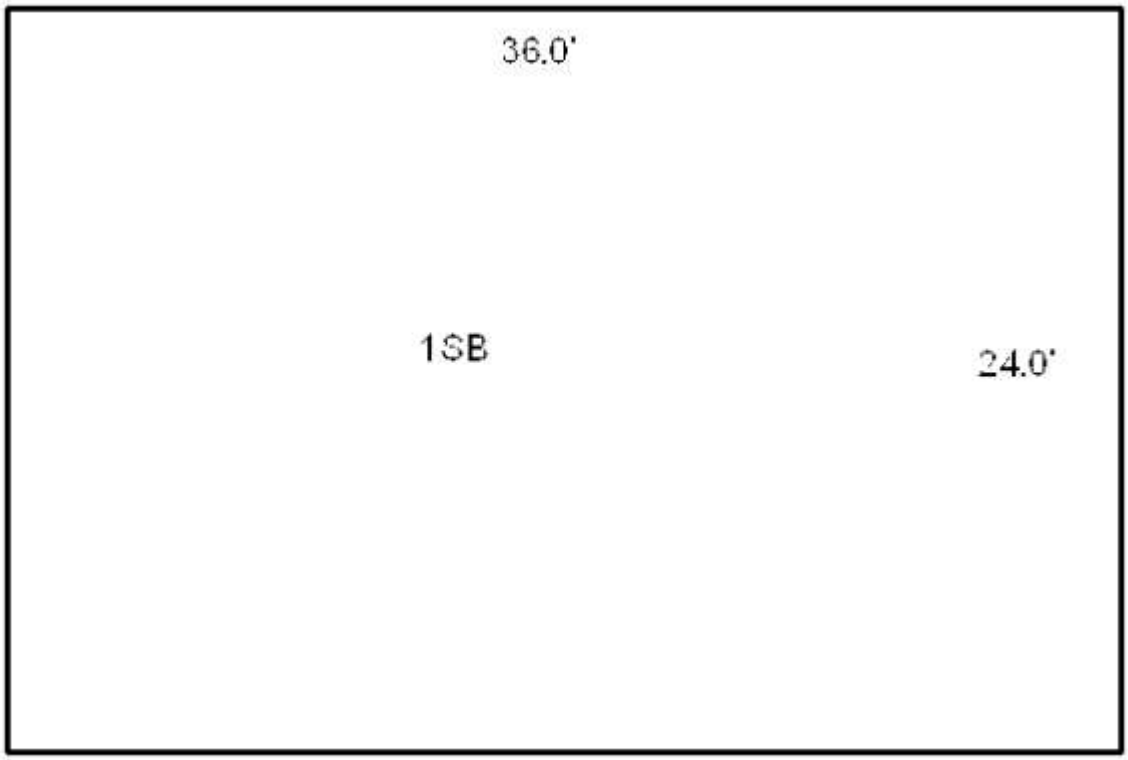
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	2020	TYPICAL	TYPICAL	Very Good	Typical	172,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	105%	166,381

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1989	180	C 105	2.368	V.G.	92%	100%	105%	2.288
864 SFLA							Outbuilding Total		2,288

Accpt Land	80,200	Accepted Bldg	168,700	Total	248,900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Neighborhood 44 DYER ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/11/2008
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15337P752
Reference 2	LOT SIZE: .83
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	74,130.00	80,038	100%		80,038
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.83					Land Total	91,588

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,076 Sqft	Grade C 110	Base	305,579
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,102
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Floor & Stairs			Attic	2,367
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

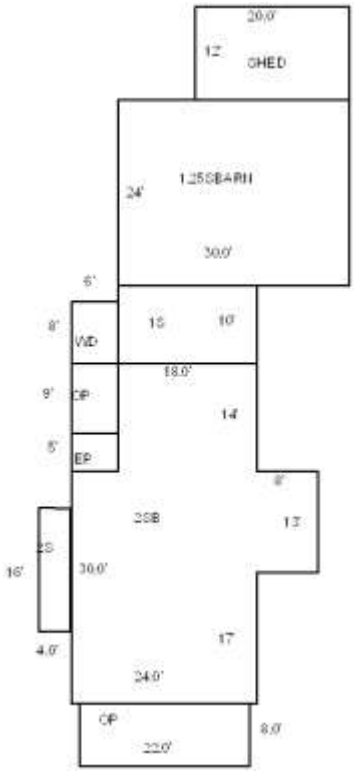
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1960	TYPICAL	GOOD	Above Average	Typical	324,944

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	249,070

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1860	240	C 110	4.132	Avg+	73%	100%	105%	3.167
1.25 ST BARN....	1860	720	C 110	31.361	Avg+	73%	100%	105%	24.039
ONE STORY FRAME	1860	180	C 110	18.132	Avg+	73%	100%	105%	13.898
Wood Deck	1860	48	C 110	661	Avg+	73%	100%	105%	507
Open Frame Porch	1860	54	C 110	2.510	Avg+	73%	100%	105%	1.924
Encl Frame Porch	1860	30	C 110	2.629	Avg+	73%	100%	105%	2.015
OPEN PORCH	1860	176	C 110	8.315	Avg+	73%	100%	105%	6.374
2 Story/BSMT	1860	64	C 110	11.901	Avg+	73%	100%	105%	9.122
2,460 SFLA							Outbuilding Total		61,046

Accpt Land	91,600	Accepted Bldg	310,100	Total	401,700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Account: 1129 Card: 1 of 1 Map/Lot: 003-116 Location: 405 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/12/2012
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16279P427
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	720 Sqft	Grade C 100	Base	203,470
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,780
Rooms	7	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

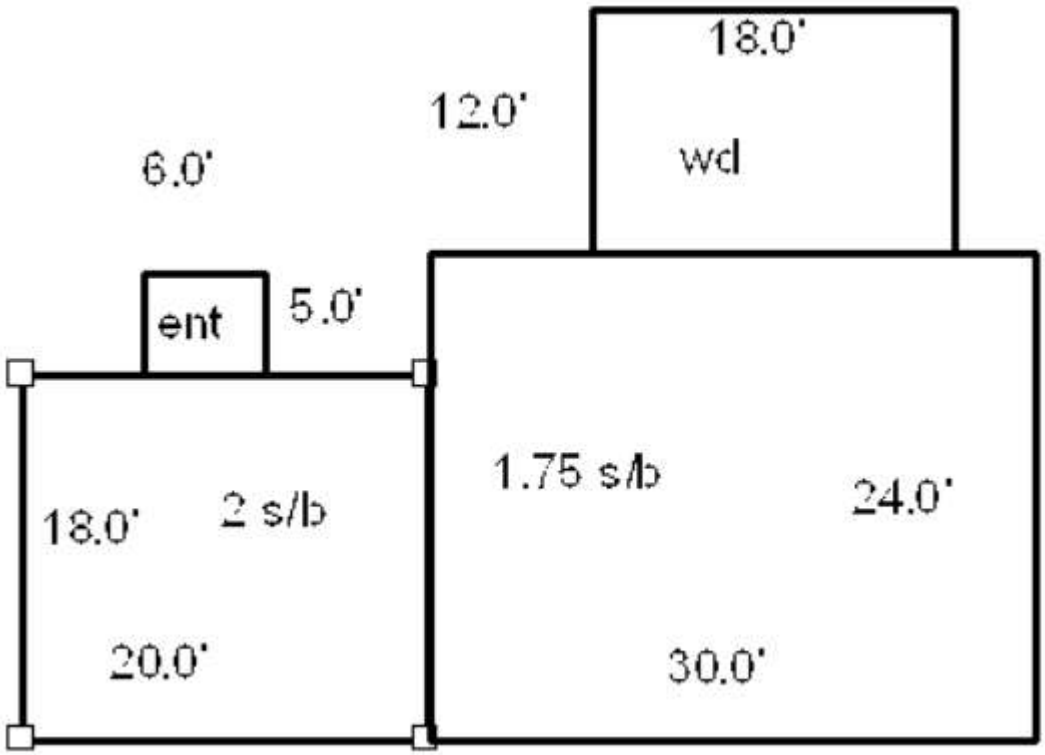
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	1980	TYPICAL	TYPICAL	Average	Typical	215,030

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	136,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2 Story/BSMT	1980	360	C 100	60.858	Avg.	67%	100%	95%	38.736
Wood Deck	1954	216	C 100	2.706	Avg.	67%	100%	95%	1.722
BSMT ENTRY.....	1954	30	C 100	470	Avg.	67%	100%	95%	299
Frame Garage	1971	676	C 100	24.948	Avg-	63%	0%	95%	0
1,980 SFLA							Outbuilding Total		40,757

Accpt Land	95,600	Accepted Bldg	177,600	Total	273,200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Map/Lot: 004-018
Account: 1130 Card: 1 of 1 Location: 376 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	01/11/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2 LOT SIZE:3.2
Tran/Land/Bldg 101 1 11
X..... GRD Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.20	Acres-Homesite (Fract)	74,130.00	91,601	100%		91,601
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.20					Land Total	103,151

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 105	Base	222,793
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,210
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,234
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,353
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

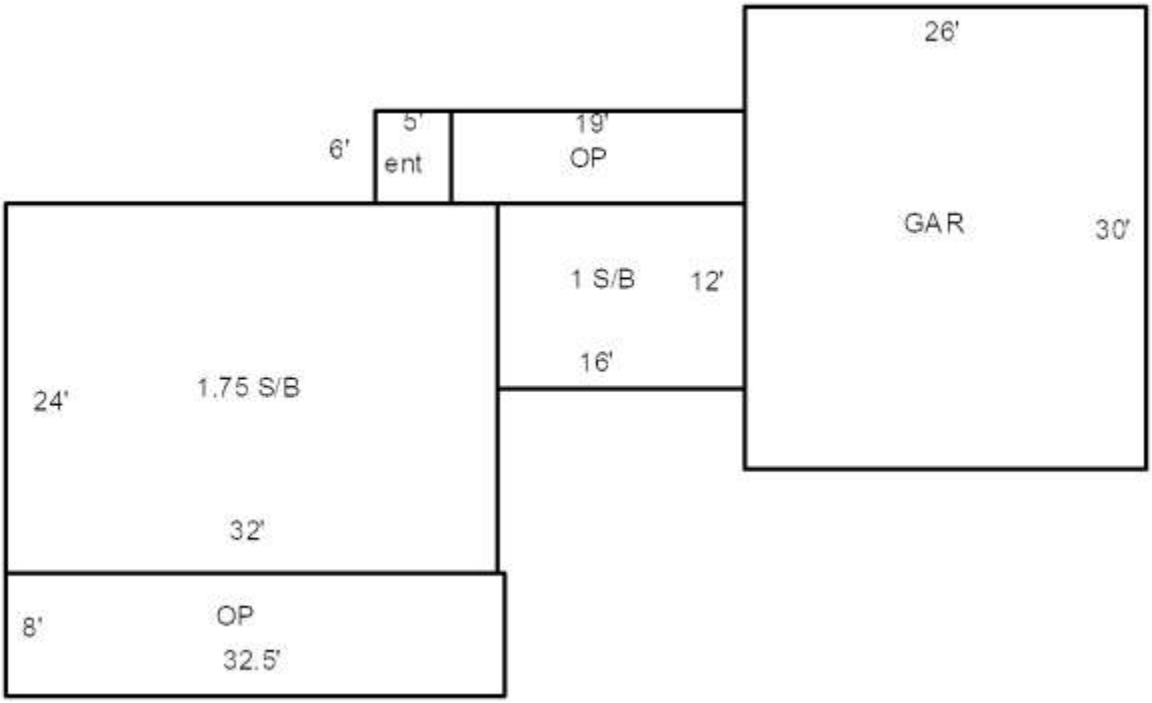
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	GOOD	TYPICAL	Good	Typical	240,134

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	105%	209,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1971	192	C 105	21.301	Good	83%	100%	105%	18.564
Open Frame Porch	1971	114	C 105	5.059	Good	83%	100%	105%	4.409
BSMT ENTRY.....	1971	30	C 105	494	Good	83%	100%	105%	430
Frame Garage	1971	780	C 105	30.128	Good	83%	100%	105%	26.256
Frame Shed	1971	144	D 100	1.803	Avg-	63%	100%	105%	1.193
Open Frame Porch	2005	256	C 105	11.360	Good	83%	100%	105%	9.900
1,536 SFLA							Outbuilding Total		60,752

Accpt Land 103,200 Accepted Bldg 270,000 Total 373,200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Name: BELL, REIKO P
CARPINE, KATHERINE B
Account: 1131 Card: 1 of 1 Map/Lot: 002-040 Location: 146 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	08/16/2017
Sale Price	148,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17542P423
Reference 2 LOT SIZE: 1.1
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	78,185.00	86,827	100%		86,827
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.10					Land Total	97,277

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	384 Sqft	Grade D 100	Base	101,315
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	922
Rooms	8	HEARTHS		HEARTHS	1,280
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

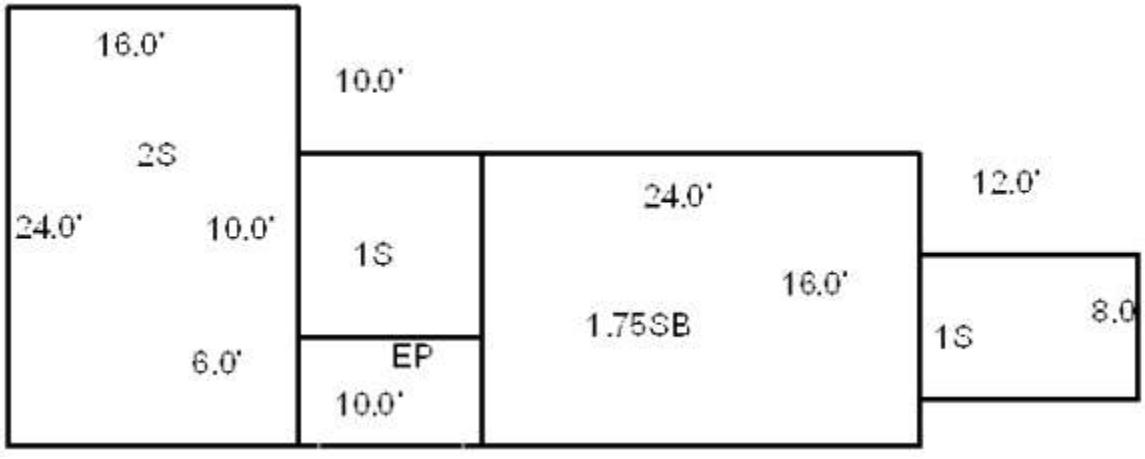
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
Old	0	OLD TYPE	TYPICAL	Below Average	Typical	103,747

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	95%	59,136

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	1	384	D 100	49.770	Avg-	60%	100%	95%	28.369
Encl Frame Porch	1	60	D 100	3.825	Avg-	60%	100%	95%	2.180
ONE STORY FRAME	1	100	D 100	7.326	Avg-	60%	100%	95%	4.176
1 STORY	1	96	D 100	7.034	Avg-	60%	100%	95%	4.009
Frame Shed	1	140	D 100	1.753	Fair	55%	100%	95%	916
Frame Shed	1	120	C 100	1.878	Avg-	60%	100%	95%	1.071
1,540 SFLA							Outbuilding Total		40,721

Accpt Land 97,300 Accepted Bldg 99,900 Total 197,200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1S
6.0'
EP
10.0'

Account: 1132 Card: 1 of 1 Map/Lot: 004-079 Location: 543 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/03/1990
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	RTODD B18739P676
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	72,675.00	78,178	100%		78,178
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.80					Land Total	93,853

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,120 Sqft	Grade C 100	Base	262,937
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,900
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

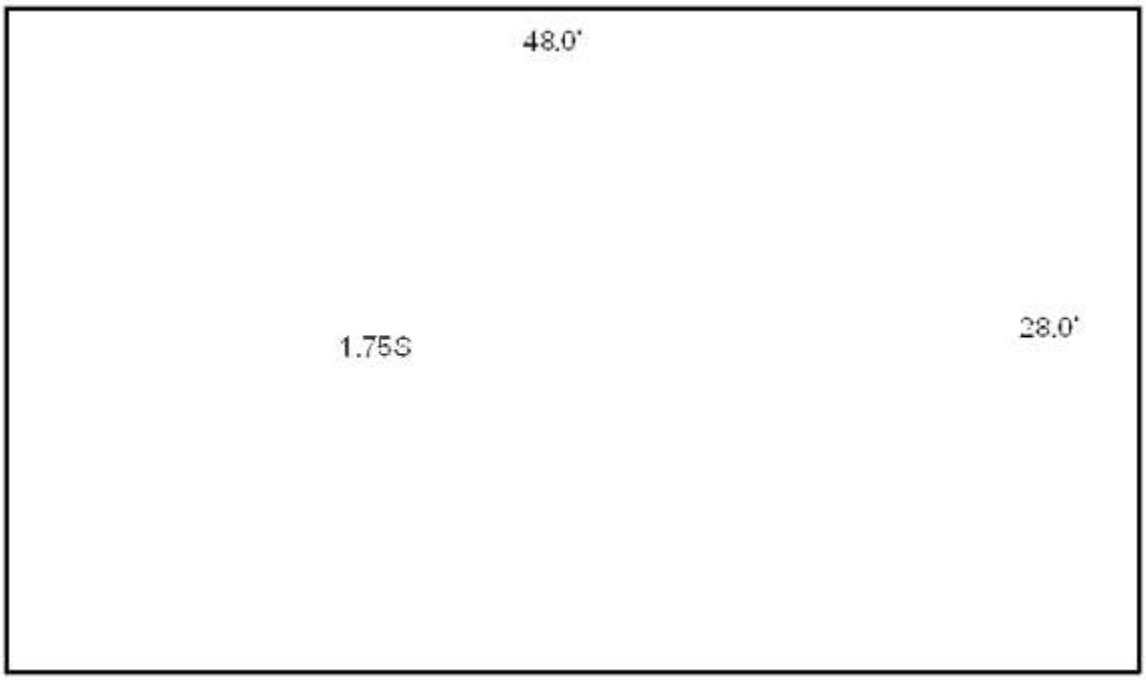
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	273,957

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	216,015

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1992	576	C 100	21.347	Avg.	81%	100%	95%	16,426
1,960 SFLA							Outbuilding Total		16,426

Accpt Land	93,900	Accepted Bldg	232,400	Total	326,300


48.0'
1.75S
28.0'

Account: 1133 Card: 1 of 2 Map/Lot: 005-026-1 Location: 767 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 RTODD REVOKED 2/24/23
Reference 2 LOT SIZE:6
Tran/Land/Bldg 109 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Sale Data

Sale Date	04/06/2020
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
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.00					Land Total	111,267

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	182,677
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	104 Sqft, Grade C	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

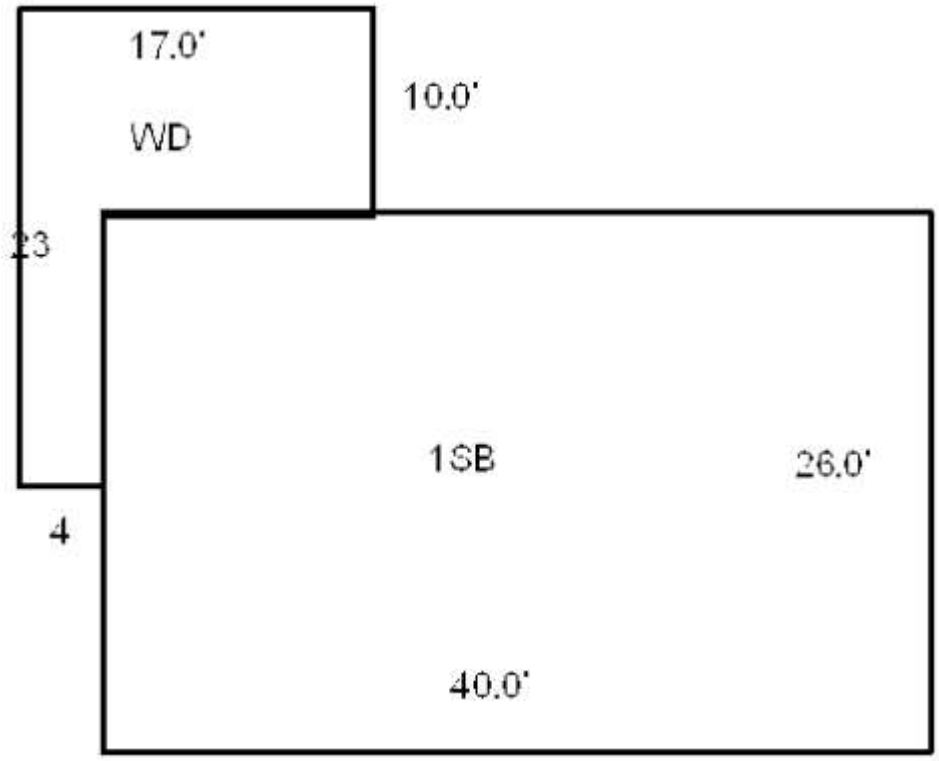
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	187,357

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	133,492

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1977	222	C 100	2,782	Avg.	75%	100%	95%	1,982
1,040 SFLA						Outbuilding Total			1,982

Accpt Land 111,300 Accepted Bldg 135,500 Total 246,800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WD
23
1SB
26.0'
4
40.0'

Map/Lot: 005-026-1
Account: 1133 Card: 2 of 2 Location: 767 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B2094P0689
Reference 2	LOT SIZE:6
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

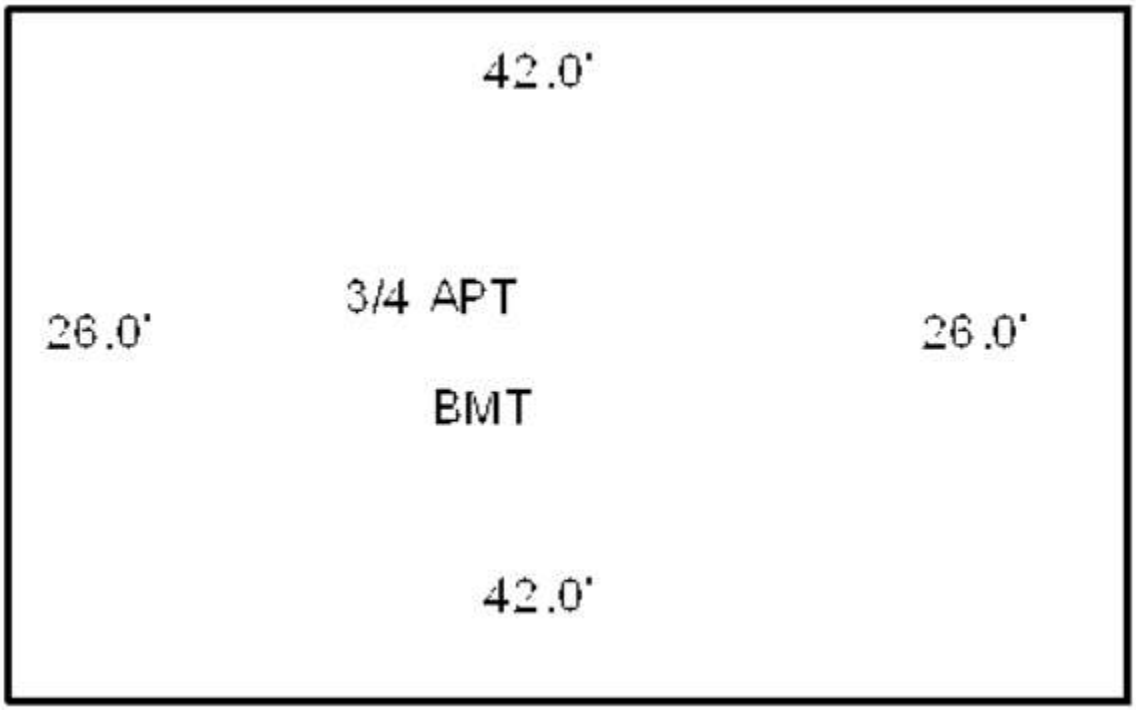
Sale Data

Sale Date	04/06/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1977	1092	C 100	95.375	Avg.	73%	100%	95%	66,143
1,859 SFLA							Outbuilding Total		66,143

Accpt Land	0	Accepted Bldg	66,100	Total	66,100


42.0'
3/4 APT
26.0'
26.0'
BMT
42.0'

Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	111,300	135,500	246,800	111,300	135,500	246,800
2	0	66,100	66,100	0	66,100	66,100
TOTAL	111,300	201,600	312,900	111,300	201,600	312,900

Account: 1134 Card: 1 of 1 Map/Lot: 018-009 Location: 29 MEADER ST

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B10885P104
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	696 Sqft	Grade C 100	Base	189,631
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	696
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,045
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	GOOD	TYPICAL	Average	Typical	193,372

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	136,037

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST CATH CEILING	1900	216	C 100	22.855	Avg.	67%	100%	105%	16.079
ONE STORY FRAME	1900	180	C 100	16.484	Avg.	67%	100%	105%	11.596
Encl Frame Porch	1900	176	C 100	14.024	Avg.	67%	100%	105%	9.866
Frame Shed	1900	240	C 100	3.756	Avg.	67%	100%	105%	2.643
Wood Deck	1900	265	C 100	3.320	Avg.	67%	100%	105%	2.335
1,614 SFLA								Outbuilding Total	42,519

Accpt Land 78,500 Accepted Bldg 178,600 Total 257,100

18'
WD
11.0'
10.0'
16.0'
5.0'
12.0'
1,280 SHED
15.0'
12.0'
34.0'
29.0'
EP
8.0'
22.0'

Account: 1135 Card: 1 of 1 Map/Lot: 004-028-05 Location: 7 MIDDLE ST

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/05/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

Ranch	One Story	1,040 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	182,677
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

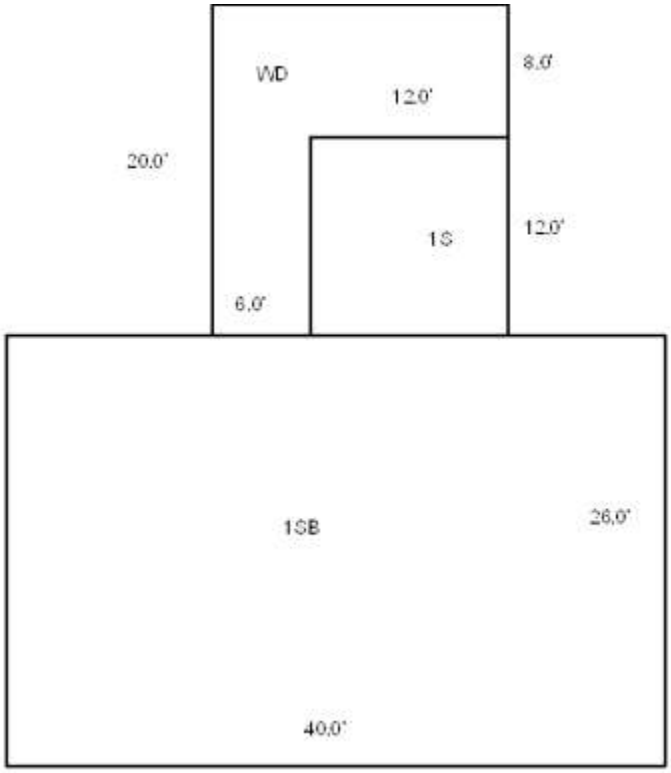
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	GOOD	TYPICAL	Average	Typical	187,357

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	105%	141,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1972	144	C 100	13.188	Avg.	72%	100%	105%	9.970
Wood Deck	1972	216	C 100	2.706	Avg.	72%	100%	105%	2.045
1.75 ST GARAGE..	1972	1120	C 100	59.492	Avg.	70%	100%	105%	43.726
1,184 SFLA								Outbuilding Total	55,741

Accpt Land	93,100	Accepted Bldg	197,400	Total	290,500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1SB
26.0'
40.0'

Map/Lot: 004-100-16
Account: 1136 Card: 1 of 1 Location: 400 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/06/2013
Sale Price	71,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16580P383
Reference 2	LOT SIZE:1.09
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.09	Acres-Homesite (Fract)	76,500.00	79,194	100%		79,194
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.09					Land Total	90,194

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	920 Sqft	Grade C 100	Base	163,048
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,380
Fin. Basement Area	920 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,216
Heating	100% HW BB	Cooling	0% None	Heat	2,760
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

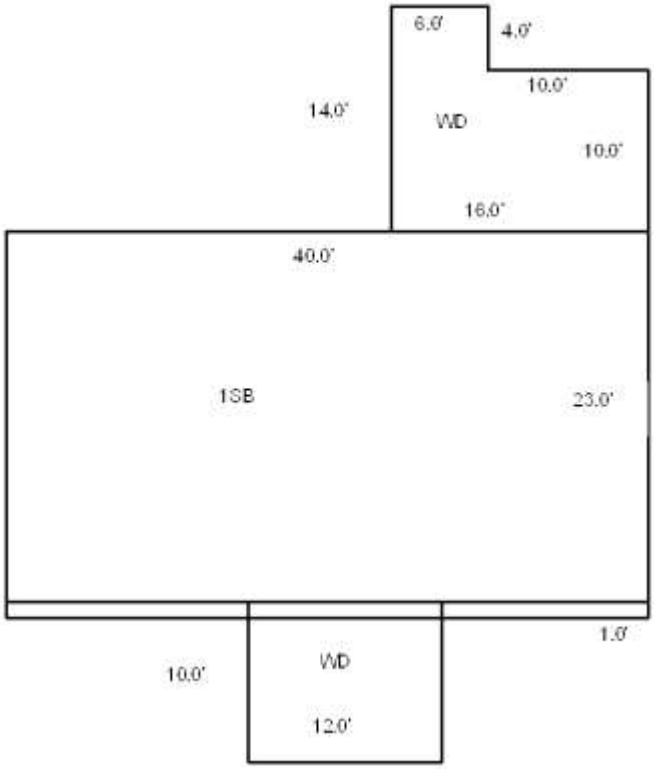
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Below Average	Typical	190,684

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	100%	100%	133,479

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1978	184	C 100	2.306	Ava-	70%	100%	100%	1.614
ONE STORY FRAME	1978	40	C 100	3.663	Ava-	70%	100%	100%	2.564
WOOD DECK	1978	120	C 100	1.504	Ava-	70%	100%	100%	1.053
960 SFLA							Outbuilding Total		5,231

Accpt Land	90,200	Accepted Bldg	138,700	Total	228,900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40.0'
1SB
23.0'
1.0'
10.0'
WD
12.0'

Neighborhood 39 BREWER RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B1987P0773
Reference 2	LOT SIZE: .34
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	74,130.00	73,204	100%		73,204
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.34					Land Total	84,754

Dwelling Description / Replacement Cost New

Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	226,503
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,510
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

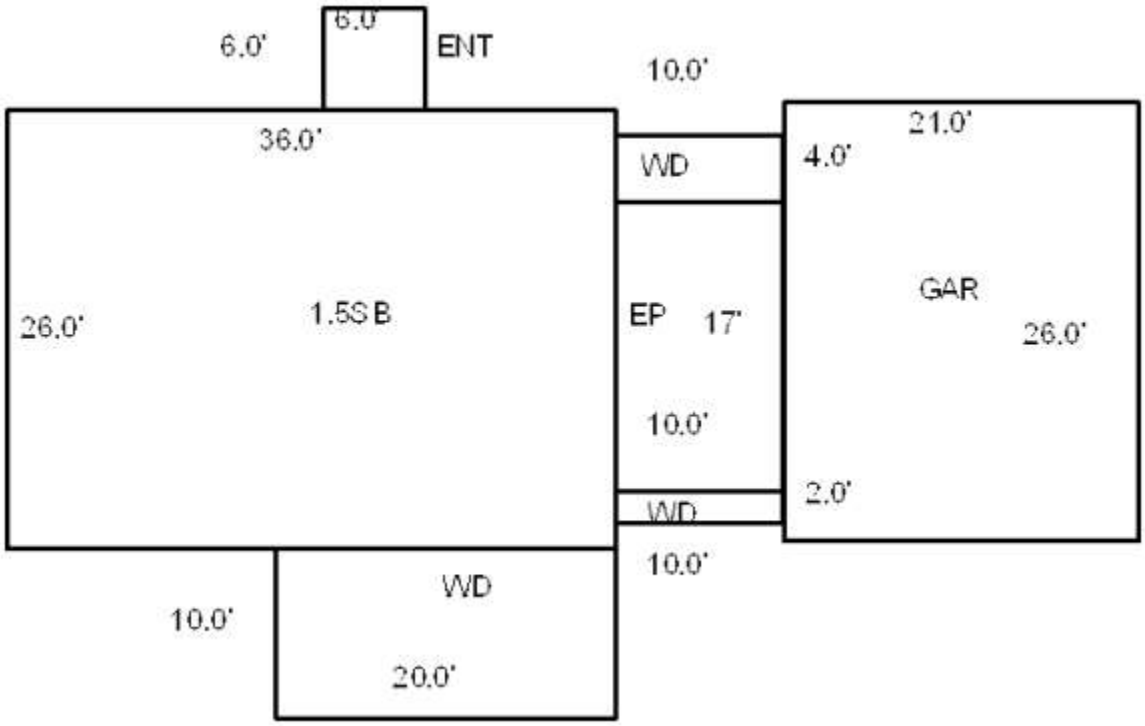
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	GOOD	Average	Typical	240,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	105%	163,868

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1957	36	C 100	563	Ava.	67%	97%	105%	384
Wood Deck	1957	200	C 100	2.506	Ava.	67%	97%	105%	1.710
WOOD DECK	1957	40	C 100	501	Ava.	67%	97%	105%	342
Encl Frame Porch	1957	170	C 100	13.546	Ava.	67%	97%	105%	9.244
Wood Deck	1957	20	C 100	251	Ava.	67%	97%	105%	171
Frame Garage	1957	546	C 100	20.266	Ava.	67%	97%	105%	13.830
Frame Shed	1957	264	C 100	4.132	Ava.	67%	100%	105%	2.906
1,404 SFLA							Outbuilding Total		28,587

Accpt Land	84,800	Accepted Bldg	192,500	Total	277,300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GAR
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EP 17'
26.0'
10.0'
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WD
10.0'
WD
10.0'
20.0'

Name: PEDERSEN, MICHAEL A
PEDERSEN, LINDA J
Map/Lot: 018-058
Account: 1138 Card: 1 of 1 Location: 75 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B2401P0046
Reference 2	LOT SIZE: .34
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	74,130.00	73,204	100%		73,204
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.34					Land Total	84,754

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	480 Sqft	Grade C 100	Base	162,440
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	480
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	960
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

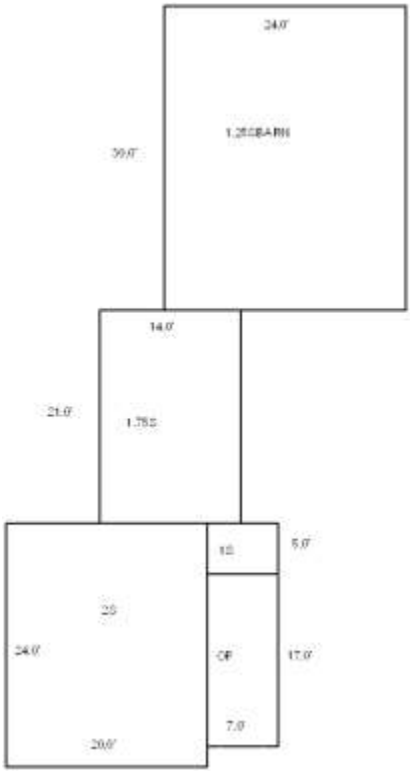
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1930	OLD TYPE	Old Type	Average	Inadeq.	167,560

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	105%	111,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1880	720	C 100	28.510	Avg.	67%	95%	105%	19.054
1 & 3/4 STORY FR	1880	294	C 100	42.454	Avg.	67%	95%	105%	28.373
ONE STORY FRAME	1880	35	C 100	3.205	Avg.	67%	95%	105%	2.141
Open Frame Porch	1880	119	C 100	5.029	Avg.	67%	95%	105%	3.361
1,509 SFLA							Outbuilding Total		52,929

Accpt Land	84,800	Accepted Bldg	164,900	Total	249,700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1.25 BARN
30.0'
14.0'
21.0'
1,750
10
5.0'
20
24.0'
OP
17.0'
7.0'
20.0'

Map/Lot: 003-097-03
Account: 1139 Card: 1 of 1 Location: 49 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Gravel

Sale Data

Sale Date	08/30/2012
Sale Price	149,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16402P844
Reference 2	LOT SIZE:0.35
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	61,200.00	60,611	100%		60,611
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.35					Land Total	73,811

Dwelling Description

				Replacement Cost New	
Other	One Story	1,456 Sqft	Grade E 100	Base	90,958
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	364
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	2,839
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,960
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

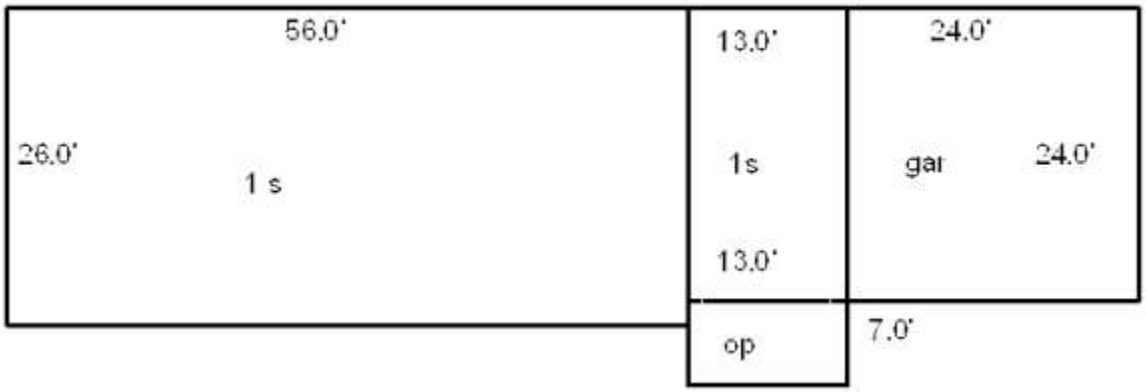
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	98,121

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	90%	95%	71,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1997	312	E 100	14.286	Avg.	85%	95%	95%	10.959
Frame Garage	1997	576	C 100	21.347	Avg.	85%	95%	95%	16.376
Open Frame Porch	1997	91	E 100	1.923	Avg.	85%	95%	95%	1.475
1,768 SFLA							Outbuilding Total		28,810

Accpt Land	73,800	Accepted Bldg	100,100	Total	173,900


56.0'
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Name: ALZONI, PAMELA ANN & STANFIELD, JEFFERY
STANFIELD AND ALONZI REVOCABLE LIVING
Map/Lot: 003-119
Account: 1140 Card: 1 of 1 Location: 429 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B17961P886
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	05/29/2019
Sale Price	110,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

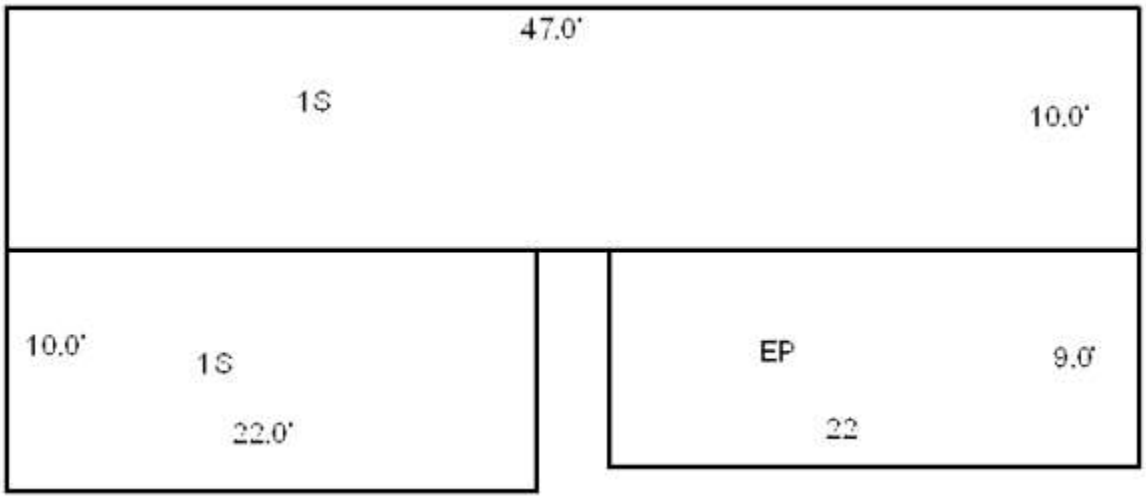
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10 Mobile Home	1964	10X47	D 100	10.629	Avg.	40%	100%	95%	4.039
MH ADDITION ..	1964	220	D 100	8.348	Avg.	67%	100%	95%	5.313
MH ENC. PORCH...	1964	198	D 100	4.098	Avg.	67%	100%	95%	2.609
Frame Garage	1964	330	C 100	12.488	Avg.	67%	100%	95%	7.949
470 SFLA								Outbuilding Total	19,910

Accpt Land	90,300	Accepted Bldg	19,900	Total	110,200


47.0'
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22

Map/Lot: 022-053
Account: 1141 Card: 1 of 1 Location: 67 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/25/2020
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	LOT SIZE: .51
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	74,130.00	76,233	100%		76,233
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.51					Land Total	87,783

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	884 Sqft	Grade D 100	Base	193,346
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	None	Basement	177
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-2,829
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,414
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-1,414
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

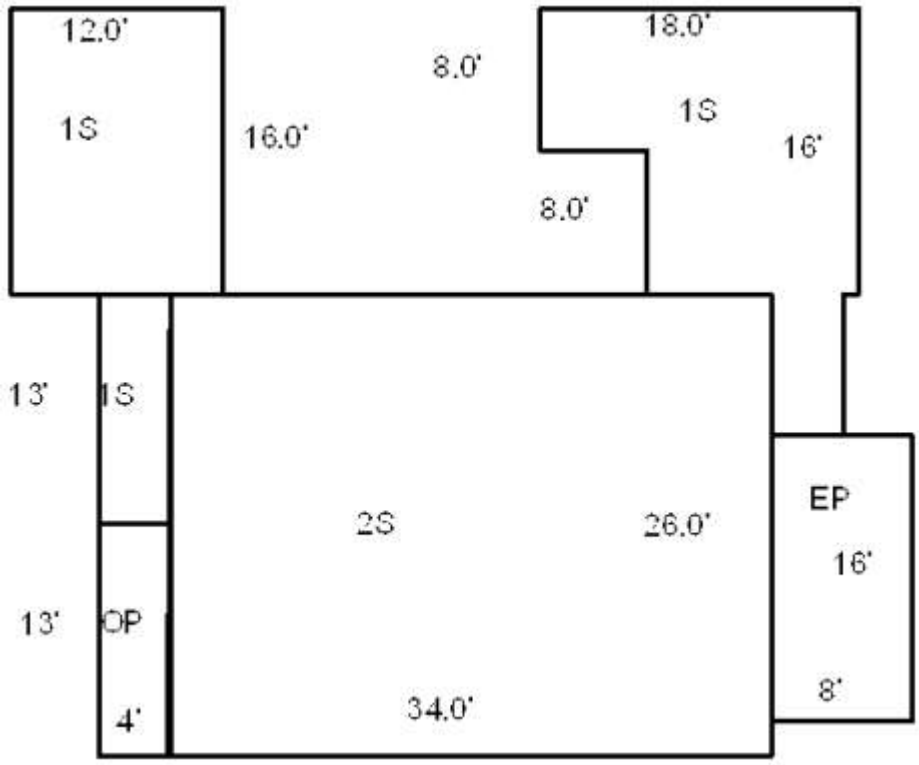
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	0	TYPICAL	TYPICAL	Poor	Inadeq.	190,694

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
COND/DES/UTIL...	None	45%	48%	105%	43,249

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1800	52	D 100	3.810	Poor	45%	48%	105%	864
Open Frame Porch	1800	52	D 100	1.758	Poor	45%	48%	105%	399
1 STORY	1800	272	D 100	19.928	Poor	45%	48%	105%	4.520
Encl Frame Porch	1800	128	D 100	8.159	Poor	45%	48%	105%	1.851
1 STORY	1800	192	D 100	14.066	Poor	45%	48%	105%	3.190
Frame Shed	1800	425	D 100	5.321	Fair	55%	100%	105%	3.073
1.25 ST BARN....	1800	500	D 100	16.194	Fair	55%	100%	105%	9.352
2,284 SFLA							Outbuilding Total		23,249

Accpt Land	87,800	Accepted Bldg	66,500	Total	154,300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4'
34.0'
8'

Name: SPENCE, ELAINE G
SPENCE, STEVEN L
Map/Lot: 021-014
Account: 1142 Card: 1 of 1 Location: 55 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B8892P0112
Reference 2	LOT SIZE:7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	90%	Topography	84,301
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
0.79	Acres-Rear Land 1-10	3,045.00	2,646	100%		2,646
Total Acres 4.79					Land Total	98,497

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 100	Base	207,020
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

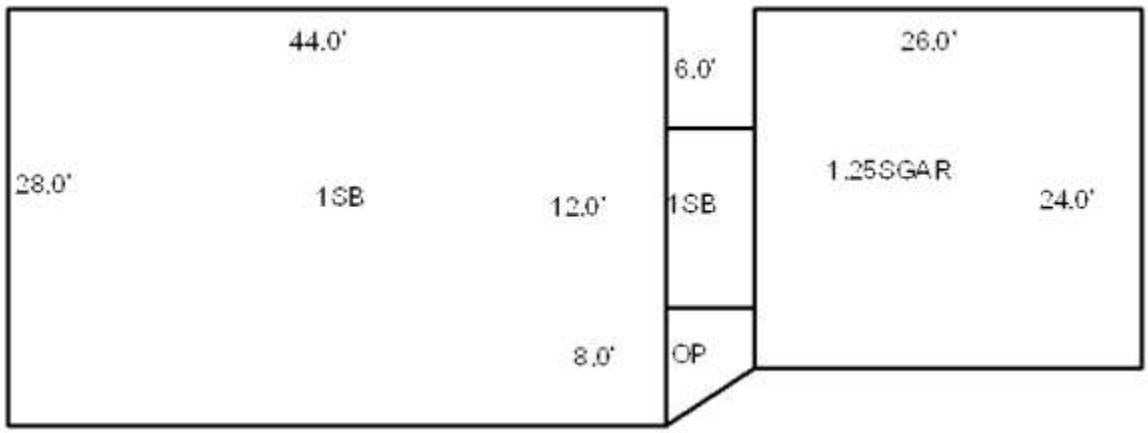
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	212,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	105%	171,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1982	72	C 100	7.608	Avg.	77%	100%	105%	6,151
Open Frame Porch	1982	36	C 100	1.521	Avg.	77%	100%	105%	1,230
1.25 ST GARAGE..	1982	624	C 100	26.633	Avg.	77%	100%	105%	21,532
1,304 SFLA							Outbuilding Total		28,913

Accpt Land 98,500 Accepted Bldg 200,800 Total 299,300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12.0'
8.0'
6.0'
1SB
OP
26.0'
1.25SGAR
24.0'

Neighborhood 1 ELM ST, RTE 4

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	Below StreetRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B17434P801
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	13 2 11
X.....	DEMO Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	03/08/2017
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	74,130.00	79,744	110%	Cor/Loc/Us	87,718
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	99,268

Dwelling Description

				Replacement Cost New	
Other	One Story	1,680 Sqft	Grade D 100	Base	163,089
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

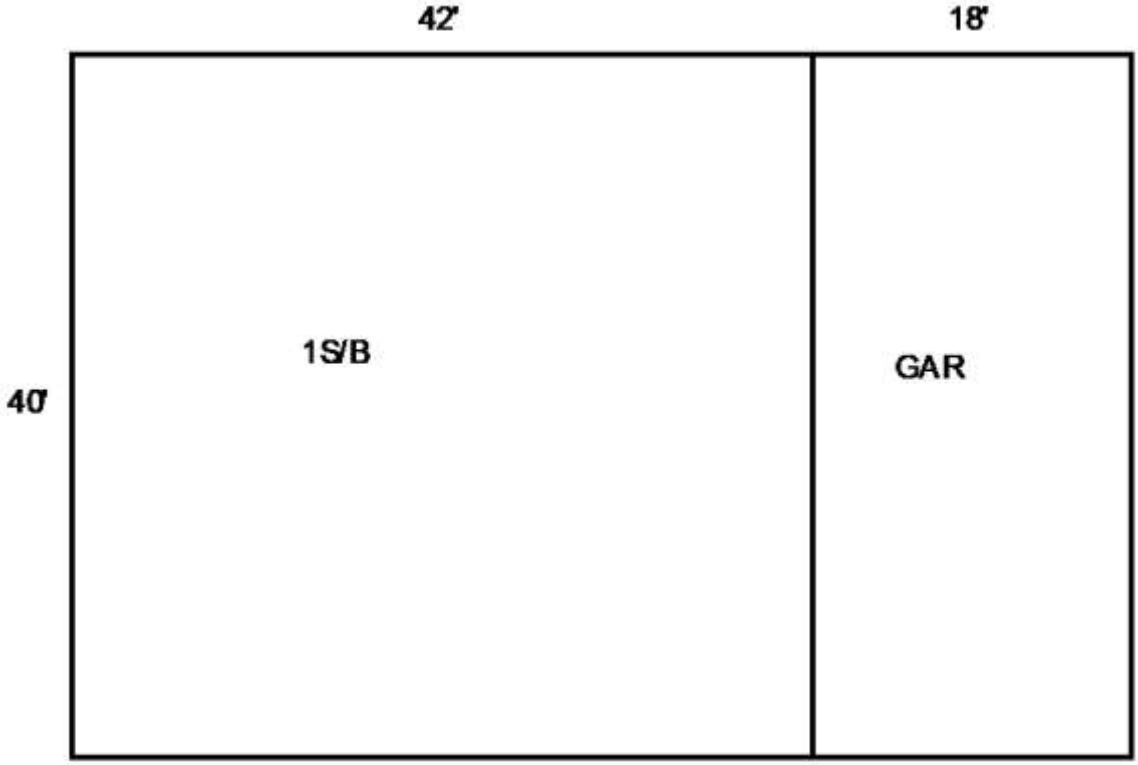
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	2023	TYPICAL	TYPICAL	Average	Typical	169,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	96%	33%	105%	56,262

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
GARAGE STEEL	2018	720	D 90	23.245	Avg.	96%	100%	105%	23.431
PATIO	1900	414	D 100	2.074	Avg-	60%	50%	105%	653
FOUNDATION.....	1900	414	D 100	1.812	Avg-	60%	50%	105%	571
1,680 SFLA							Outbuilding Total		24,655

Accpt Land	99,300	Accepted Bldg	80,900	Total	180,200


42'
18'
40'
1S/B
GAR

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B14358P00214264P608
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	13 0 16
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	03/08/2017
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1930	1152	D 100	83,389	Fair	55%	100%	105%	48,157
1,680 SFLA							Outbuilding Total		48,157

Accpt Land	0	Accepted Bldg	48,200	Total	48,200

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	99,300	80,900	180,200	99,300	80,900	180,200
2	0	48,200	48,200	0	48,200	48,200
TOTAL	99,300	129,100	228,400	99,300	129,100	228,400

Map/Lot: 004-059
Account: 1144 Card: 1 of 1 Location: 363 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/12/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	131 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	76,500.00	68,351	25%		17,088
Total Acres 0.25					Land Total	17,088

Accpt Land	17,100	Accepted Bldg	0	Total	17,100

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	GRD Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	08/30/2022
Sale Price	300,000
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-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 110	Base	256,566
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,216
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,105
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

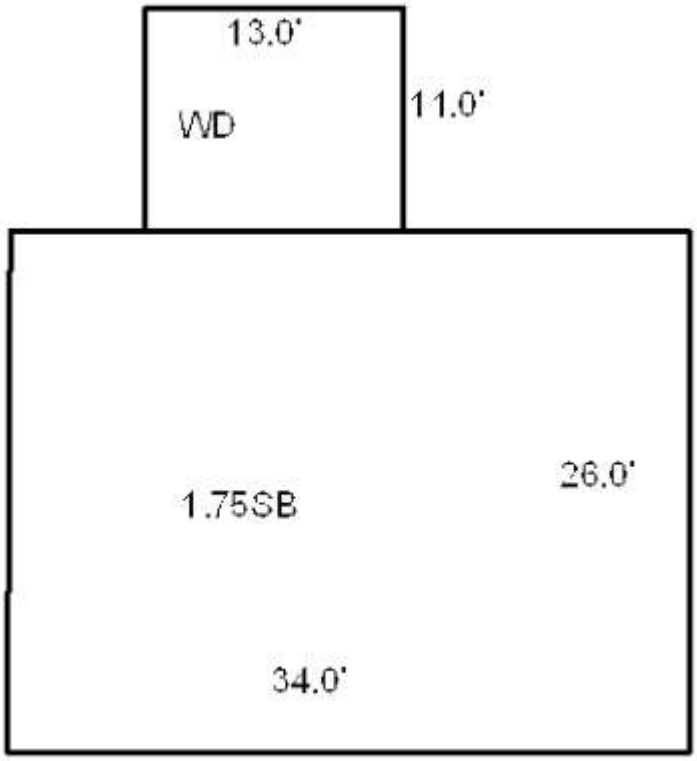
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Average	Typical	271,599

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	191,070

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1945	143	C 110	1.971	Avg.	67%	100%	105%	1.387
Frame Garage	1945	198	D 100	6.188	Avg-	60%	100%	105%	3.899
Patio	1945	24	B 100	195	Avg+	73%	100%	105%	149
1,547 SFLA							Outbuilding Total		5,435

Accpt Land	78,500	Accepted Bldg	196,500	Total	275,000


13.0'
11.0'
WD
26.0'
1.75SB
34.0'

Name: LONGVAL, JOHN V TRUSTEE
JOHN AND NANCY LONGVAL FAMILY TRUST
Account: 1146 Card: 1 of 1 Map/Lot: 004-100-07 Location: 48 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/24/2017
Sale Price	256,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Lender
Validity	Related Parties

Reference 1	B17589P159; FORECLOSURE
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	102 1 12
X.....	IF Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	76,500.00	81,201	100%		81,201
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.40					Land Total	92,201

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,104 Sqft	Grade C 100	Base	195,050
Exterior	CLAPBOARD	Masonry Trim	166Sqft	Trim	830
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,656
Fin. Basement Area	883 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,483
Heating	100% Units	Cooling	0% None	Heat	2,208
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

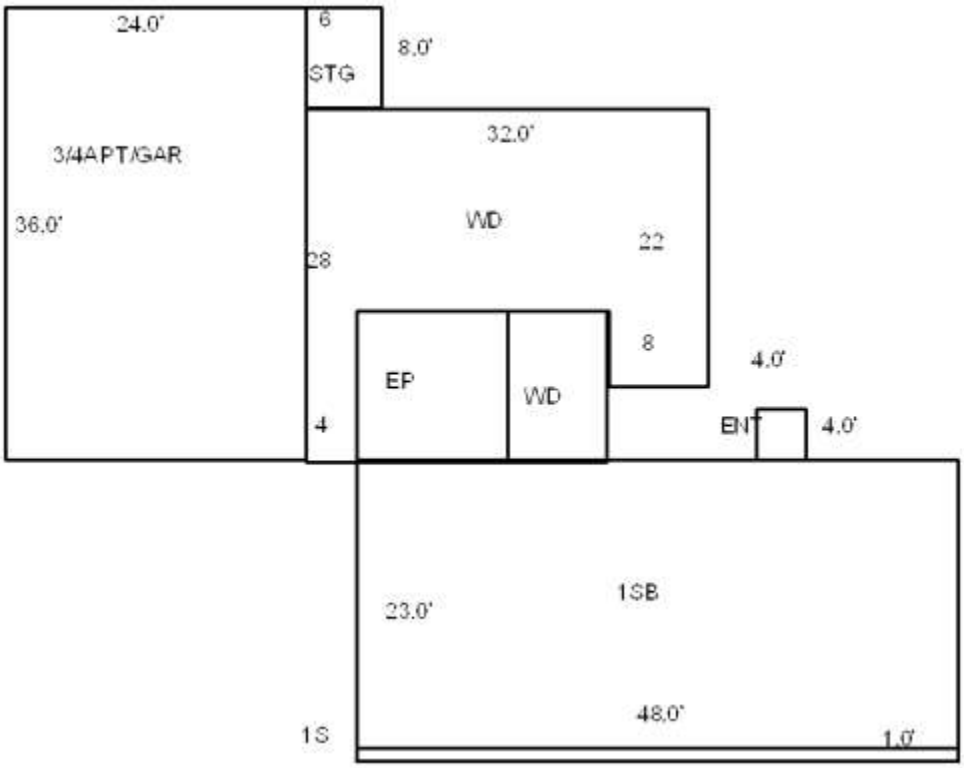
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	233,067

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	100%	172,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1975	608	C 100	7.618	Avg.	74%	100%	100%	5.637
3/4S AD/GAR.....	1975	864	C 100	75.462	Avg.	74%	100%	100%	55.842
WOOD DECK	1975	48	C 100	601	Avg.	74%	100%	100%	445
STORAGE	1975	48	C 100	601	Avg.	74%	100%	100%	445
Encl Frame Porch	1975	144	C 100	11.474	Avg.	74%	100%	100%	8.491
Wood Deck	1975	96	C 100	1.203	Avg.	74%	100%	100%	890
1 STORY	1975	48	C 100	4.396	Avg.	74%	100%	100%	3.253
BSMT ENTRY.....	1975	16	C 100	250	Avg.	74%	100%	100%	185
Frame Garage	1975	896	C 100	32.870	Avg.	74%	100%	100%	24.324
1,800 SFLA								Outbuilding Total	99,512

Accpt Land	92,200	Accepted Bldg	272,000	Total	364,200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ENT
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1SB
23.0'
48.0'
1S
1.0'

Neighborhood 45 OLD COUNTY

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/02/2009
Sale Price	172,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15772P34
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	834 Sqft	Grade C 110	Base	255,505
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	917
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,504
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Floor & Stairs			Attic	1,835
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

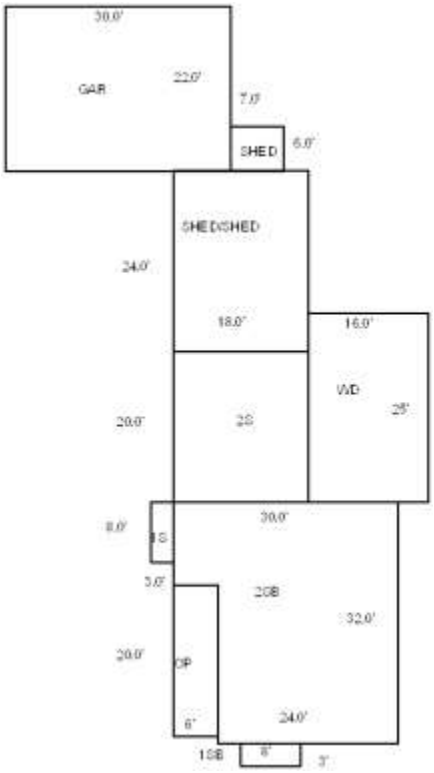
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1881	1970	TYPICAL	Old Type	Average	Typical	279,128

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	196,367

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1881	660	C 110	26.809	Ava.	67%	100%	105%	18.860
Frame Shed	1881	42	C 110	723	Ava.	67%	100%	105%	508
Shed.....	1881	432	C 110	7.437	Ava.	67%	100%	105%	5.232
Frame Shed	1881	432	C 110	7.437	Ava.	67%	100%	105%	5.232
TWO STORY FRAME	1881	360	C 110	64.156	Ava.	67%	100%	105%	45.134
Wood Deck	1881	400	C 110	5.513	Ava.	67%	100%	105%	3.879
Open Frame Porch	1881	120	C 110	5.578	Ava.	67%	100%	105%	3.924
ONE STORY FRAME	1881	24	C 110	2.418	Ava.	67%	100%	105%	1.701
1 Story/BSMT	1881	24	C 110	2.790	Ava.	67%	100%	105%	1.962
2,436 SFLA							Outbuilding Total		86,432

Accpt Land 93,100 Accepted Bldg 282,800 Total 375,900


30.0'
GAR
22.0'
7.0'
SHED
6.0'
SHED/SHED
24.0'
18.0'
16.0'
WD
28'
20.0'
20
30.0'
8.0'
3.0'
20B
32.0'
20.0'
OP
6'
24.0'
10B
8'
3'

Account: 1148 Card: 1 of 1 Map/Lot: 003-097-01 Location: 11 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/12/2010
Sale Price	45,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15835P743
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	103 1 9
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Dwelling Description

				Replacement Cost New	
Ranch	One Story	704 Sqft	Grade C 100	Base	140,077
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,112
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

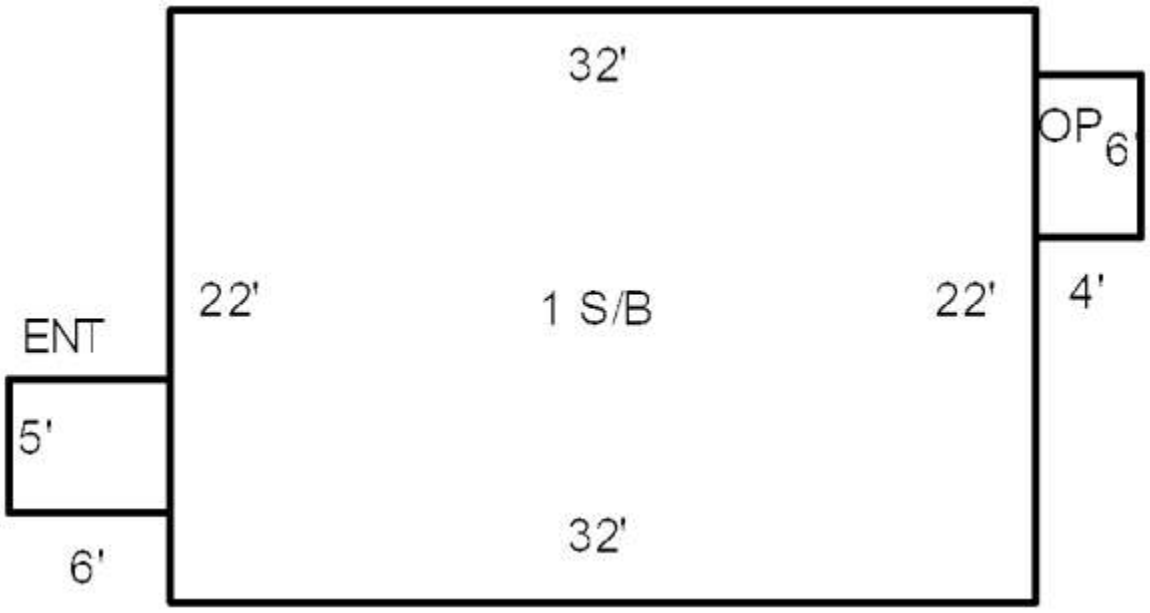
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	143,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	132,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2020	24	C 100	1.014	Ava.	97%	100%	95%	935
Wood Deck	2020	28	C 100	351	Ava.	97%	100%	95%	323
BSMT ENTRY.....	2020	30	C 100	470	Ava.	97%	100%	95%	433
1.25 ST GARAGE..	1978	400	D 100	13.883	Ava-	67%	80%	95%	7.070
Frame Shed	1978	180	D 100	2.254	Ava-	67%	80%	95%	1.148
704 SFLA							Outbuilding Total		9,909

Accpt Land 90,300 Accepted Bldg 141,900 Total 232,200


32'
OP
6'
22'
1 S/B
22'
4'
ENT
5'
32'
6'

Account: 1149 Card: 1 of 1 Map/Lot: 018-070 Location: 32 CANAL ST

Neighborhood 8 MADISON ST

Zoning/Use COMMERCIAL
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Gravel

Sale Data

Sale Date	05/14/2010
Sale Price	129,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B15864P340
Reference 2 LOT SIZE: .23
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	70,600.00	67,046	100%		67,046
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.23					Land Total	78,046

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	572 Sqft	Grade C 100	Base	156,980
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,145
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	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	1960	GOOD	TYPICAL	Above Average	Typical	164,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	100%	120,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1880	176	C 100	14.024	Avg+	73%	100%	100%	10.238
1.25 ST SHED....	1880	221	D 100	3.182	Avg-	60%	100%	100%	1.909
858 SFLA							Outbuilding Total		12,147

Accpt Land	78,000	Accepted Bldg	132,600	Total	210,600

22.0'
1.5SB
26.0'
EP
8.0'
22.0'

Map/Lot: 022-017
Account: 1150 Card: 1 of 1 Location: 48 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B5006P0076
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	74,130.00	83,043	100%		83,043
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.20					Land Total	94,593

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade C 100	Base	221,375
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,320
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	Floor & Stairs			Attic	1,440
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

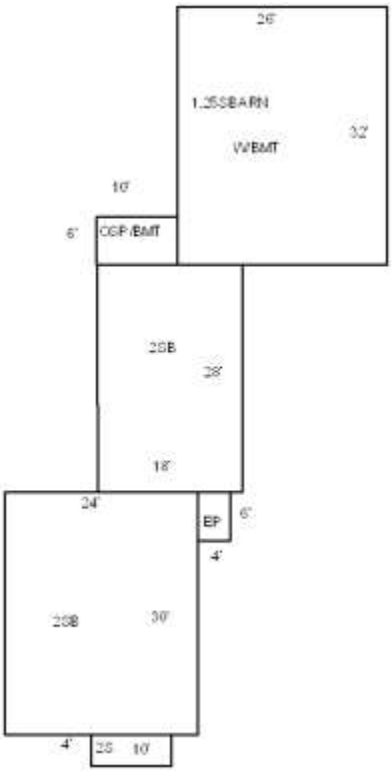
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1940	TYPICAL	TYPICAL	Average	Typical	244,465

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	171,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
LOFT BARN BSMT	1890	832	C 100	35.064	Avg.	67%	100%	105%	24.668
OPEN SCR PORCH	1890	60	C 100	3.141	Avg.	67%	100%	105%	2.209
BASEMENT.....	1890	60	C 100	1.503	Avg.	67%	100%	105%	1.057
2 Story/BSMT	1890	504	C 100	85.201	Avg.	67%	100%	105%	59.939
TWO STORY FRAME	1890	40	C 100	6.480	Avg.	67%	100%	105%	4.559
Encl Frame Porch	1890	24	C 100	1.912	Avg.	67%	100%	105%	1.345
2,528 SFLA							Outbuilding Total		93,777

Accpt Land	94,600	Accepted Bldg	265,800	Total	360,400


26'
1.5SBARN
32'
WBMT
10'
6'
OGP/BMT
2SB
28'
18'
24'
EP
6'
4'
2SB
30'
4'
2S
10'

Name: SAYER, NICHOLAS V
SAYER, ASHLEY M
Map/Lot: 008-068
Account: 1151 Card: 1 of 1 Location: 856 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/29/2018
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17746P319
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	62 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 4.00					Land Total	113,163

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	206,171
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,672
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

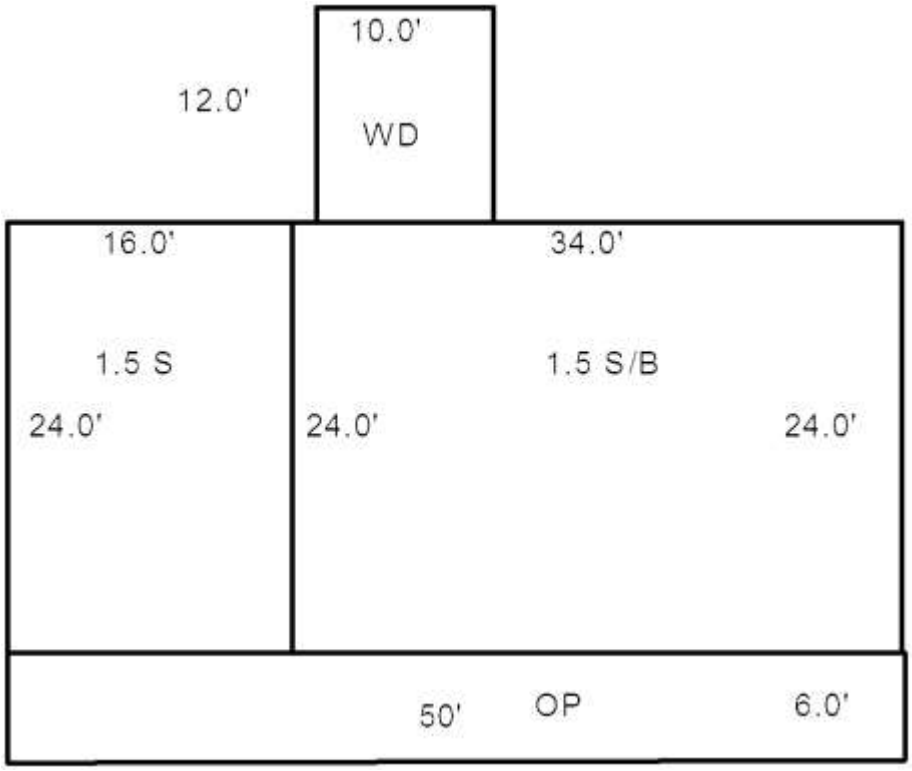
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	219,787

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	86%	90%	100%	170,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1998	204	C 100	8.621	Avg.	86%	90%	100%	6.673
Wood Deck	1998	120	C 100	1.504	Avg.	86%	90%	100%	1.164
Frame Garage	1998	624	C 100	23.075	Avg.	86%	95%	100%	18.852
1 & 1/2 STORY FR	1998	384	C 100	51.391	Avg.	86%	90%	100%	39.776
1,800 SFLA							Outbuilding Total		66,465

Accpt Land	113,200	Accepted Bldg	236,600	Total	349,800


10.0'
12.0'
WD
16.0'
34.0'
1.5 S
1.5 S/B
24.0'
24.0'
24.0'
50'
OP
6.0'

Account: 1152 Card: 1 of 1 Map/Lot: 010-066 Location: 875 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & SepticNoWater/NoSewer
Street Paved

Sale Data

Sale Date 12/16/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 RTODD 18932p863
Reference 2 LOT SIZE:4.32
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.32	Acres-Homesite (Fract)	72,675.00	92,539	100%		92,539
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.32					Land Total	108,214

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	814 Sqft	Grade B 90	Base	262,121
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,429
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,714
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

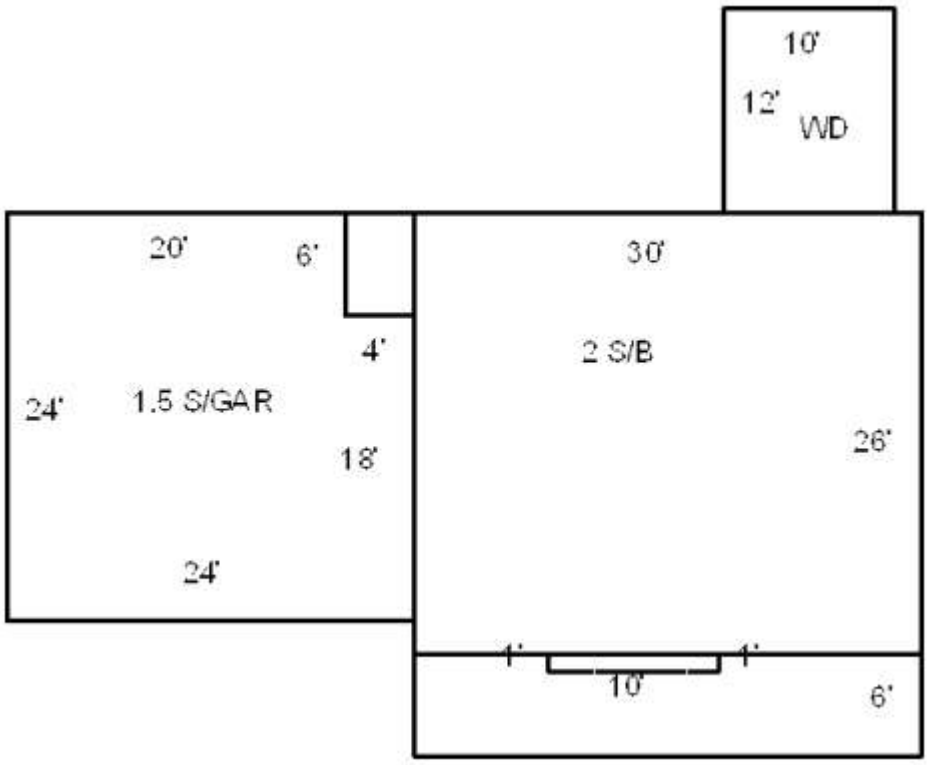
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	284,708

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	243,425

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	2007	552	B 90	34.916	Avg.	90%	100%	95%	29.853
OPEN PORCH	2007	204	B 90	10.228	Avg.	90%	100%	95%	8.745
Open Frame Porch	2007	180	B 90	8.900	Avg.	90%	100%	95%	7.610
Frame Shed	2016	320	C 100	5.008	Avg.	95%	100%	95%	4.520
Wood Deck	2020	120	C 100	1.504	Avg.	97%	100%	95%	1.386
Swimming Pool	2020			----SOUND VALUE----					0
1,628 SFLA						Outbuilding Total			52,114

Accpt Land 108,200 Accepted Bldg 295,500 Total 403,700


10'
12'
WD
20'
6'
30'
4'
2 S/B
24'
1.5 S/GAR
18'
26'
24'
1'
1'
10'
6'

Name: PHILLIPS, WESTON M
PHILLIPS, COLLETTE A
Map/Lot: 006-089
Account: 1153 Card: 1 of 1 Location: 215 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2014P0331
Reference 2 LOT SIZE: 50.26
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
26.26	Acres-Rear 21+	665.00	19,209	100%		19,209
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 50.26					Land Total	155,974

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,026 Sqft	Grade C 100	Base	276,287
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,026
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,156
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	Floor & Stairs			Attic	2,052
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1970	TYPICAL	TYPICAL	Average	Typical	296,081

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	188,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1900	628	C 100	92.900	Avg.	67%	100%	95%	59.131
Encl Frame Porch	1900	210	C 100	16.733	Avg.	67%	100%	95%	10.650
Frame Garage	1960	200	D 100	6.246	Fair	55%	100%	95%	3.263
Frame Garage	1960	480	D 100	14.312	Avg-	60%	100%	95%	8.158
1.25 ST BARN....	1940	1500	D 100	46.258	Avg-	60%	100%	95%	26.367
2,994 SFLA							Outbuilding Total		107,569

Accpt Land 156,000 Accepted Bldg 296,000 Total 452,000

38.0'
22.0'
2 S/B
1.5 S/B
24.0'
35.0'
6.0'

Map/Lot: 006-014
Account: 1154 Card: 1 of 1 Location: 464 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7312P0079
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	999 Sqft	Grade C 100	Base	237,177
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	999
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,494
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

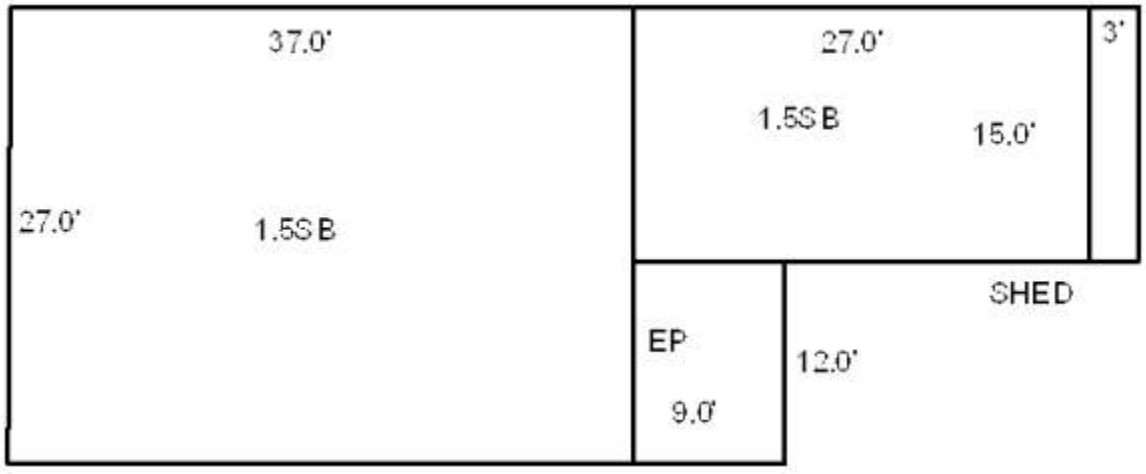
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1930	Obsolete	Obsolete	Below Average	Inadeq.	242,670

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	90%	95%	124,490

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1890	405	C 100	59.912	Avg-	60%	90%	95%	30.735
Frame Shed	1890	45	C 100	704	Avg-	60%	90%	95%	361
Encl Frame Porch	1890	108	C 100	8.605	Avg-	60%	90%	95%	4.415
Shed.....	1960	775	D 100	9.703	Avg-	60%	85%	95%	4.702
LOFT BARN BSMT	1890	2280	C 100	93.983	Avg.	67%	100%	95%	59.821
Frame Shed	1960	325	C 100	5.086	Avg-	60%	90%	95%	2.610
2,106 SFLA							Outbuilding Total		102,644

Accpt Land 107,500 Accepted Bldg 227,100 Total 334,600


37.0'
27.0'
1.5S B
27.0'
1.5S B
15.0'
3'
SHED
EP
9.0'
12.0'

Map/Lot: 006-013
Account: 1155 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B7312P82
Reference 2 LOT SIZE: 74
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
50.00	Acres-Rear 21+	665.00	36,575	100%		36,575
Total Acres 74.00				Land Total		157,665

Accpt Land 157,700 Accepted Bldg 0 Total 157,700

Name: BRONSON, DENNIS J
BRONSON, DONNA M
Map/Lot: 004-100-10
Account: 1156 Card: 1 of 1 Location: 6 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/23/2011
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16210P135
Reference 2	LOT SIZE:1
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Other	One Story	1,560 Sqft	Grade D 100	Base	153,684
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	312
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,120
Rooms	8				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

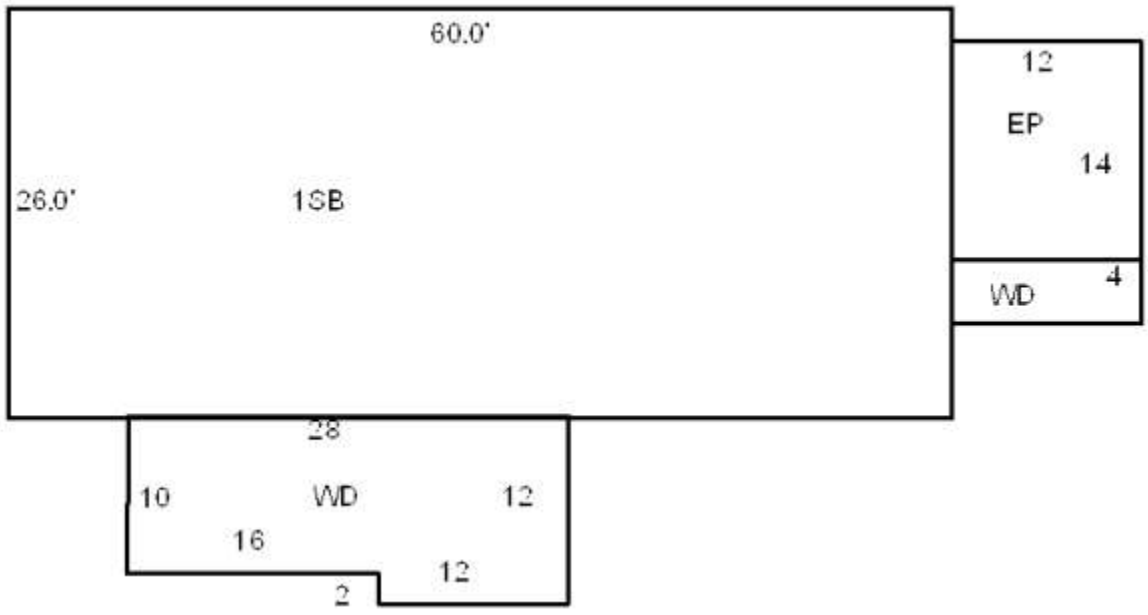
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	167,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	90%	100%	128,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1997	168	D 100	10.709	Avg.	85%	100%	100%	9.103
Wood Deck	1997	48	D 100	481	Avg.	85%	90%	100%	368
WOOD DECK	1997	304	D 100	3.047	Avg.	85%	90%	100%	2.331
Frame Shed	2007	140	D 100	1.753	Avg.	85%	90%	100%	1.341
1,560 SFLA								Outbuilding Total	13,143

Accpt Land	89,500	Accepted Bldg	141,400	Total	230,900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12
EP
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26.0'
1SB
WD
4
28
10
WD
12
16
12
2

Account: 1157 Card: 1 of 1 Map/Lot: 004-073 Location: 469 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	07/01/2009
Sale Price	75,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15671P20
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	72,675.00	62,099	100%		62,099
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.08					Land Total	77,774

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 100	Base	187,749
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,350
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,240
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,160
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

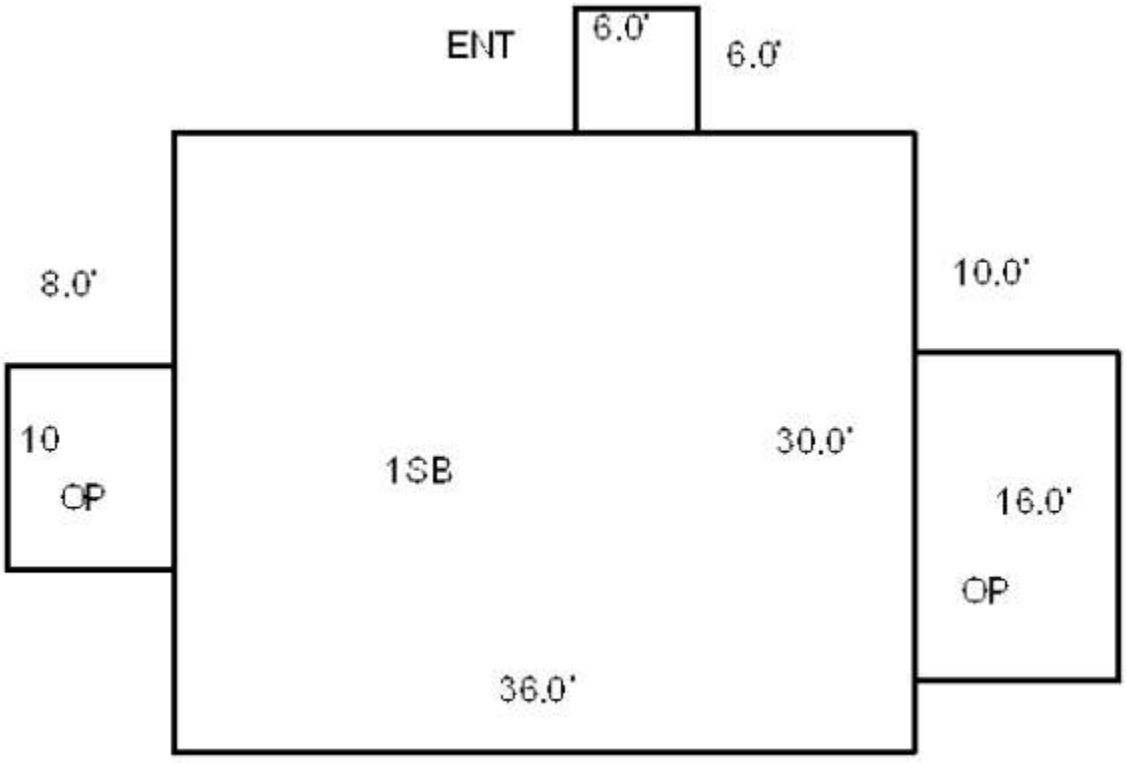
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	Old Type	Average	Typical	194,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	123,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1954	36	C 100	563	Avg.	67%	100%	95%	358
Open Frame Porch	1954	160	C 100	6.762	Avg.	67%	100%	95%	4.304
OPEN PORCH	1954	80	C 100	3.502	Avg.	67%	100%	95%	2.229
1,080 SFLA							Outbuilding Total		6,891

Accpt Land	77,800	Accepted Bldg	130,700	Total	208,500


ENT
6.0'
6.0'
8.0'
10.0'
10
OP
1SB
30.0'
16.0'
OP
36.0'

Neighborhood 66 WELLS ST

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Value Change	Data Correction
Reference 1	12/2022 SALE RELATED PARTIES
Reference 2	LOT SIZE: 0.07
Tran/Land/Bldg	101 1 11
X.....	17 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	03/06/2023
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Homesite (Fract)	74,130.00	62,502	75%	Size/Shape	46,877
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.07					Land Total	58,427

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade C 90	Base	166,113
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	540
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,700
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Full Finished			Attic	14,940
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

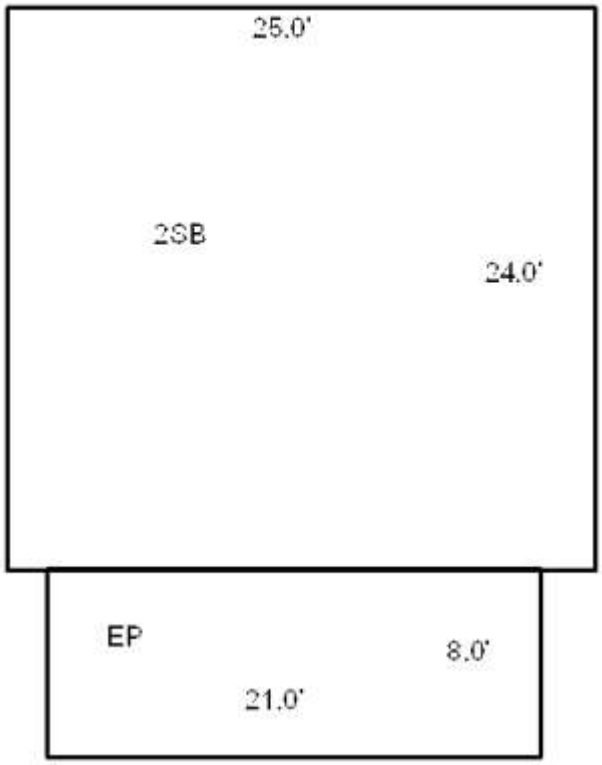
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1812	1960	TYPICAL	TYPICAL	Above Average	Typical	184,293

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	141,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1812	168	C 90	12.047	Avg+	73%	100%	105%	9.234
1,200 SFLA							Outbuilding Total		9,234

Accpt Land	58,400	Accepted Bldg	150,500	Total	208,900


25.0'
2SB
24.0'
EP
8.0'
21.0'

Name: GREEN, CHRIS
GREEN, JULIE

Map/Lot: 022-080
Account: 1159 Card: 1 of 1 Location: 8 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/11/2018
Sale Price	102,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17822P630
Reference 2	LOT SIZE:0.55
Tran/Land/Bldg	101 1 11
X.....	RENO Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	74,130.00	76,811	100%		76,811
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.55					Land Total	88,361

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	800 Sqft	Grade C 100	Base	239,999
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	5,500
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,600
FirePlaces	2			Fireplace	10,285
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

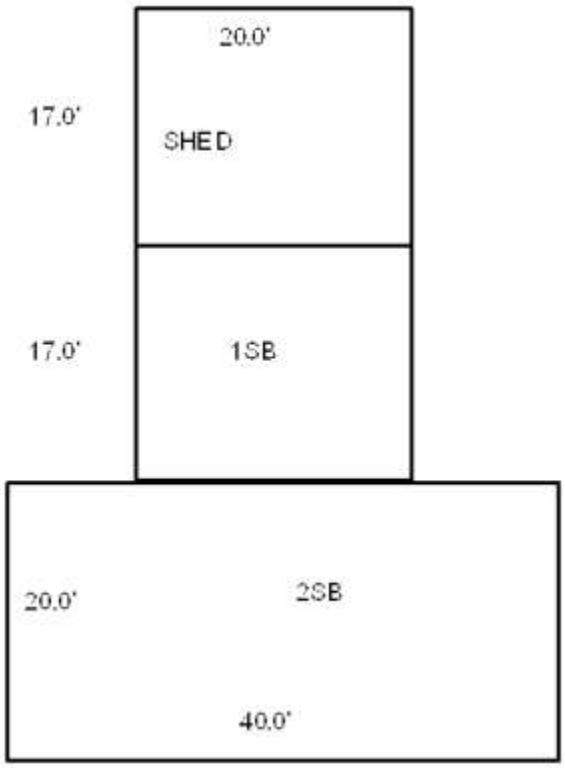
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1763	1900	TYPICAL	TYPICAL	Average	Typical	258,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	181,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1763	340	C 100	5.321	Avg.	67%	100%	105%	3.743
1 Story/BSMT	1763	340	C 100	35.924	Avg.	67%	100%	105%	25.272
1.25 ST GARAGE..	1763	360	D 100	12.558	Fair	55%	100%	105%	7.252
2,340 SFLA							Outbuilding Total		36,267

Accpt Land	88,400	Accepted Bldg	217,900	Total	306,300


20.0'
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17.0'
1SB
20.0'
2SB
40.0'

Name: CHAN, WENDY
LIU, PANG LAN

Map/Lot: 022-023
Account: 1160 Card: 1 of 1 Location: 6 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use COMMERCIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B14835P320
Reference 2 LOT SIZE:0.2
Tran/Land/Bldg 31 2 80
X..... 0 Y..... 0
Exemption(s) Land Schedule 10

Sale Data

Sale Date	05/10/2006
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

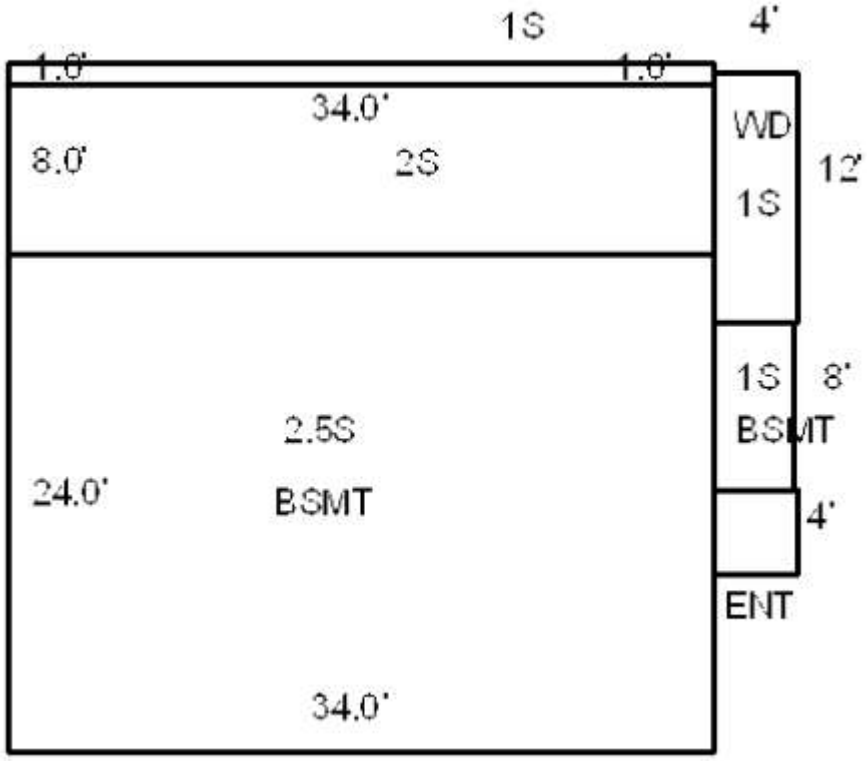
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	147,000	148,955	150%	Cor/Loc/Us	223,433
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.44					Land Total	234,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
RESTAURANT	1920	1168	C 100	272.597	Avg.	67%	100%	105%	191.772
APT	0	1122	C 100	106.905	C Gr	67%	80%	105%	60.166
APT	0	308	C 100	33.010	C Gr	67%	75%	105%	17.417
Wood Deck	0	48	C 100	601	C Gr	67%	100%	105%	423
BSMT UNFINISHED.	0	1168	C 100	29.258	C Gr	67%	50%	105%	10.292
							Outbuilding Total		280,070

Accpt Land 235,000 Accepted Bldg 280,100 Total 515,100

OLDE
CORNER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BSMT
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24.0'
BSMT
4'
ENT
34.0'

Account: 1161 Card: 1 of 1 Map/Lot: 003-096-09 Location: 15 OLD LOGGING RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	07/30/2021
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:13.4
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
9.40	Acres-Rear Land 1-10	3,045.00	31,485	100%		31,485
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 13.40					Land Total	136,703

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,776 Sqft	Grade C 100	Base	275,992
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,664
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,440
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

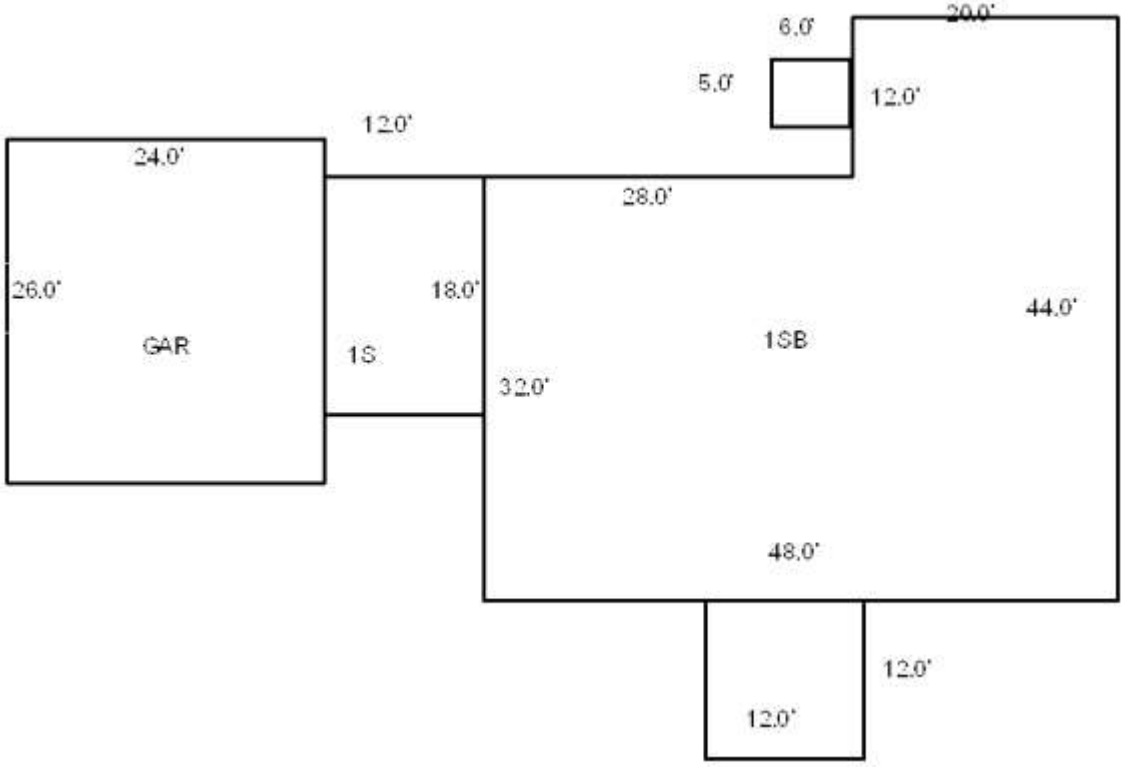
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	289,176

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	221,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1974	624	C 100	23.075	Avg.	73%	100%	105%	17,687
ONE STORY FRAME	1974	216	C 100	19.781	Avg.	73%	100%	105%	15,162
Wood Deck	1974	144	C 100	1.804	Avg.	73%	100%	105%	1,383
Encl Frame Porch	1974	30	C 100	2.390	Avg.	73%	100%	105%	1,832
1,992 SFLA							Outbuilding Total		36,064

Accpt Land 136,700 Accepted Bldg 257,700 Total 394,400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12.0'

Map/Lot: 007-002
Account: 1162 Card: 1 of 1 Location: 861 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	06/10/2016
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Lender
Validity	Distressed Sale

Reference 1 B17253P928
Reference 2 LOT SIZE:2.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	75%	Access	65,710
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.50					Land Total	81,385

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	384 Sqft	Grade D 100	Base	110,723
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	230
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,075
Rooms	4	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

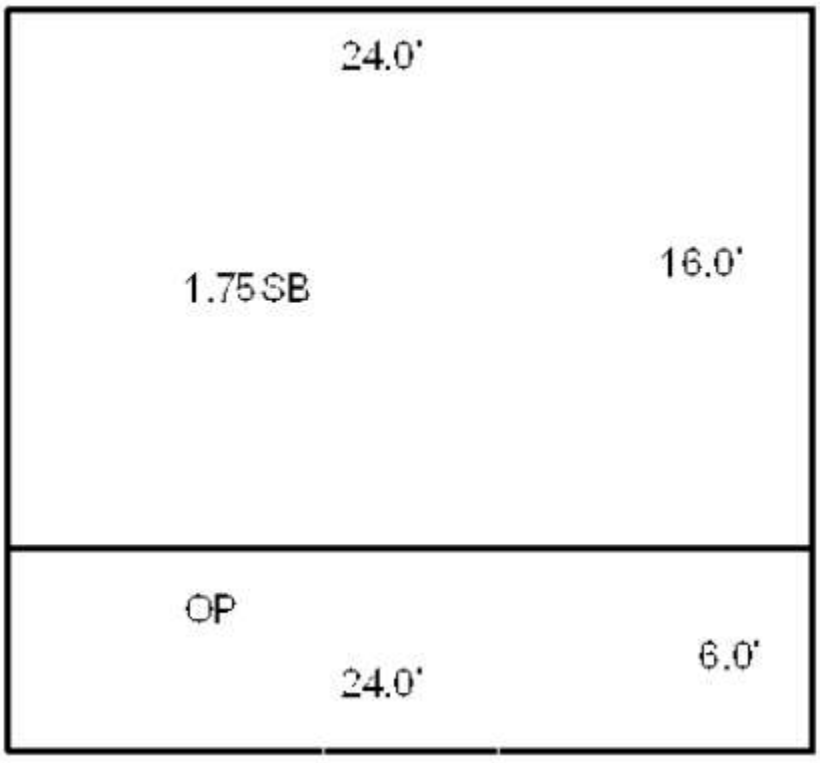
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	OLD TYPE	TYPICAL	Below Average	Typical	110,518

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	83,994

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1996	144	D 100	4.868	Avg-	80%	100%	95%	3.699
672 SFLA							Outbuilding Total		3,699

Accpt Land 81,400 Accepted Bldg 87,700 Total 169,100


24.0'
16.0'
1.75 SB
OP
6.0'
24.0'

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9393P0289
Reference 2 LOT SIZE:26.69
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	80%	Size/Shape	73,464
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
2.69	Acres-Rear 21+	665.00	1,968	100%		1,968
Total Acres 26.69					Land Total	104,692

Accpt Land 104,700 Accepted Bldg 0 Total 104,700

Map/Lot: 005-034
Account: 1164 Card: 1 of 1 Location: 880 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticSeptic
Street Paved

Sale Data

Sale Date	02/17/1984
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1 B3247P0122
Reference 2 LOT SIZE:20
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
6.00	Acres-Rear Land 11-20	950.00	6,270	100%		6,270
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 20.00					Land Total	132,585

Dwelling Description — Replacement Cost New

Ranch	One Story	1,064 Sqft	Grade C 100	Base	185,720
Exterior	ALUM/VINYL	Masonry Trim	100Sqft	Trim	500
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,192
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

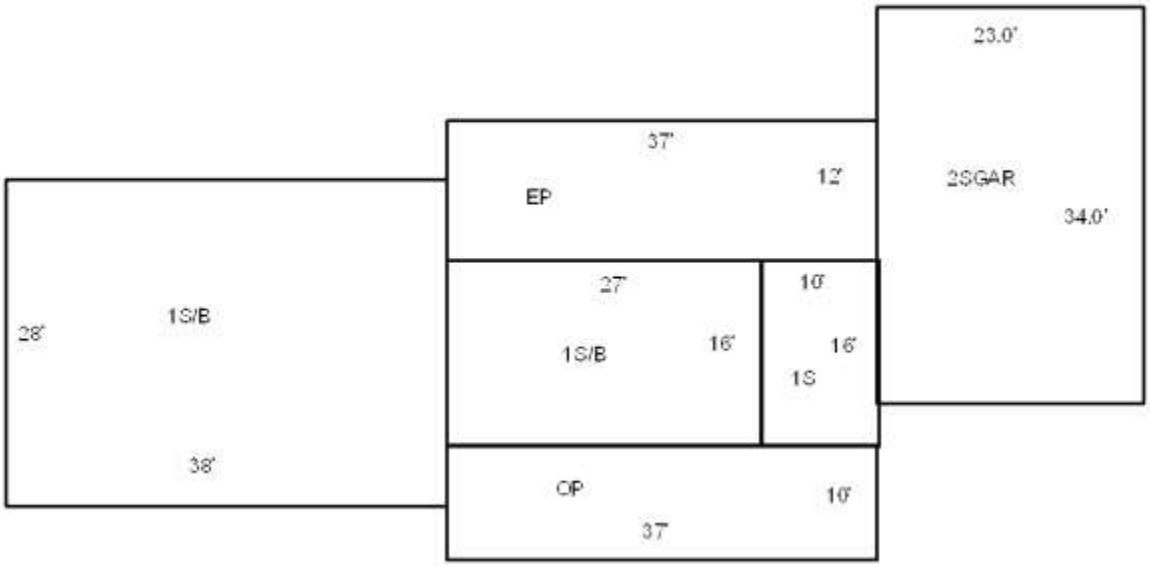
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Below Average	Typical	206,848

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	95%	133,624

Outbuildings/Additions/Improvements — Percent Good — Value

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
1 STORY/BSMT	1975	432	C 100	45.645	Avg-	65%	100%	95%	28,186
2 STORY GARAGE	1975	782	C 100	45.276	Avg-	65%	75%	95%	20,968
Frame Shed	1975	256	C 100	4.006	Avg-	68%	100%	95%	2,588
ENCL. PORCH	1975	324	C 100	25.926	Avg-	68%	75%	95%	12,561
1 STORY	1975	160	C 100	14.653	Avg-	68%	100%	95%	9,466
Open Frame Porch	1975	370	C 100	15.636	Avg-	68%	75%	95%	7,575
1,656 SFLA							Outbuilding Total		81,344

Accpt Land 132,600 Accepted Bldg 215,000 Total 347,600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Account: 1165 Card: 1 of 1 Map/Lot: 005-034-1 Location: 900 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9121P0039
Reference 2 LOT SIZE:10.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.80	Acres-Rear Land 1-10	1,710.00	12,791	100%		12,791
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.80					Land Total	120,296

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 110	Base	189,788
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

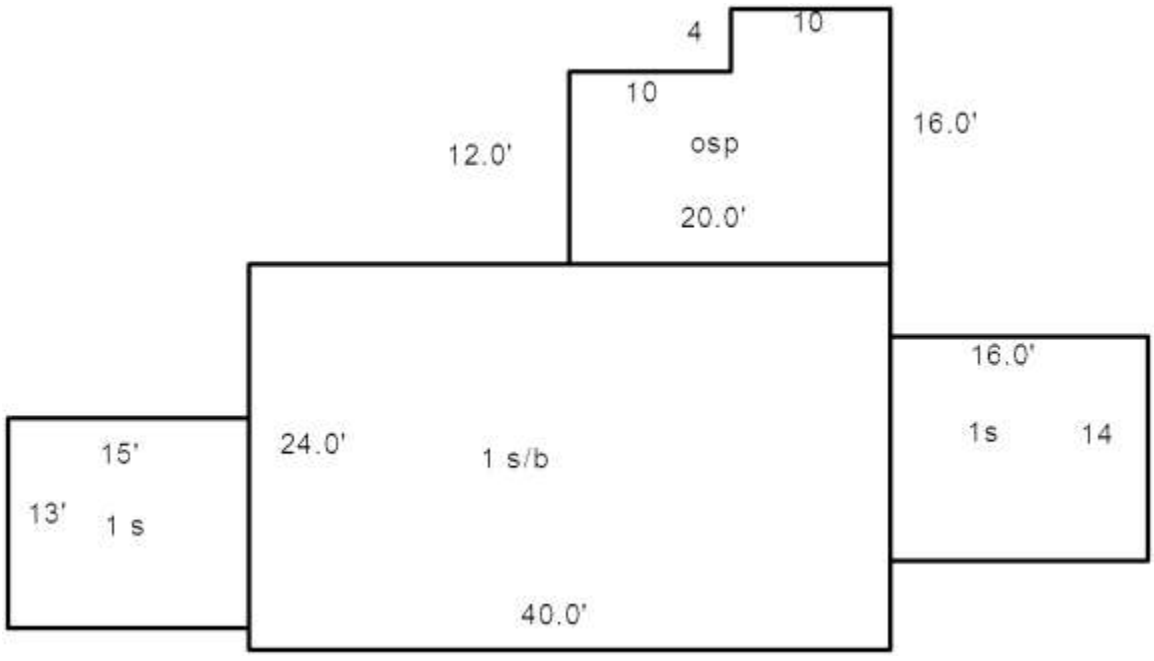
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	GOOD	TYPICAL	Above Average	Typical	203,252

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	154,472

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1975	224	C 110	22.565	Avg+	80%	100%	95%	17.149
OPEN SCR PORCH	1975	280	C 110	13.682	Avg+	80%	100%	95%	10.399
Frame Garage	1975	672	C 100	24.804	Avg.	72%	100%	95%	16.966
Frame Shed	2010	280	C 100	4.382	Avg.	91%	100%	95%	3.789
ONE STORY FRAME	1975	195	C 110	19.644	Avg+	80%	100%	95%	14.929
1,379 SFLA							Outbuilding Total		63,232

Accpt Land 120,300 Accepted Bldg 217,700 Total 338,000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Map/Lot: 005-033-3B
Account: 1166 Card: 1 of 1 Location: 853 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B2033P0714
Reference 2	LOT SIZE:3.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.40	Acres-Homesite (Fract)	72,675.00	90,349	100%		90,349
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.40					Land Total	106,024

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	936 Sqft	Grade C 100	Base	258,860
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,616
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	18,480
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

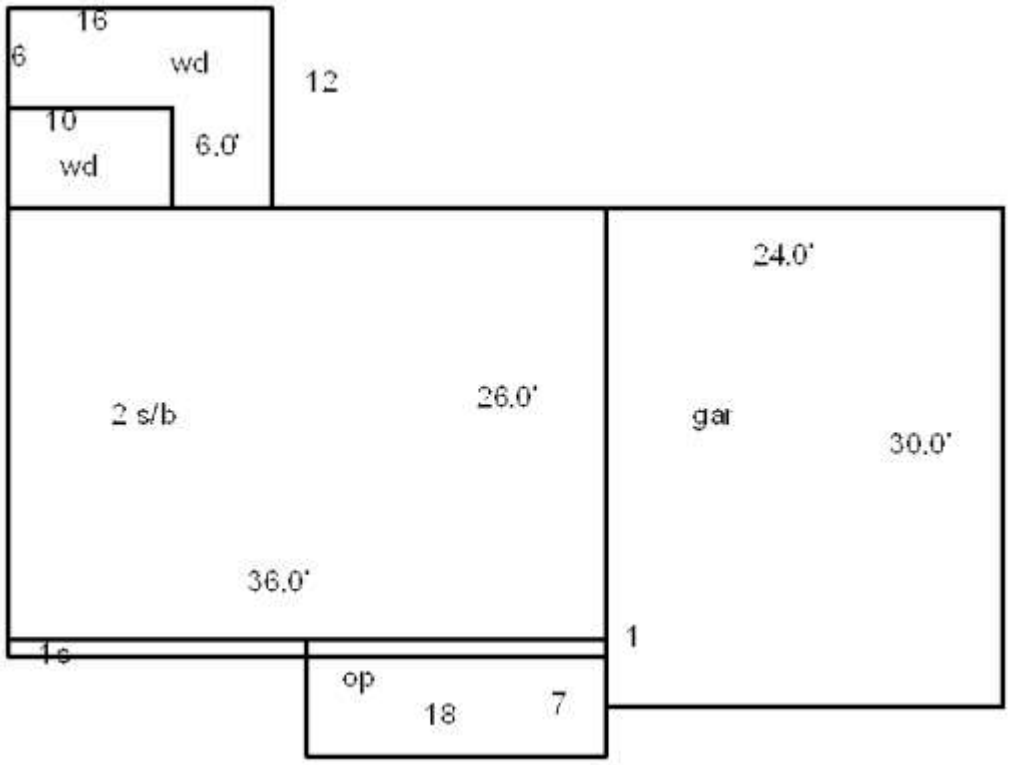
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	GOOD	TYPICAL	Average	Typical	285,160

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	203,176

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1977	720	C 100	26.532	Ava.	75%	100%	95%	18.904
ONE STORY FRAME	1977	36	C 100	3.297	Ava.	75%	100%	95%	2.349
Open Frame Porch	1977	126	C 100	5.325	Ava.	75%	100%	95%	3.794
Wood Deck	1977	192	C 100	2.406	Ava.	75%	100%	95%	1.714
WOOD DECK	1977	60	C 100	752	Ava.	75%	100%	95%	536
Frame Shed	1988	432	B	0	Ava.	75%	100%	95%	0
Frame Shed	1960	192	D	0	Ava-	95%	0%	95%	0
1,908 SFLA							Outbuilding Total		27,297

Accpt Land 106,000 Accepted Bldg 230,500 Total 336,500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Name: POLLAND, EUGENE H
POLLAND, VIVIAN D

Map/Lot: 022-006
Account: 1167 Card: 1 of 1 Location: 17 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/31/1973
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B1980P0334
Reference 2	LOT SIZE: .34
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	74,130.00	73,204	100%		73,204
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.34					Land Total	84,754

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	700 Sqft	Grade C 110	Base	219,823
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	770
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,043
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

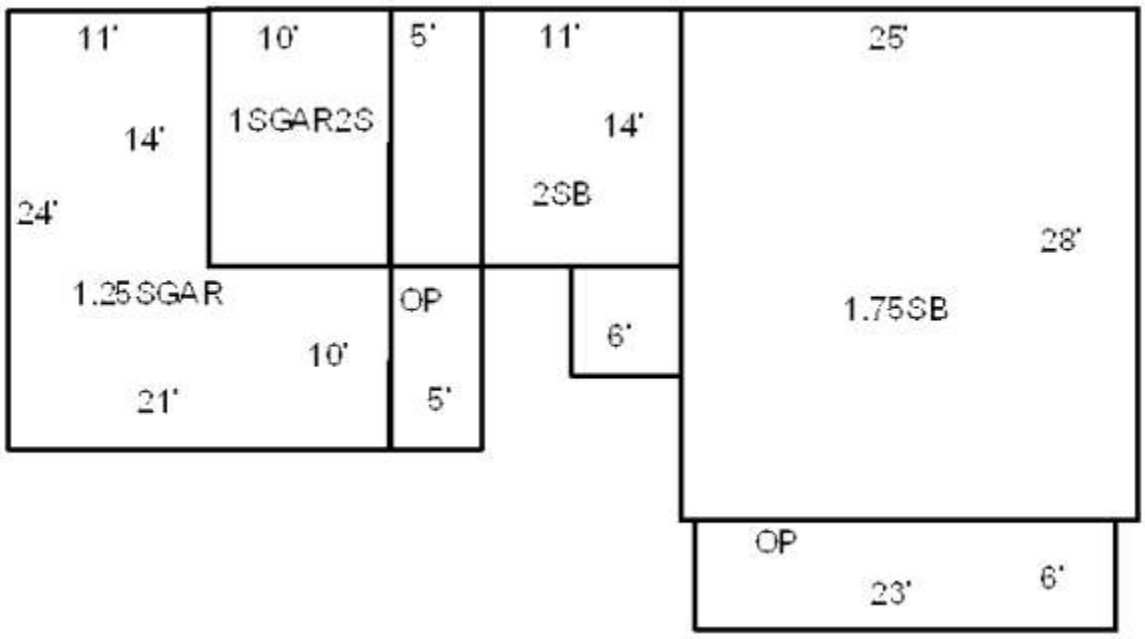
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1935	TYPICAL	TYPICAL	Average	Inadeq.	234,228

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	105%	156,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1860	364	C 110	17.449	Avg.	67%	95%	105%	11.661
1 STORY GARAGE..	1860	140	C 110	6.211	Avg.	67%	95%	105%	4.151
TWO STORY FRAME	1860	70	C 110	12.475	Avg.	67%	95%	105%	8.337
Open Frame Porch	1860	50	C 110	2.324	Avg.	67%	95%	105%	1.553
2 Story/BSMT	1860	154	C 110	28.637	Avg.	67%	95%	105%	19.139
TWO STORY FRAME	1860	36	C 110	6.415	Avg.	67%	95%	105%	4.287
OPEN PORCH	1860	138	C 110	6.548	Avg.	67%	95%	105%	4.376
1,745 SFLA							Outbuilding Total		53,504

Accpt Land	84,800	Accepted Bldg	210,000	Total	294,800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Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS
Reference 1	B16104P455
Reference 2	LOT SIZE:1.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Homesite (Fract)	72,675.00	84,299	100%		84,299
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.70					Land Total	99,974

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	864 Sqft	Grade C 110	Base	274,798
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,376
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

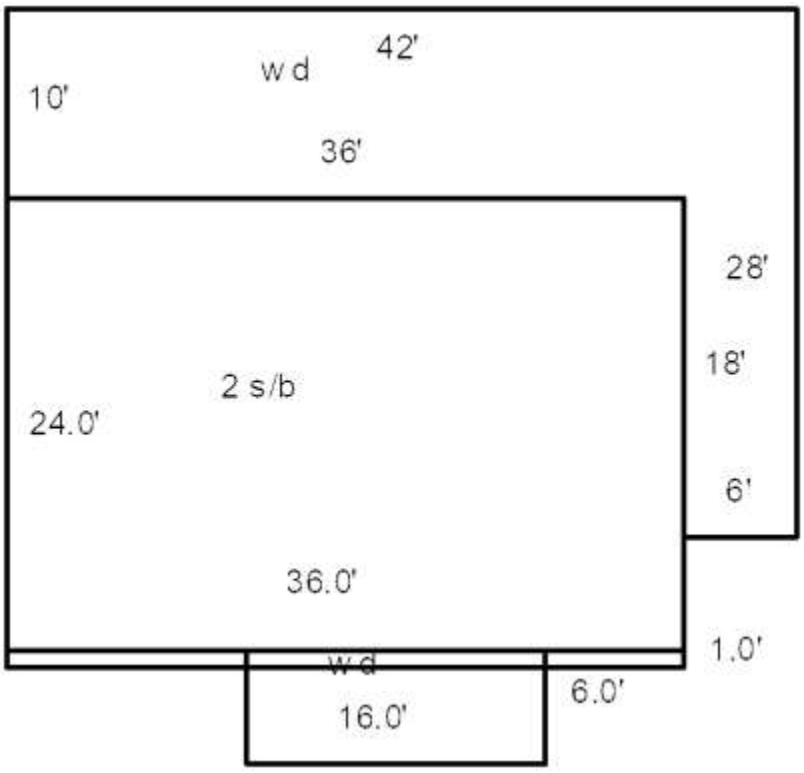
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	GOOD	GOOD	Above Average	Typical	285,288

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	219,529

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1979	528	C 110	7.278	Avg+	81%	100%	95%	5.600
1 STORY	1979	0	C 110	0	Avg+	81%	100%	95%	0
ONE STORY FRAME	1979	36	C 110	3.627	Avg+	81%	100%	95%	2.791
WOOD DECK	1979	96	C 110	1.323	Avg+	81%	100%	95%	1.018
Frame Garage	1989	624	C	0	Avg.	79%	0%	95%	0
1,764 SFLA							Outbuilding Total		9,409

Accpt Land	100,000	Accepted Bldg	228,900	Total	328,900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Neighborhood 25	OAK WOODS RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	RollingAbove Street	Sale Date	11/15/1984
Utilities	SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B3714P0071		
Reference 2	LOT SIZE:27.5		
Tran/Land/Bldg	109 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 30 0 Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
3.50	Acres-Rear 21+	665.00	2,560	100%		2,560
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 27.50					Land Total	139,325

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 110	Base	301,619
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,237
Rooms	7	HEARTHS		HEARTHS	1,760
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

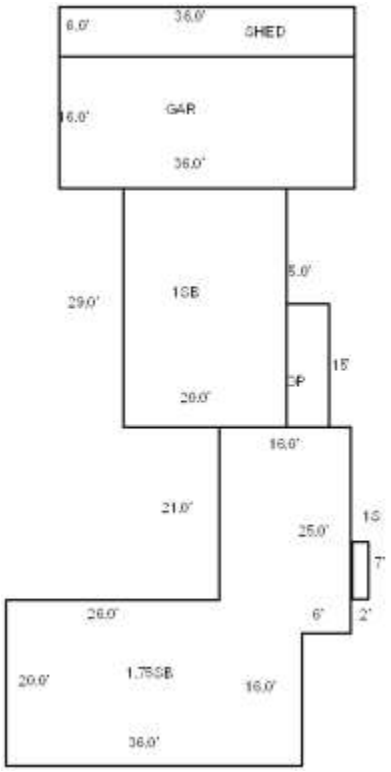
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1868	1984	TYPICAL	TYPICAL	Above Average	Typical	325,324

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	225,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1868	216	C 110	3.718	Avg+	73%	100%	95%	2.578
Frame Garage	1868	576	C 110	23.482	Avg+	73%	100%	95%	16.285
1 Story/BSMT	1868	580	C 110	67.411	Avg+	73%	100%	95%	46.750
Open Frame Porch	1868	75	C 110	3.487	Avg+	73%	100%	95%	2.419
ONE STORY FRAME	1868	14	C 110	1.410	Avg+	73%	100%	95%	978
2,484 SFLA							Outbuilding Total		69,010

Accpt Land	139,300	Accepted Bldg	294,600	Total	433,900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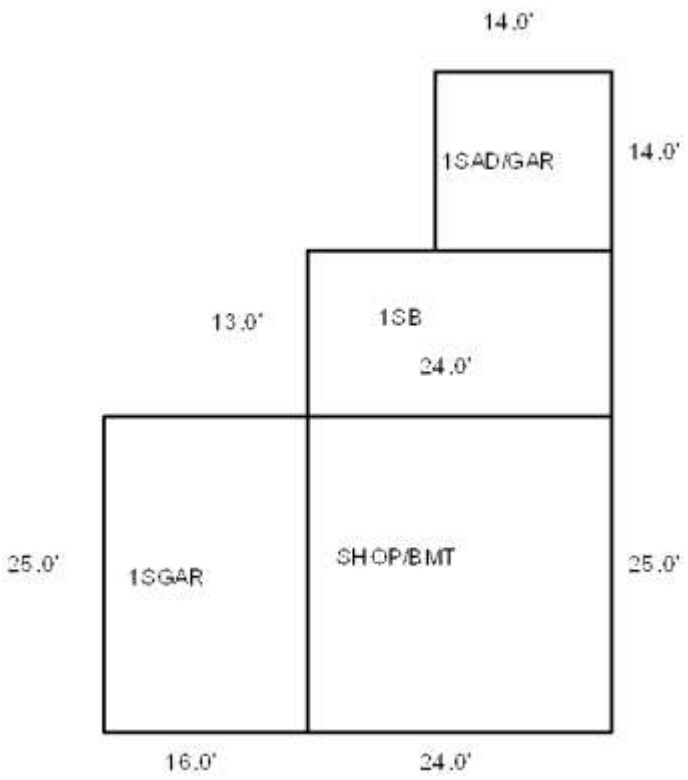
Neighborhood 25	OAK WOODS RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	Above StreetRolling	Sale Date	11/15/1984
Utilities	SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B3714P0071		
Reference 2	LOT SIZE:27.5		
Tran/Land/Bldg	109 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 1		

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1868	312	C 100	32.966	Avg.	67%	100%	95%	20.983
SHOP/BSMT	1868	600	C 100	19.140	C Gr	67%	100%	95%	12.183
1S AD/GAR.....	1868	196	C 100	20.709	C Gr	67%	100%	95%	13.181
1 STORY GARAGE..	1868	400	C 100	15.009	C Gr	67%	100%	95%	9.553
2,992 SFLA							Outbuilding Total		55,900

Accpt Land	0	Accepted Bldg	55,900	Total	55,900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Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	139,300	294,600	433,900	139,300	294,600	433,900
2	0	55,900	55,900	0	55,900	55,900
TOTAL	139,300	350,500	489,800	139,300	350,500	489,800

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	B18094P132
Reference 2	LOT SIZE: 10
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	11/08/2019
Sale Price	440,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

Conventional	Two Story	906 Sqft	Grade B 100	Replacement Cost New	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	313,301
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,767
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,889
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

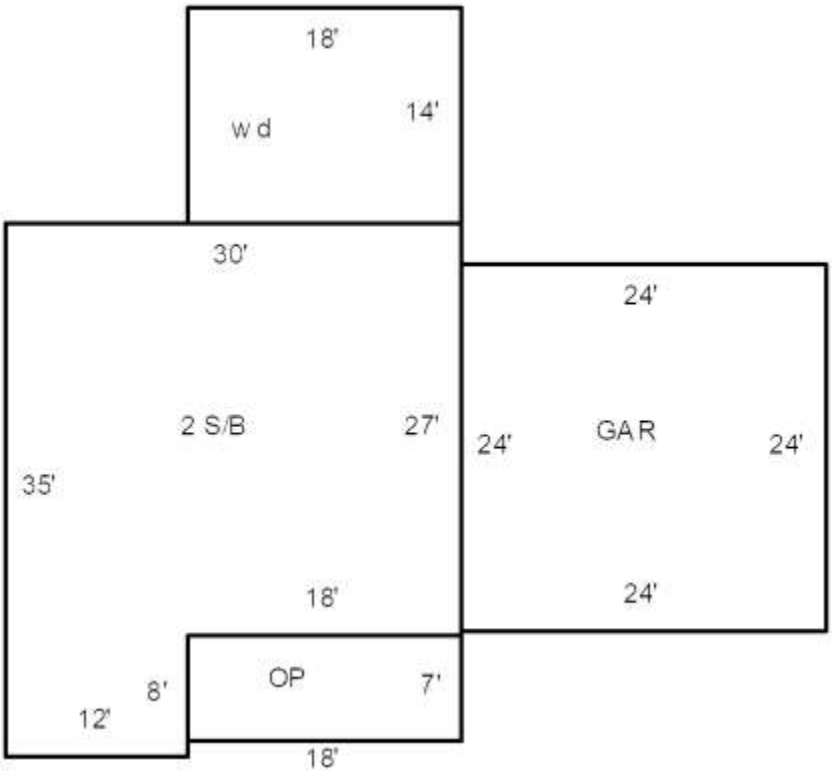
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	338,117

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	308,363

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2019	576	B 100	27.751	Avg.	96%	100%	95%	25,309
Open Frame Porch	2019	126	B 100	6.922	Avg.	96%	100%	95%	6,313
Wood Deck	2019	252	B 100	4.105	Avg.	96%	100%	95%	3,744
Frame Shed	2022	120	C 100	1.878	Avg.	98%	100%	95%	1,748
1,812 SFLA							Outbuilding Total		37,114

Accpt Land	118,800	Accepted Bldg	345,500	Total	464,300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12'
18'

Map/Lot: 006-023
Account: 1171 Card: 1 of 1 Location: 668 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	10/01/2020
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 4.04
Tran/Land/Bldg	101 1 11
X.....	SPL Y..... 0
Exemption(s)	17 1 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.04	Acres-Homesite (Fract)	72,675.00	91,921	100%		91,921
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.04					Land Total	107,596

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	218,589
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

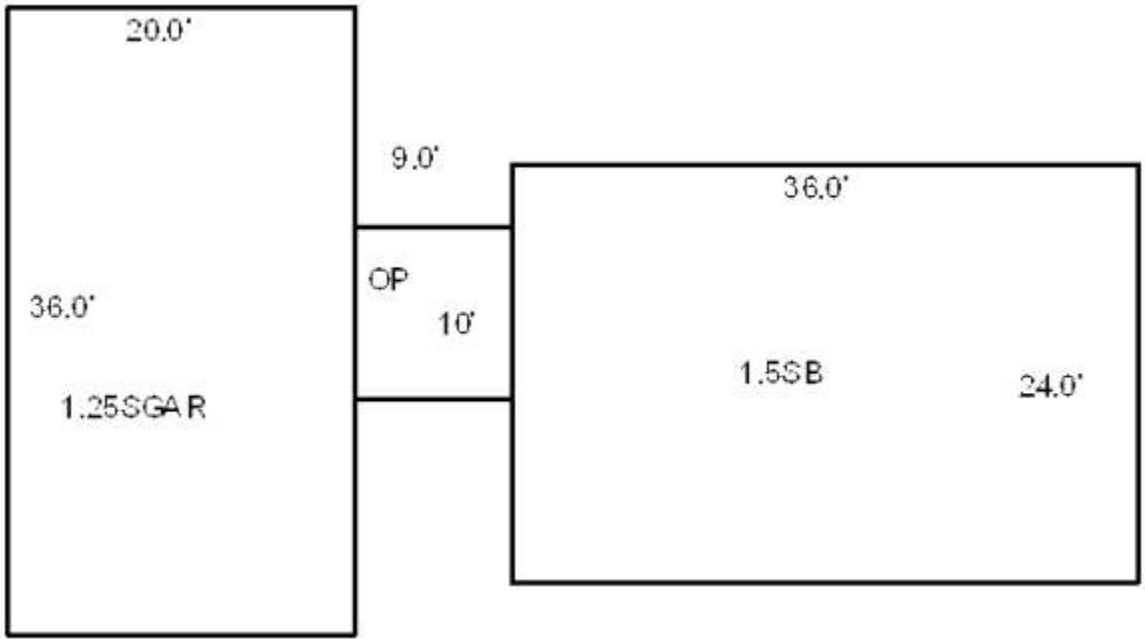
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Above Average	Typical	237,743

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	169,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1962	720	C 100	30.609	Avg+	75%	100%	95%	21.809
Open Frame Porch	1962	90	C 100	3.803	Avg+	75%	100%	95%	2.709
Frame Shed	1970	300	C 100	4.695	Avg+	75%	100%	95%	3.345
1,296 SFLA							Outbuilding Total		27,863

Accpt Land 107,600 Accepted Bldg 197,300 Total 304,900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36.0'
OP
10'
36.0'
1.5SB
24.0'
1.25SGA R

Map/Lot: 002-006
Account: 1172 Card: 1 of 1 Location: 159 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B14746P802
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.00	Acres-Rear Land 1-10	3,045.00	3,350	100%		3,349
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.00					Land Total	108,567

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	216,427
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	768
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	75% HW BB	Cooling	0% None	Heat	2,352
Rooms	9				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

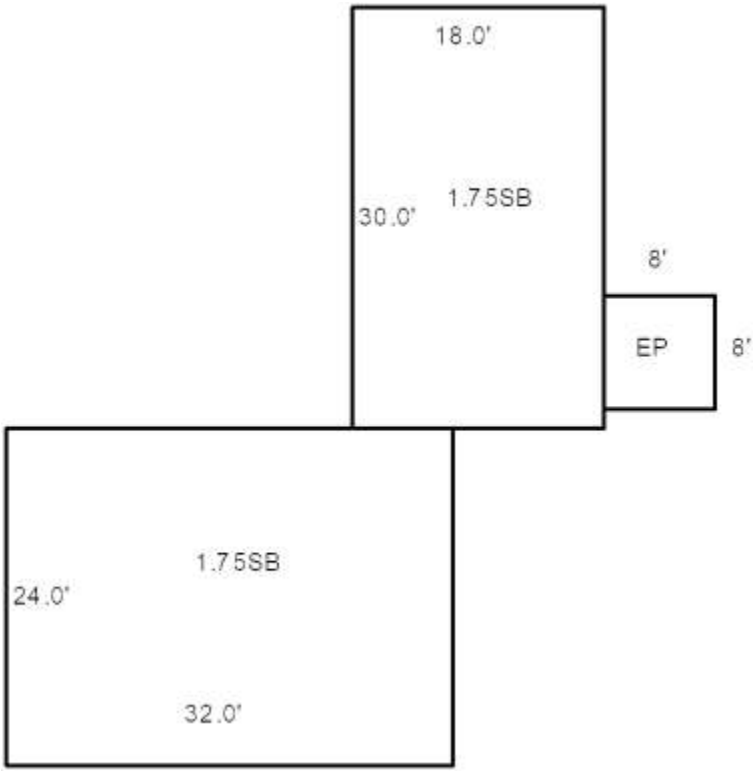
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1853	1998	GOOD	TYPICAL	Average	Typical	225,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	105%	153,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1853	540	C 100	85,585	Avg.	67%	100%	105%	60,209
Encl Frame Porch	2021	64	C 100	5,100	Avg.	97%	100%	105%	5,194
2,289 SFLA							Outbuilding Total		65,403

Accpt Land 108,600 Accepted Bldg 219,300 Total 327,900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1.75SB
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Map/Lot: 007-028-1
Account: 1173 Card: 1 of 1 Location: 1120 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/22/2020
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18282P244
Reference 2	LOT SIZE:20
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
6.00	Acres-Rear Land 11-20	950.00	6,270	100%		6,270
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 20.00					Land Total	132,585

Dwelling Description

Garrison	Two Story	672 Sqft	Grade C 110	Replacement Cost New Base	228,514
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,696
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

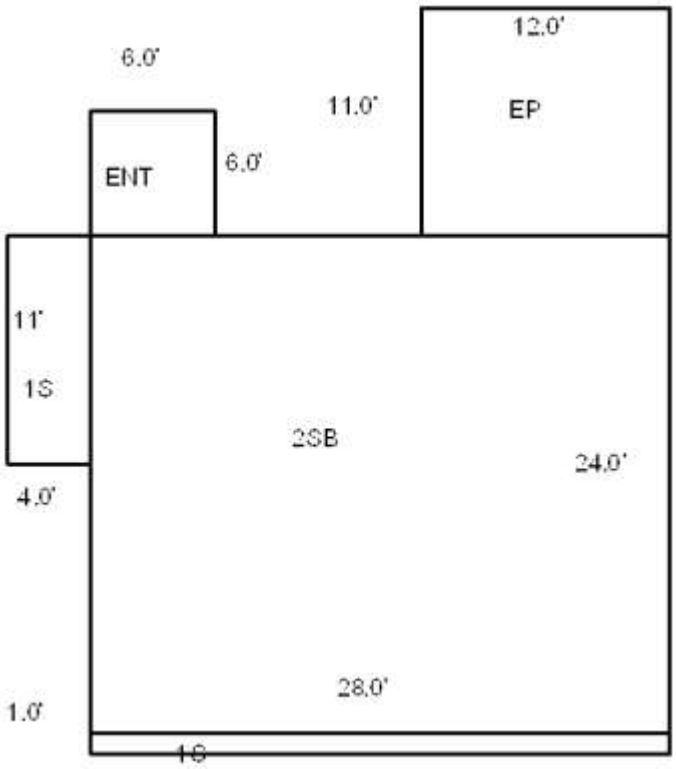
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Above Average	Typical	242,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	186,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1979	36	C 110	619	Avg+	81%	100%	95%	476
Encl Frame Porch	1979	132	C 110	11,570	Avg+	81%	100%	95%	8,903
ONE STORY FRAME	1979	28	C 110	2,820	Avg+	81%	100%	95%	2,170
1 STORY	1979	44	C 110	4,433	Avg+	81%	100%	95%	3,411
1.25 ST GARAGE..	1985	936	C 110	43,512	Avg+	81%	100%	95%	33,483
Wood Deck	1979	44	C 110	606	Avg+	81%	100%	95%	466
1,416 SFLA							Outbuilding Total		48,909

Accpt Land	132,600	Accepted Bldg	235,200	Total	367,800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Neighborhood 15	TURKEY ST
Tree Growth	2020
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Reference 1	RTODD B19269P1
Reference 2	LOT SIZE:21.25
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
15.50	Acres-Mixed Wood	436.00	6,758	100%		6,758
1.50	Acres-Hardwood	344.00	516	100%		516
Total Acres 21.00					Land Total	114,779

Dwelling Description / Replacement Cost New

Log Home	One & 3/4 Story	792 Sqft	Grade C 100	Base	206,229
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,158
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

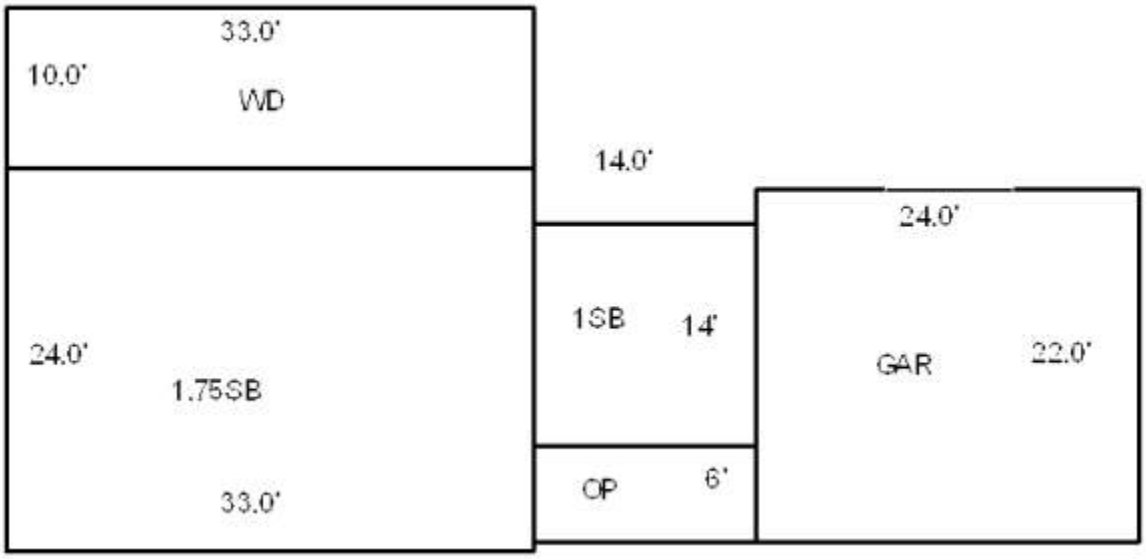
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	222,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	160,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1979	330	C 100	4.135	Avg.	76%	100%	95%	2,986
1 Story/BSMT	1979	196	C 100	20.709	Avg.	76%	100%	95%	14,952
Open Frame Porch	1979	84	C 100	3.550	Avg.	76%	100%	95%	2,563
Frame Garage	1979	528	C 100	19.618	Avg.	76%	100%	95%	14,164
1,582 SFLA							Outbuilding Total		34,665

Accpt Land	114,800	Accepted Bldg	195,600	Total	310,400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1SB
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24.0'
1.75SB
GAR
22.0'
OP
6'
33.0'

Neighborhood 37 SUNSET AV

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B6290P0341
Reference 2 LOT SIZE:1.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 20 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,106 Sqft	Grade C 100	Base	191,045
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,383
Fin. Basement Area	50 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	990
Heating	100% HW BB	Cooling	0% None	Heat	3,318
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

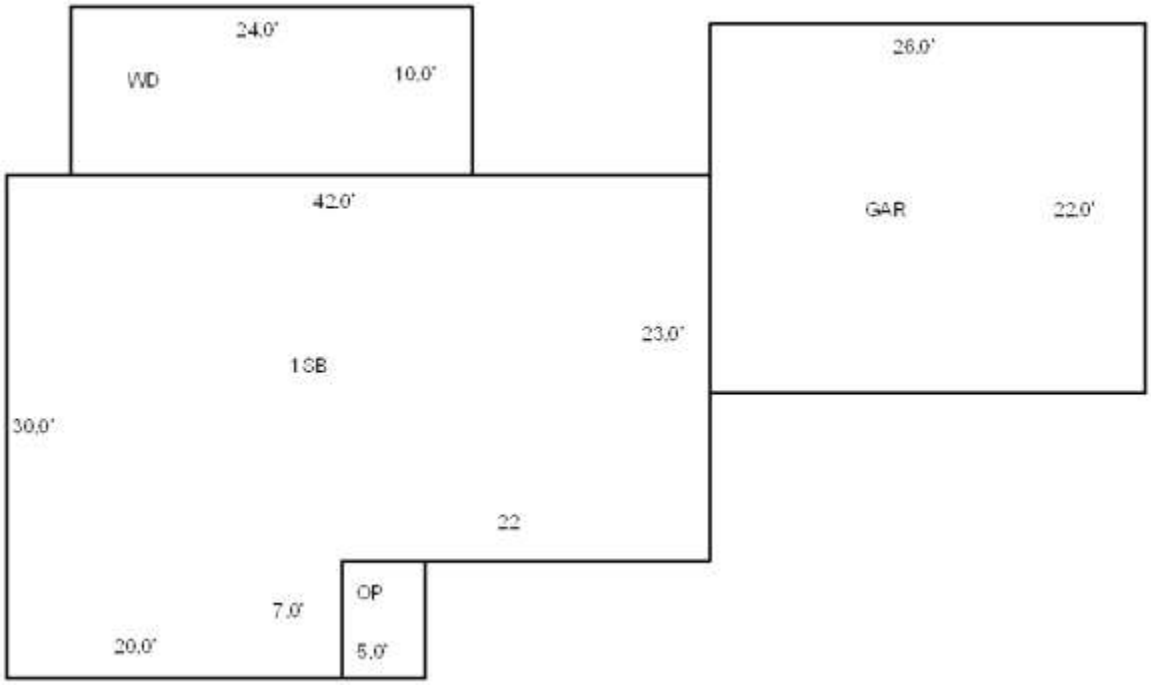
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Average	Typical	202,786

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	142,660

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1962	240	C 100	3.007	Avg.	67%	100%	105%	2.116
Frame Garage	1962	572	C 100	21.203	Avg.	67%	100%	105%	14.916
Open Frame Porch	1962	35	C 100	1.479	Avg.	67%	100%	105%	1.041
Wood Deck	1962	200	C 100	2.506	Avg.	67%	100%	105%	1.763
Frame Shed	1962	117	C 100	1.831	Avg.	67%	100%	105%	1.288
1,106 SFLA								Outbuilding Total	21,124

Accpt Land 96,500 Accepted Bldg 163,800 Total 260,300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Name: ELMORE, DAVID J
ELMORE, CHARLOTTE R
Map/Lot: 006-055-2
Account: 1176 Card: 1 of 1 Location: 15 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	05/28/2010
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15879P111
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.00					Land Total	104,901

Dwelling Description — **Replacement Cost New**

Raised Ranch	One Story	1,058 Sqft	Grade C 110	Base	194,208
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,746
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,900
Heating	100% Electric	Cooling	0% None	Heat	1,455
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

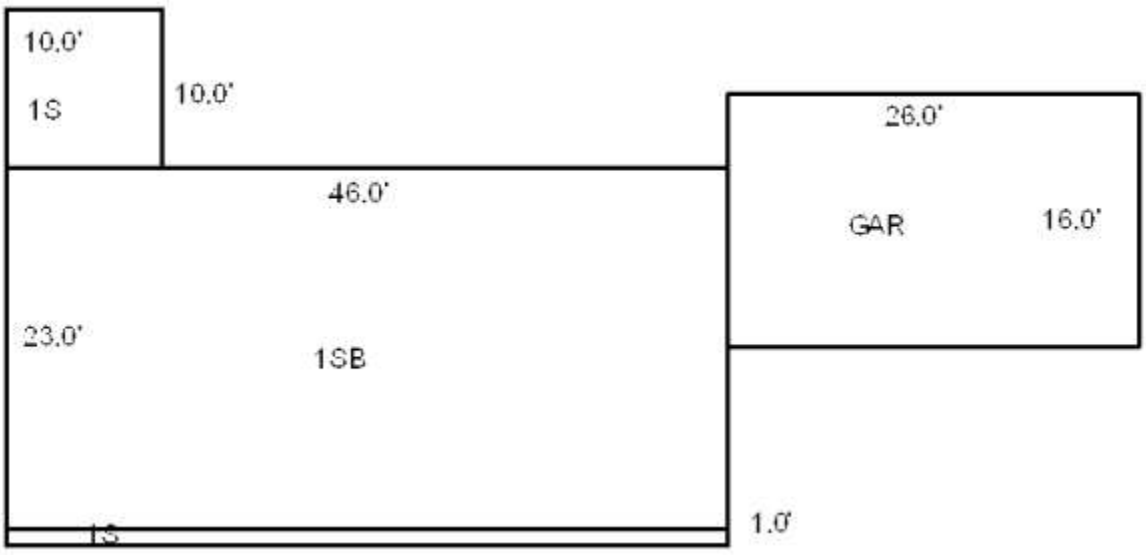
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Above Average	Typical	221,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	166,483

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1973	46	C 110	4.634	Avg+	79%	100%	95%	3.478
1 STORY	1973	100	C 110	10.074	Avg+	79%	100%	95%	7.560
Frame Garage	1973	416	C 110	17.144	Avg+	79%	100%	95%	12.867
Frame Garage	1995	660	C 100	24.372	Avg.	83%	100%	95%	19.218
Wood Deck	1973	65	C 100	814	Avg.	70%	100%	95%	542
Frame Shed	1973	220	C 100	3.443	Avg.	70%	100%	95%	2.290
Frame Shed	1973	304	C 100	4.758	Avg.	70%	100%	95%	3.164
1,204 SFLA							Outbuilding Total		49,119

Accpt Land 104,900 Accepted Bldg 215,600 Total 320,500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GAR
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Account: 1177 Card: 1 of 1 Map/Lot: 003-131B Location: 27 VALLEY RD

Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B15147P806
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	04/30/2007
Sale Price	209,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	72,675.00	82,678	100%		82,678
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.40					Land Total	98,353

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	308 Sqft	Grade C 100	Base	108,661
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	462
Fin. Basement Area	462 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,892
Heating	100% Units	Cooling	0% None	Heat	924
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

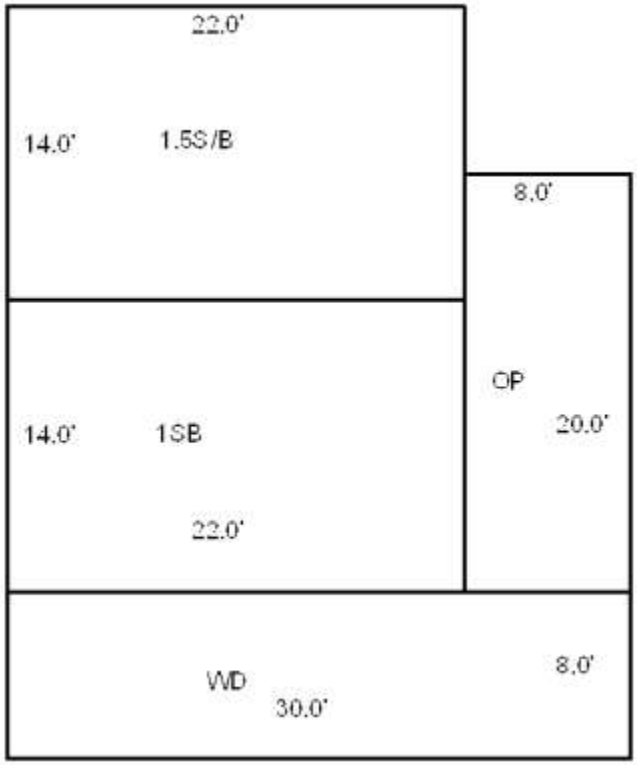
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	122,739

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	85,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1974	308	C 100	32.543	Avg.	73%	100%	95%	22.568
Wood Deck	1974	240	C 100	3.007	Avg.	73%	100%	95%	2.085
Open Frame Porch	1974	160	C 100	6.762	Avg.	73%	100%	95%	4.689
Frame Garage	1974	1152	C 100	42.089	Avg.	73%	100%	95%	29.189
770 SFLA							Outbuilding Total		58,531

Accpt Land	98,400	Accepted Bldg	143,700	Total	242,100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WD
30.0'

Neighborhood 15	TURKEY ST
Tree Growth	2023
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/13/2020
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	
Reference 2	LOT SIZE: 43.0 TREE GROWTH
Tran/Land/Bldg	101 1 11
X.....	TGX Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
19.00	Acres-Rear 21+	665.00	13,899	100%		13,899
Total Acres 43.00					Land Total	150,664

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	384 Sqft	Grade C 95	Base	114,296
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	547
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,094
Rooms	7	HEARTHS		HEARTHS	760
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

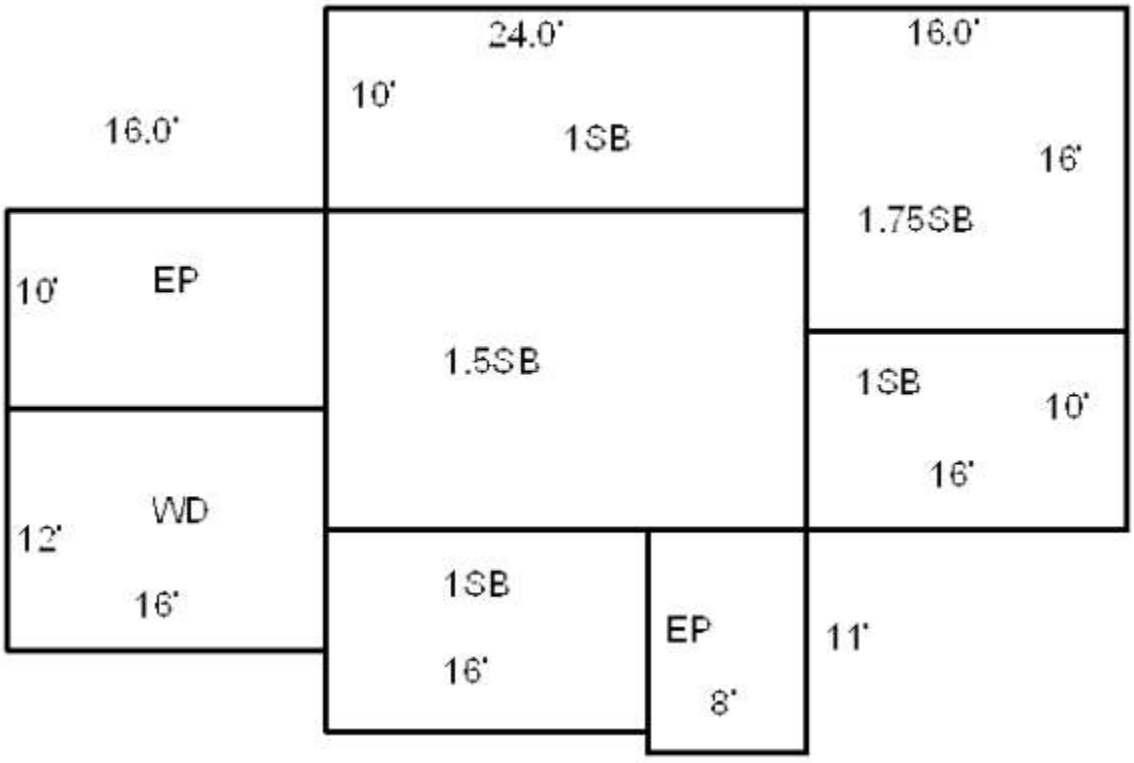
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	116,697

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	76%	90%	95%	75,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1980	160	C 95	12.112	Ava.	76%	90%	95%	7.870
Wood Deck	1980	192	C 95	2.286	Ava.	76%	90%	95%	1.485
1 Story/BSMT	1980	160	C 95	16.061	Ava.	76%	90%	95%	10.436
Encl Frame Porch	1980	88	C 95	6.661	Ava.	76%	90%	95%	4.328
1 STORY/BSMT	1980	240	C 95	24.090	Ava.	76%	90%	95%	15.654
1.75 Story/BSMT	1980	256	C 95	38.544	Ava.	76%	90%	95%	25.045
1 STORY/BASEMENT	1980	160	C 95	16.061	Ava.	76%	90%	95%	10.436
Frame Garage	1992	576	B 100	27.751	Ava.	81%	100%	95%	21.354
Frame Shed	1985	96	D 100	1.202	Ava.	77%	100%	95%	880
Shed.....	1980	96	C 100	1.502	Ava.	74%	100%	95%	1.055
1,584 SFLA								Outbuilding Total	98,543

Accpt Land	150,700	Accepted Bldg	174,400	Total	325,100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16'
1.75SB
10'
EP
1.5SB
1SB
10'
16'
WD
12'
16'
1SB
16'
EP
8'
11'

Account: 1179 Card: 1 of 1 Map/Lot: 008-086 Location: 601 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	12/30/2021
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1	
Reference 2	LOT SIZE: 27
Tran/Land/Bldg	300 2 6
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

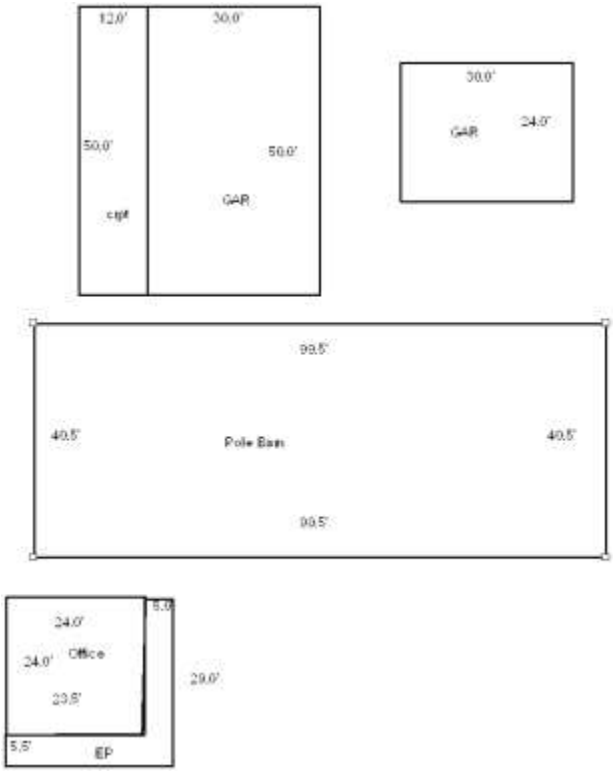
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
3.00	Acres-Rear 21+	665.00	2,195	100%		2,195
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 27.00					Land Total	138,960

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CARPORT.....	1980	600	C 100	6.582	Avg.	74%	100%	95%	4.627
Frame Garage	1980	1500	C 100	54.620	Avg.	74%	100%	95%	38.398
OFFICE WOOD.....	1988	576	D 100	48.863	Avg-	74%	75%	95%	25.763
1.25 ST GARAGE..	1980	720	C 100	30.609	Avg.	74%	100%	95%	21.518
Open Frame Porch	1988	192	D 100	6.491	Avg.	79%	100%	95%	4.872
GD POLE SHED....	2002	4000	C 100	62.600	Avg.	87%	100%	95%	51.739
Frame Shed	1980	576	D 100	7.211	D Gr	87%	100%	95%	5.960
STORAGE	1980	900	C 100	11.277	Avg.	74%	100%	95%	7.928
								Outbuilding Total	160,805

Accpt Land	139,000	Accepted Bldg	160,800	Total	299,800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50.0'
cpt
GAR
30.0'
GAR
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99.5'
40.5'
Pole Barn
40.5'
99.5'
24.0'
24.0'
Office
23.5'
5.5'
EP
29.0'

Name: RANDALL, JAY D
RANDALL, DEBORAH G
Map/Lot: 006-094
Account: 1180 Card: 1 of 2 Location: 150 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/05/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13772P244
Reference 2	LOT SIZE:2
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	606 Sqft	Grade D 100	Base	116,976
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/4 Bmt	Basement	364
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,182
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	2			Fireplace	8,228
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

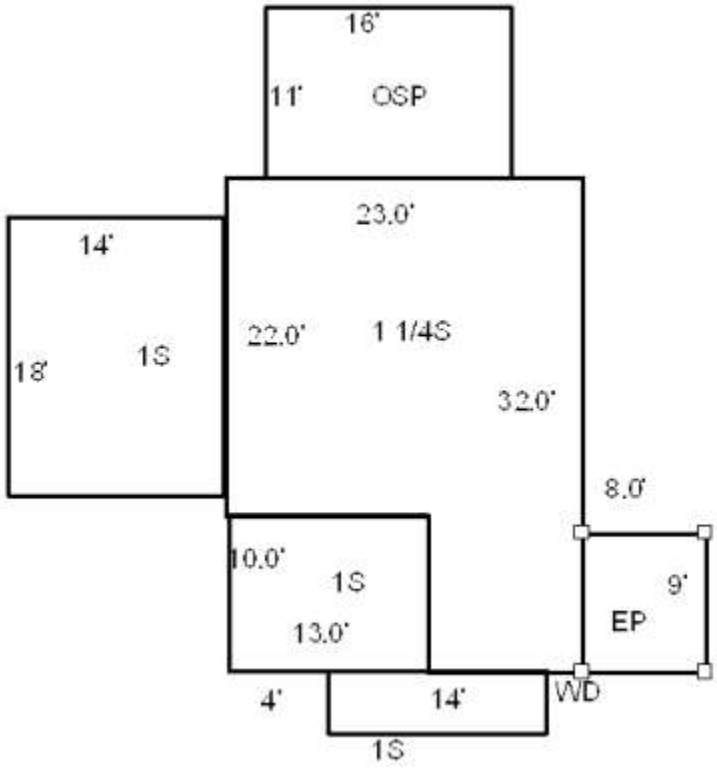
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	GOOD	Average	Typical	134,086

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	95%	90,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1970	130	D 100	9.524	Avg.	71%	100%	95%	6.424
1 STORY	1970	252	D 100	18.462	Avg.	71%	100%	95%	12.453
Encl Frame Porch	1970	72	D 100	4.590	Avg.	71%	100%	95%	3.096
OPEN SCR PORCH	1970	176	D 100	6.434	Avg.	71%	100%	95%	4.340
Wood Deck	1970	56	D 100	562	Avg.	71%	100%	95%	379
1,291 SFLA								Outbuilding Total	26,692

Accpt Land	101,400	Accepted Bldg	117,100	Total	218,500

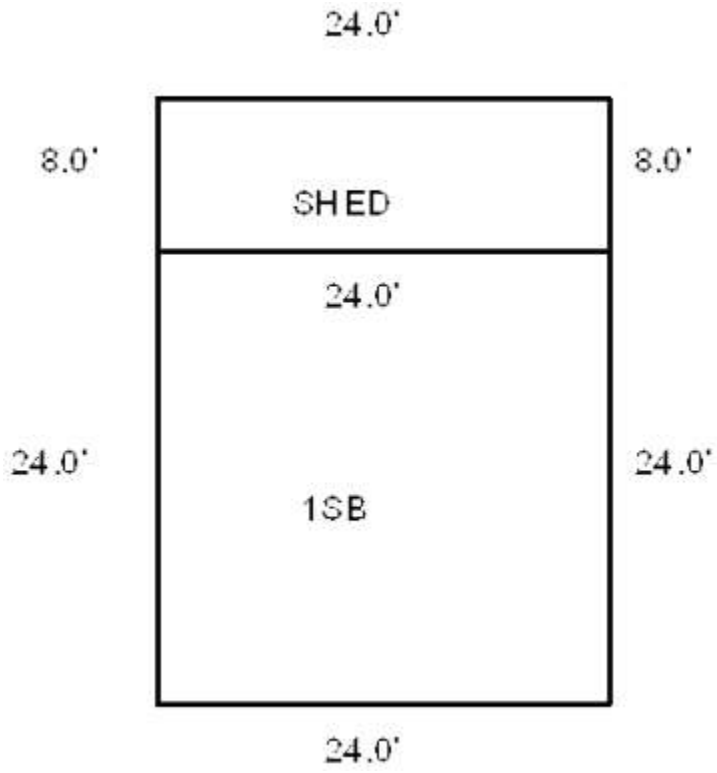

16'
11'
OSP
23.0'
14'
22.0'
1 1/4S
18'
1S
32.0'
8.0'
10.0'
1S
9'
EP
13.0'
4'
14'
WD
1S

Neighborhood 21	MORRELL'S MILL RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	Rolling	Sale Date	12/05/2003
Utilities	Well & SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B9529P0309		
Reference 2	LOT SIZE:2		
Tran/Land/Bldg	109 1 11		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 1		

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1975	192	C 100	3.005	Avg.	72%	100%	95%	2.056
1S AD/GAR.....	1970	576	D 100	48.688	D Gr	72%	100%	95%	33.302
1,867 SFLA							Outbuilding Total		35,358

Accpt Land	0	Accepted Bldg	35,400	Total	35,400


24.0'
8.0'
8.0'
SHED
24.0'
24.0'
24.0'
1SB
24.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	101,400	117,100	218,500	101,400	117,100	218,500
2	0	35,400	35,400	0	35,400	35,400
TOTAL	101,400	152,500	253,900	101,400	152,500	253,900

Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Data Correction
Reference 1	B17916P803
Reference 2	LOT SIZE: 12.5
Tran/Land/Bldg	101 1 11
X.....	sp Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	08/23/2021
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
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
8.50	Acres-Rear Land 1-10	3,045.00	28,471	100%		28,471
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 12.50					Land Total	133,689

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 100	Base	337,755
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	8,911
Rooms	15				
Bedrooms	5	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	51,480
Attic	Floor & Stairs			Attic	2,621
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

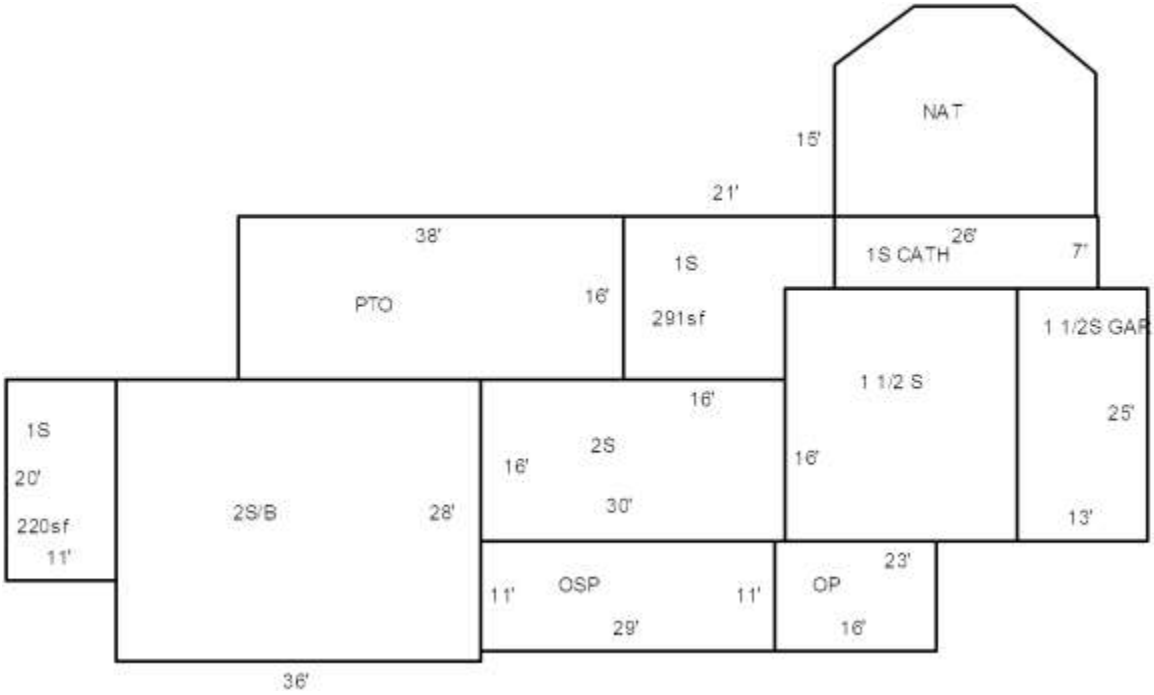
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	2010	GOOD	TYPICAL	Good	Inadeq.	409,942

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	95%	105%	318,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1850	480	B 100	101.094	Good	78%	95%	105%	78.656
ONE STORY FRAME	1850	511	B 100	60.836	Good	78%	95%	105%	47.334
1.50 ST GARAGE..	1850	325	B 100	20.948	Good	78%	95%	105%	16.298
1 & 1/2 STORY FR	1850	575	B 100	100.038	Good	78%	95%	105%	77.835
1 ST CATH CEILING	1850	182	B 100	25.034	Good	78%	95%	105%	19.478
Natatorium	1850	400	B 100	40.700	Good	78%	95%	105%	31.667
OPEN SCR PORCH	1850	319	B 100	18.312	Good	78%	95%	105%	14.247
Open Frame Porch	1850	176	B 100	9.669	Good	78%	95%	105%	7.523
PATIO	1850	608	B 100	4.948	Good	78%	95%	105%	3.849
2.00 ST BARN....	1850	1560	C 100	80.076	Avg-	60%	100%	105%	50.448
4,531 SFLA							Outbuilding Total		347,335

Accpt Land 133,700 Accepted Bldg 666,300 Total 800,000


NAT
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PTO
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291sf
1S CATH
26'
7'
1 1/2S GAR
1 1/2 S
25'
16'
16'
1S
20'
220sf
11'
2S/B
28'
2S
16'
30'
16'
13'
23'
11'
OSP
11'
29'
OP
16'
36'

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS
Reference 1	B17916P803
Reference 2	LOT SIZE: 12.5
Tran/Land/Bldg	101 0 0
X.....	sp Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Sale Data

Sale Date	08/23/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
KITCHEN-ADDL/ADU	2020	1	B 100	7.150	B Gr	78%	95%	105%	5.563
Swimming Pool	2010	160	C 100	12.100	Avg.	91%	100%	105%	11.562
STABLE	2020	200	C 100	7.472	Avg.	97%	100%	105%	7.610
SPRINKER/100SF..	2023	48	C 100	7.172	Avg.	98%	100%	105%	7.380
4,531 SFLA							Outbuilding Total		32,115

Accpt Land	0	Accepted Bldg	32,100	Total 32,100

Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	133,700	666,300	800,000	133,700	666,300	800,000
2	0	32,100	32,100	0	32,100	32,100
TOTAL	133,700	698,400	832,100	133,700	698,400	832,100

Name: QUIMBY, ROBERT P
QUIMBY, PAMELA
Map/Lot: 018-031
Account: 1182 Card: 1 of 1 Location: 38 MARKET ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B6650P0141
Reference 2	LOT SIZE:0.35
Tran/Land/Bldg	31 2 80
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

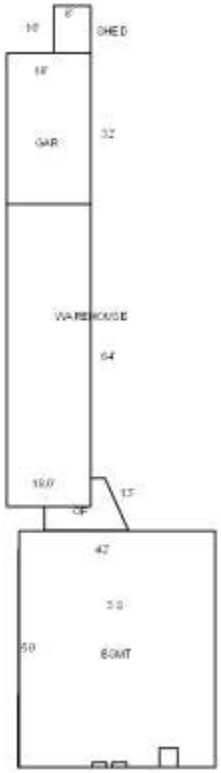
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	70,600.00	69,920	100%		69,920
1.00	ACRES-UTILITY ROW	1,000.00	1,100	100%		1,100
Total Acres 1.35					Land Total	71,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1940	2078	C 100	179.612	Avg.	67%	100%	100%	120.340
Open Frame Porch	1940	110	C 100	4.649	Avg-	60%	100%	100%	2.789
WAREHOUSE WD....	1940	1152	D 100	25.003	Avg-	60%	50%	100%	7.501
Frame Garage	1940	576	C 100	21.347	Avg-	60%	100%	100%	12.808
Frame Shed	1940	80	C 100	1.252	Avg-	60%	100%	100%	751
APT	1940	2100	C 100	195.688	Avg.	67%	80%	100%	104.889
APT	1940	2100	C 100	195.688	Avg.	67%	80%	100%	104.889
BSMT UNFINISHED.	0	2100	C 100	52.605	Avg-	60%	50%	100%	15.782
								Outbuilding Total	369,749

Accpt Land 71,000 Accepted Bldg 369,700 Total 440,700


SHED
GAR
32
64
42
50
BSMT

Name: HARTIGAN, DENNIS P
HARTIGAN, SUSAN C
Map/Lot: 022-052
Account: 1183 Card: 1 of 1 Location: 6 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Reference 1	B9728P0065
Reference 2	LOT SIZE: .23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	616 Sqft	Grade C 100	Base	178,144
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Field4	Basement	616
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0%	Heat	3,696
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	1,232
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

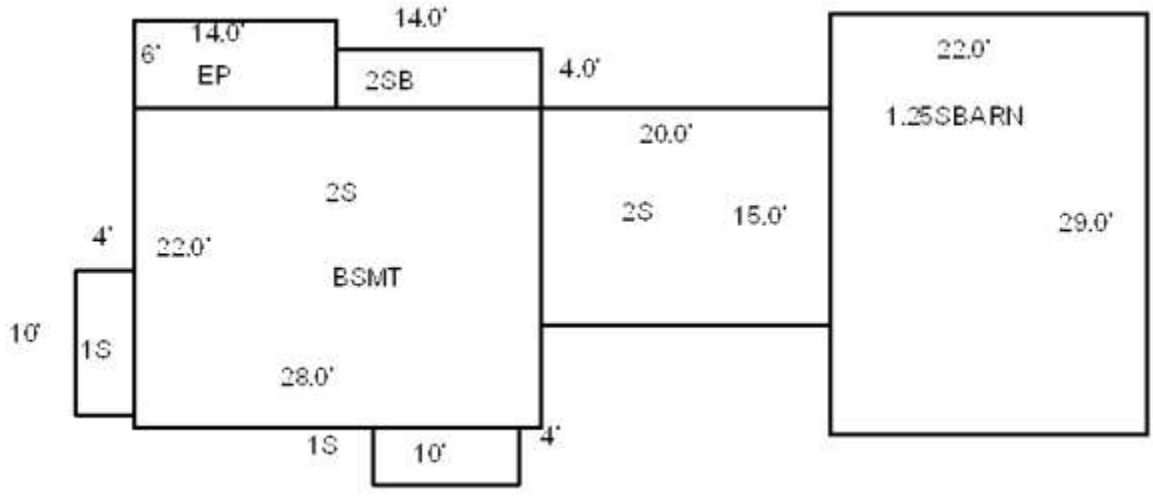
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	TYPICAL	TYPICAL	Average	Typical	191,608

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	130,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2 Story/BSMT	1900	56	C 100	9.467	Avg.	67%	97%	105%	6.460
Encl Frame Porch	1900	84	C 100	6.693	Avg.	67%	97%	105%	4.566
ONE STORY FRAME	1900	40	C 100	3.663	Avg.	67%	97%	105%	2.500
1 STORY	1900	40	C 100	3.663	Avg.	67%	97%	105%	2.500
TWO STORY FRAME	1900	300	C 100	48.603	Avg.	67%	97%	105%	33.166
1.25 ST BARN....	1900	638	C 100	25.428	Avg.	67%	97%	105%	17.352
2,024 SFLA								Outbuilding Total	66,544

Accpt Land	81,900	Accepted Bldg	197,300	Total	279,200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1.25SBARN
20.0'
2S
2S
15.0'
29.0'
4'
22.0'
BSMT
10'
1S
28.0'
1S
10'
4'

Name: BARNUM, STEVEN & MARY, TRUSTEES
BARNUM REVOCABLE TRUST
Map/Lot: 013-042
Account: 1184 Card: 1 of 1 Location: 113 WEST FIRST ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	08/31/2018
Sale Price	246,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17796P418
Reference 2	LOT SIZE:0.64
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	210,000	248,757	100%		248,757
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.64					Land Total	262,507

Dwelling Description

				Replacement Cost New	
Contemporary	One & 1/2 Story	495 Sqft	Grade D 110	Base	129,753
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/4 Bmt	Basement	109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,306
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,646
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,324
Insulation	Minimal			Insulation	-653
Unfin. Living Area	58%			Unfinished	-2,651

Dwelling Condition

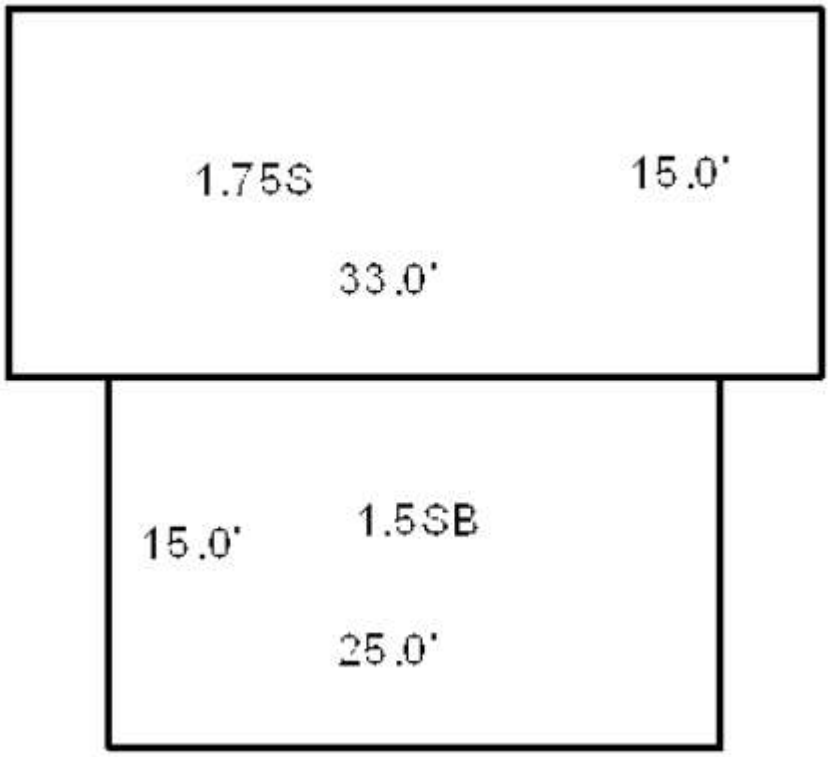
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Below Average	Typical	135,222

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	61%	100%	125%	103,107

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1963	375	D 110	48.817	Avg-	61%	100%	125%	37,222
Frame Shed	1963	96	D 110	1.322	Avg-	61%	100%	125%	1,008
Frame Shed	1963	80	D 110	1.102	Avg-	61%	100%	125%	840
874 SFLA							Outbuilding Total		39,070

Accpt Land	262,500	Accepted Bldg	142,200	Total	404,700


1.75S
15.0'
33.0'
15.0'
1.5SB
25.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Above Street
Utilities Well & Septic
Street Gravel

Reference 1 B4114P0335
Reference 2 LOT SIZE:0.25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	210,000	215,531	100%		215,531
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.25					Land Total	229,281

Dwelling Description

				Replacement Cost New	
Ranch	One Story	492 Sqft	Grade D 100	Base	90,559
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	590
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	984
Rooms	4	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

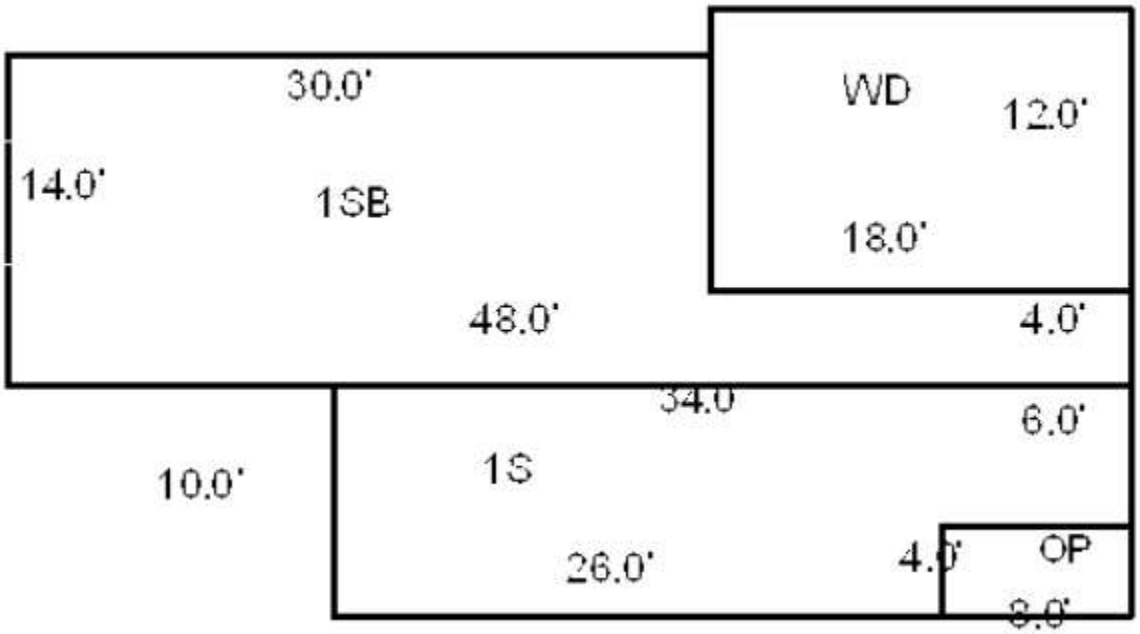
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	1988	GOOD	GOOD	Above Average	Typical	99,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	125%	90,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1940	308	D 100	22.566	Avg+	73%	100%	125%	20.591
Open Frame Porch	1940	32	D 100	1.082	Avg+	73%	100%	125%	988
Wood Deck	1940	216	D 100	2.165	Avg+	73%	100%	125%	1.975
800 SFLA							Outbuilding Total		23,554

Accpt Land 229,300 Accepted Bldg 114,000 Total 343,300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34.0
6.0'
10.0'
1S
26.0'
4.0'
OP
8.0'

Name: FIFIELD, CHARLES R
FIFIELD, JESSICA D
Map/Lot: 004-084
Account: 1186 Card: 1 of 1 Location: 22 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/26/2014
Sale Price	188,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16784P605
Reference 2	LOT SIZE:1.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	72,675.00	82,068	100%		82,068
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.30					Land Total	97,743

Dwelling Description

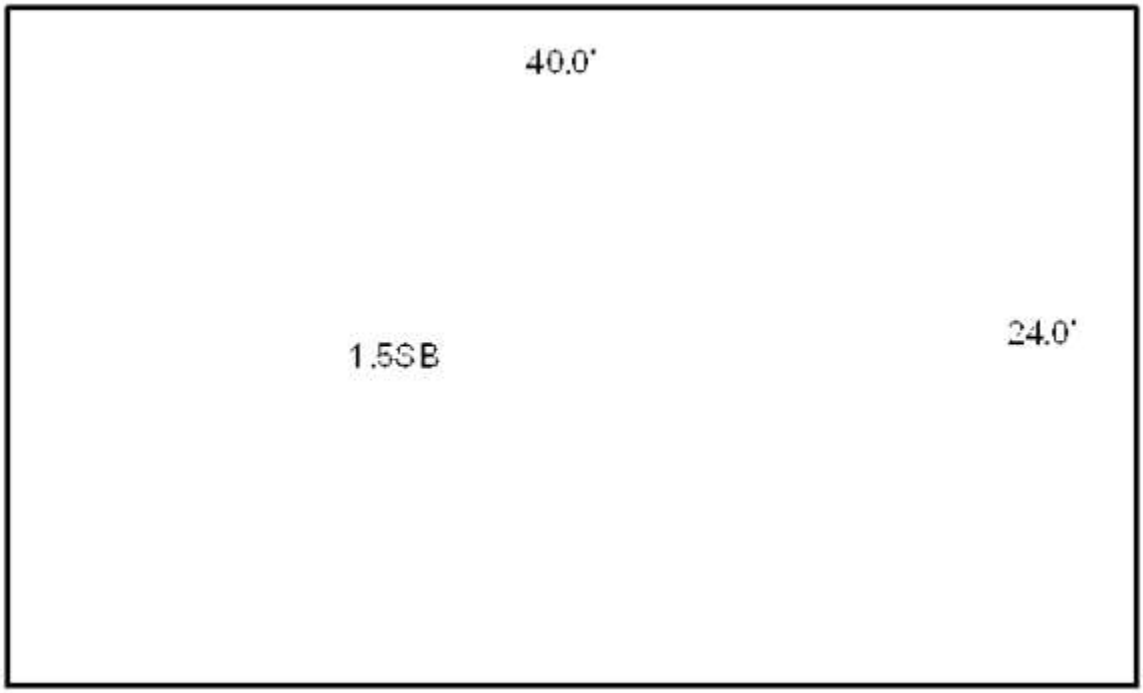
				Replacement Cost New	
Conventional	One Story	960 Sqft	Grade C 100	Base	159,987
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	6,490
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	170,797

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	124,938

Accpt Land	97,700	Accepted Bldg	124,900	Total	222,600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Name: O'BRIEN, KELLY A
O'BRIEN, MARK J
Map/Lot: 012-014
Account: 1187 Card: 1 of 1 Location: 56 WEST FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/20/2012
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16467P331
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	210,000	260,879	50%	Size/Shape	130,440
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.75					Land Total	144,190

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	416 Sqft	Grade C 100	Base	138,398
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	624
Fin. Basement Area	None	Basement Gar	4 CAR	Fin Bsmt	7,920
Heating	100% Forced Warm	Cooling	0% None	Heat	1,560
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

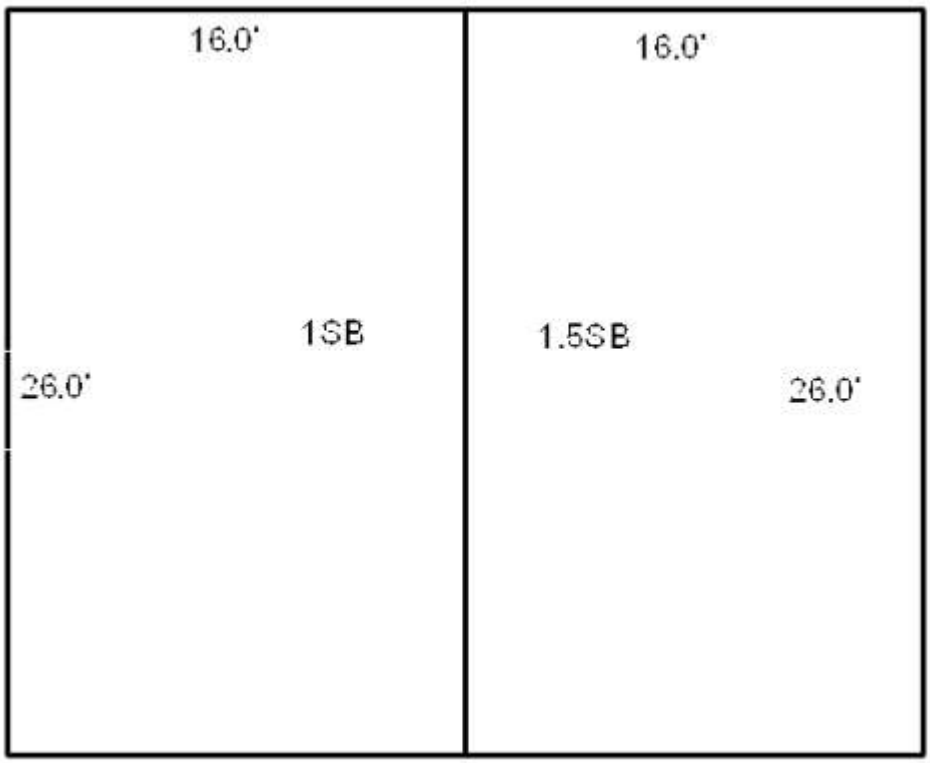
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Above Average	Typical	148,502

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	125%	167,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2002	416	C 100	43.955	Avg+	90%	100%	125%	49,450
1,040 SFLA							Outbuilding Total		49,450

Accpt Land	144,200	Accepted Bldg	216,500	Total	360,700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1.5SB
26.0'
26.0'

Name: CARTER, CHUCK
CARTER, REBECCA
Map/Lot: 004-085
Account: 1188 Card: 1 of 1 Location: 32 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	SepticWell & Septic
Street	No Street

Sale Data

Sale Date	04/16/2010
Sale Price	57,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B15848P380
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	728 Sqft	Grade C 100	Base	191,261
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,276
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

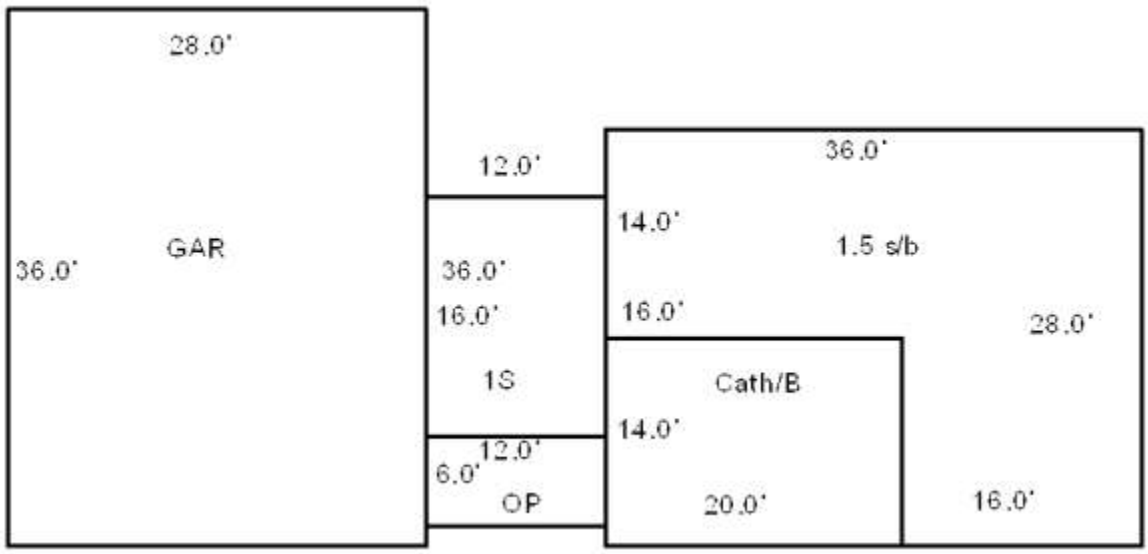
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	195,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	95%	170,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST CATH/BSMT	2010	280	C 100	33.569	Avg.	92%	100%	95%	29.339
ONE STORY FRAME	2010	192	C 100	17.583	Avg.	92%	100%	95%	15.367
Open Frame Porch	2010	72	C 100	3.043	Avg.	92%	100%	95%	2.660
Frame Garage	2010	1008	C 100	36.903	Avg.	92%	100%	95%	32.253
Frame Shed	2010	192	C 100	3.005	Avg.	92%	100%	95%	2.627
1,564 SFLA							Outbuilding Total		82,246

Accpt Land 107,500 Accepted Bldg 253,200 Total 360,700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1.5 s/b
16.0'
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Cath/B
14.0'
20.0'
16.0'

Map/Lot: 008-065
Account: 1189 Card: 1 of 1 Location: 33 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use FARM & FOREST
Topography
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	03/30/2020
Sale Price	335,868
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B18208P267
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,220 Sqft	Grade B 100	Base	267,149
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,379
Fin. Basement Area	1000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,800
Heating	100% Forced Warm	Cooling	0% None	Heat	3,965
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	303,589

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	279,757

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2020	280	B 100	13.894	Avg.	97%	100%	95%	12.803
Open Frame Porch	2020	130	B 100	7.142	Avg.	97%	100%	95%	6.582
Wood Deck	2020	144	B 100	2.345	Avg.	97%	100%	95%	2.161
1,220 SFLA							Outbuilding Total		21,546

Accpt Land	107,500	Accepted Bldg	301,300	Total	408,800

Map/Lot: 009-027
Account: 1190 Card: 1 of 1 Location: 114 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Gravel

Reference 1 B4233P0316
Reference 2 LOT SIZE:2.2
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

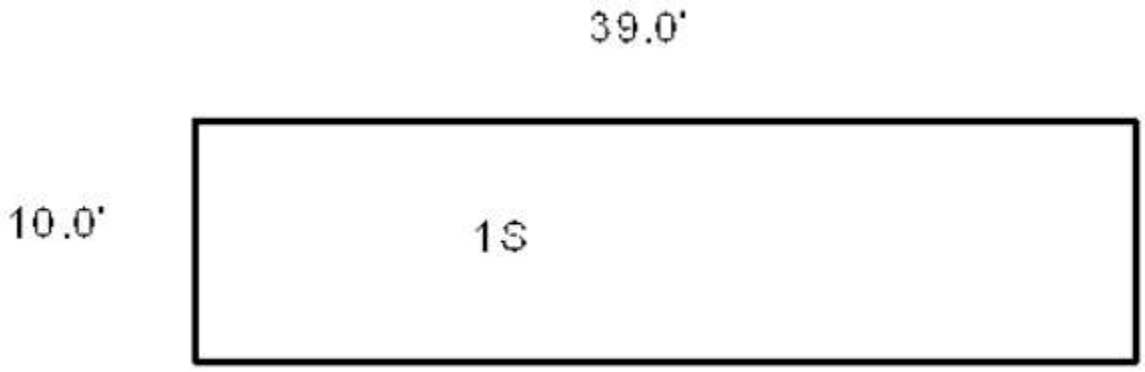
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.20	Acres-Homesite (Fract)	57,375.00	68,290	100%		68,290
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 2.20					Land Total	80,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10 Mobile Home	1953	10X39	D 100	9.213	Avg-	35%	100%	95%	3,063
390 SFLA							Outbuilding Total		3,063

Accpt Land 80,700 Accepted Bldg 3,100 Total 83,800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Map/Lot: 003-110-1
Account: 1191 Card: 1 of 1 Location: 110 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B12051P053
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/01/2002
Sale Price	160,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.50					Land Total	103,289

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	434 Sqft	Grade C 100	Base	144,277
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	543
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,302
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

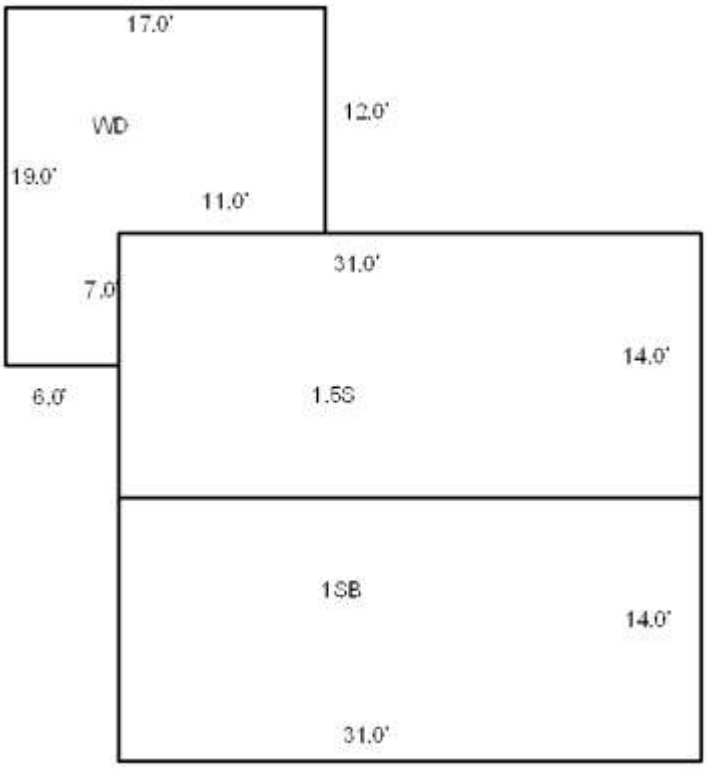
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	146,922

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	95%	106,078

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1980	434	C 100	39.746	Avg.	76%	100%	95%	28.697
Wood Deck	1980	246	C 100	3.082	Avg.	76%	100%	95%	2.225
Frame Shed	1980	120	C 100	1.878	Avg.	76%	100%	95%	1.356
1,085 SFLA							Outbuilding Total		32,278

Accpt Land	103,300	Accepted Bldg	138,400	Total	241,700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14.0'
31.0'

Neighborhood 13 LOWER MAIN

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	05/30/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Lender
Validity	Other Non Valid

Reference 1	B17485P146
Reference 2	LOT SIZE: .48
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	74,130.00	75,772	100%		75,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.48					Land Total	87,322

Dwelling Description / **Replacement Cost New**

Garrison	Two Story	988 Sqft	Grade C 100	Base	268,929
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,928
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

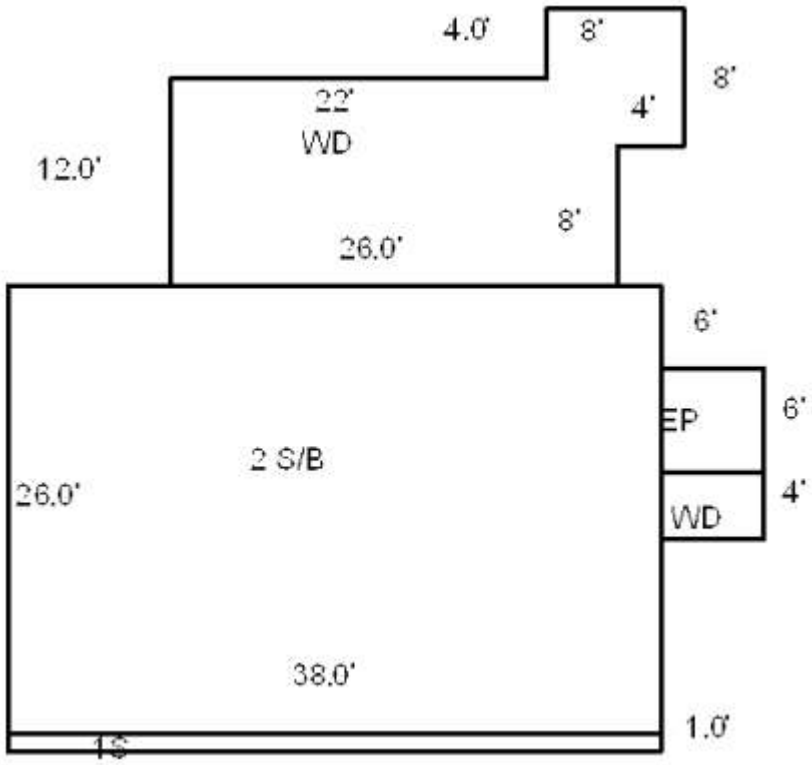
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	289,539

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	90%	105%	229,836

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1995	360	C 100	4.511	Avg.	84%	90%	105%	3.580
Encl Frame Porch	1995	36	C 100	2.868	Avg.	84%	90%	105%	2.276
WOOD DECK	1995	24	C 100	301	Avg.	84%	90%	105%	239
ONE STORY FRAME	1995	38	C 100	3.480	Avg.	84%	90%	105%	2.762
2,014 SFLA							Outbuilding Total		8,857

Accpt Land	87,300	Accepted Bldg	238,700	Total	326,000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6'
EP
6'
2 S/B
26.0'
WD
4'
38.0'
1.0'
1S

Account: 1193 Card: 1 of 1 Map/Lot: 014-007-2 Location: 12 PLEASANT ST

Neighborhood 12 PLEASANT ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/24/1996
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B7884P0332
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	163,908
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,920
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

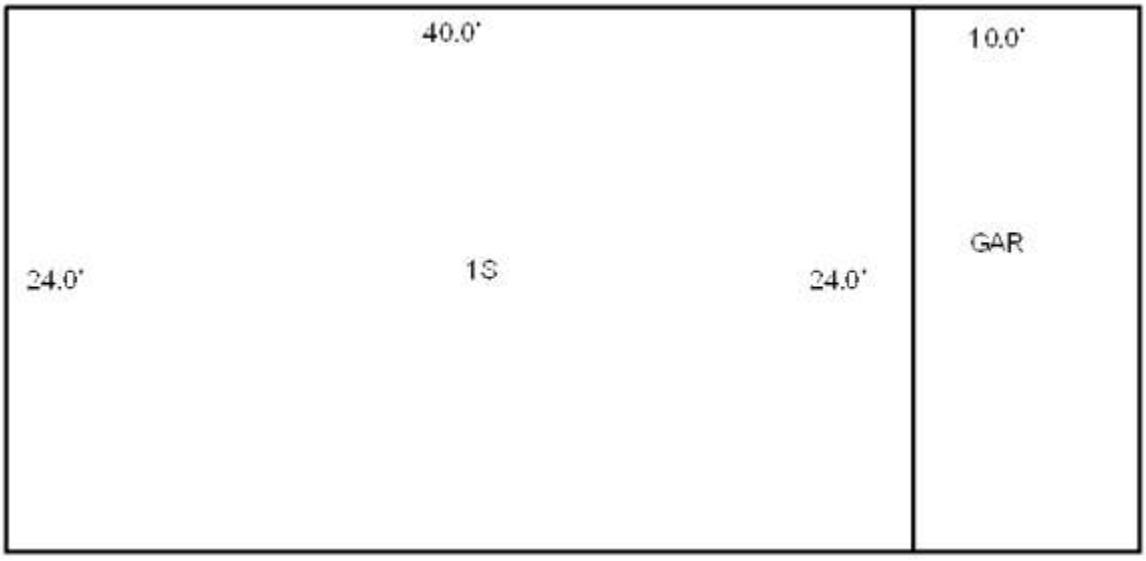
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	167,348

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	95%	105%	130,205

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1984	240	C 100	9.247	Avg.	78%	95%	105%	7.195
Frame Shed	1984	120	C 100	1.878	Avg.	78%	95%	105%	1.462
960 SFLA							Outbuilding Total		8,657

Accpt Land	90,800	Accepted Bldg	138,900	Total	229,700


40.0'
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24.0'
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Map/Lot: 006-024
Account: 1194 Card: 1 of 1 Location: MEETING HOUSE RD

Neighborhood 50 MILL LANE

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9222P0047
Reference 2 LOT SIZE:5.5
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.50	Acres-Rear Land 1-10	1,710.00	2,822	100%		2,822
Total Acres 5.50					Land Total	94,652

Accpt Land 94,700 Accepted Bldg 0 Total 94,700

Account: 1195 Card: 1 of 1 Map/Lot: 010-005 Location: 383 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS

Sale Data

Sale Date	03/09/2022
Sale Price	291,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15754P121
Reference 2	LOT SIZE:7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.00	Acres-Rear Land 1-10	1,710.00	5,643	100%		5,643
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.00					Land Total	113,148

Dwelling Description / **Replacement Cost New**

Garrison	One Story	936 Sqft	Grade C 100	Base	165,023
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	936 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,093
Heating	100% Units	Cooling	0% None	Heat	1,872
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

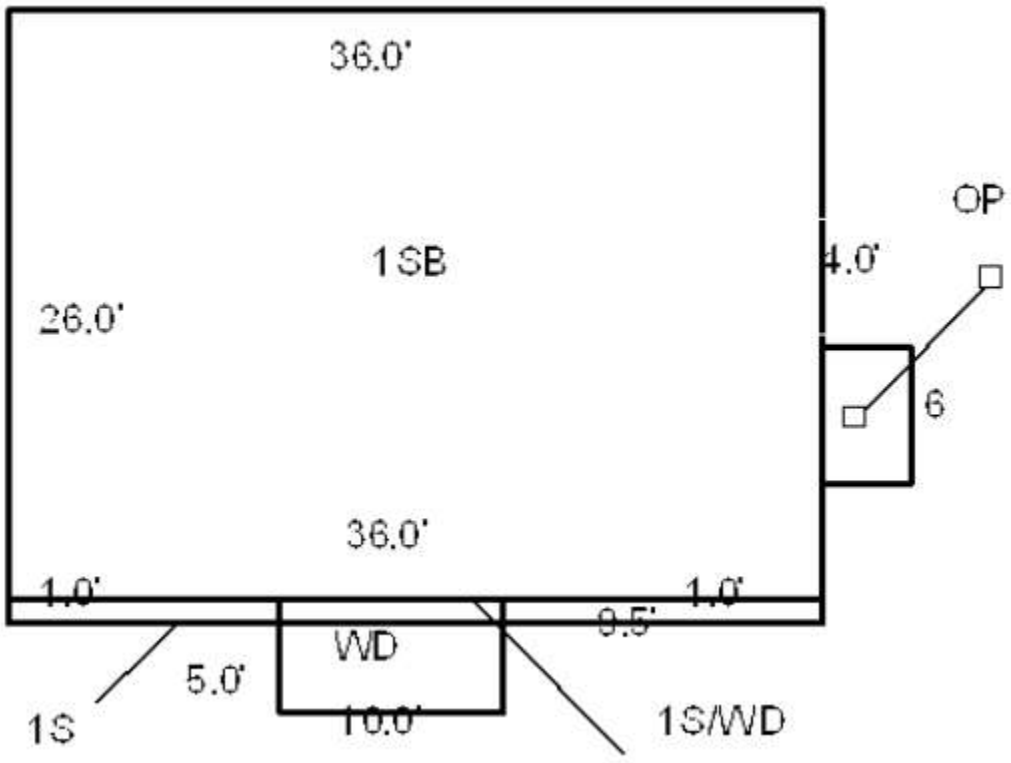
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	197,672

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	148,353

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1985	24	C 100	1.014	Avg.	79%	100%	95%	761
ONE STORY FRAME	1985	36	C 100	3.297	Avg.	79%	100%	95%	2,475
Wood Deck	1985	50	C 100	626	Avg.	79%	100%	95%	470
Frame Garage	1985	768	B	0	Avg.	79%	100%	95%	0
972 SFLA							Outbuilding Total		3,706

Accpt Land 113,100 Accepted Bldg 152,100 Total 265,200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OP
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1S/WD

Account: 1196 Card: 1 of 1 Map/Lot: 002-023 Location: WELLS ST

Neighborhood 99	LANDLOCKED
Tree Growth	2032
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B2457P0195 TG
Reference 2	LOT SIZE:313 REAR
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
99.40	Acres-Rear Land 11-20	1,260.00	137,768	100%		137,768
63.80	Acres-Softwood	421.00	26,860	100%		26,860
98.20	Acres-Mixed Wood	436.00	42,815	100%		42,815
42.50	Acres-Hardwood	344.00	14,620	100%		14,620
Total Acres 313.90					Land Total	255,558

Accpt Land 255,600 Accepted Bldg 0 Total 255,600

Name: KERN, EVERETT S. & LINDA , TRUSTEES
E&L KERN FAMILY TRUST
Map/Lot: 011-016
Account: 1197 Card: 1 of 1 Location: 8 WEST FIFTY FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities SepticWell & Septic
Street Gravel

Sale Data

Sale Date	08/30/2013
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B16690P266
Reference 2 LOT SIZE:0.25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	210,000	215,531	100%		215,531
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.25					Land Total	229,281

Dwelling Description

				Replacement Cost New	
Ranch	One Story	480 Sqft	Grade D 100	Base	84,875
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	480
Rooms	3	HEARTHS		HEARTHS	640
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-384
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

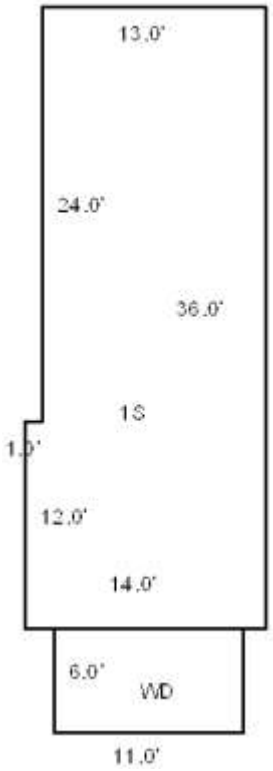
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1970	TYPICAL	TYPICAL	Average	Typical	85,611

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	71,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN PORCH/BSMT	1930	0	D 100	102	Avg.	67%	100%	125%	85
Wood Deck	1930	66	D 100	662	Avg.	67%	100%	125%	555
Frame Shed	1930	96	D 100	1.202	Avg.	67%	100%	125%	1.006
480 SFLA							Outbuilding Total		1,646

Accpt Land 229,300 Accepted Bldg 73,300 Total 302,600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Account: 1198 Card: 1 of 1 Map/Lot: 001-049 Location: 227 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & Septic
Street	Paved
Reference 1	B15246P844
Reference 2	ACRES 50+/-
Tran/Land/Bldg	106 1 98
X.....	SPL Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/27/2007
Sale Price	108,200
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
10.00	Acres-Rear Land 1-10	1,440.00	15,840	100%		15,840
10.00	Acres-Rear Land 11-20	800.00	8,800	100%		8,800
25.11	Acres-Rear 21+	560.00	15,468	100%		15,468
Total Acres 49.11					Land Total	117,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GD POLE SHED....	2008	2400	B 90	43,945	Avg.	90%	100%	95%	37,572
QUONSET.....	2008	2000	D 90	27,562	Avg.	90%	50%	95%	11,783
								Outbuilding Total	49,355

Accpt Land	117,400	Accepted Bldg	49,400	Total	166,800

Account: 1199 Card: 1 of 1 Map/Lot: 017-038 Location: 60 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/14/2020
Sale Price	317,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18172P411
Reference 2	LOT SIZE:1
Tran/Land/Bldg	102 1 12
X.....	B Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,628 Sqft	Grade C 100	Base	392,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,628
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,768
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	Floor & Stairs			Attic	3,256
FirePlaces	5			Fireplace	22,990
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

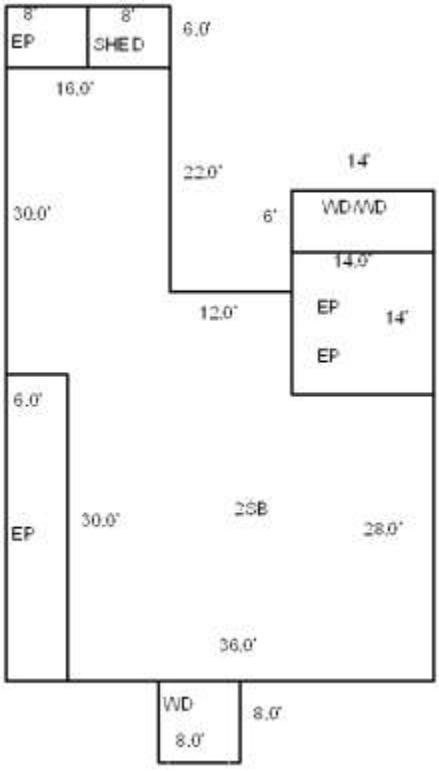
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	1980	GOOD	GOOD	Average	Typical	441,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	310,285

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1700	48	C 100	751	Avg.	67%	100%	105%	528
Encl Frame Porch	1700	48	C 100	3.825	Avg.	67%	100%	105%	2.691
Encl Frame Porch	1700	196	C 100	15.617	Avg.	67%	100%	105%	10.986
Encl Frame Porch	1700	180	C 100	14.342	Avg.	67%	100%	105%	10.089
Wood Deck	1700	64	C 100	802	Avg.	67%	100%	105%	564
Encl Frame Porch	1700	196	C 100	15.617	Avg.	67%	100%	105%	10.986
WD/WD	2005	168	C 100	4.208	Avg.	88%	100%	105%	3.888
3,256 SFLA							Outbuilding Total		39,732

Accpt Land	93,100	Accepted Bldg	350,000	Total	443,100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Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B8759P0296
Reference 2	LOT SIZE:3.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	72,675.00	90,612	100%		90,612
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.50					Land Total	106,287

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 90	Base	178,234
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,037
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,782
Heating	100% HW BB	Cooling	0% None	Heat	3,110
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Inadeq.	184,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	95%	95%	131,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1986	192	C 90	18.258	Avg.	79%	95%	95%	13.018
Wood Deck	1986	64	C 90	722	Avg.	79%	95%	95%	515
ENC.PORCH/BSMT	1986	56	C 90	4.766	Avg.	79%	95%	95%	3.398
WOOD DECK	1986	77	C 90	868	Avg.	79%	95%	95%	619
Frame Garage	1986	800	D 100	23.530	Avg.	79%	95%	95%	16.777
1,344 SFLA								Outbuilding Total	34,327

Accpt Land	106,300	Accepted Bldg	165,600	Total	271,900

8.0'
32.0'
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1SB
24.0'
1.5SB
WD
8'
8'
11'
WD

Neighborhood 63 VARNEY RD

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B5431P0149
Reference 2	LOT SIZE: 0.62
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	74,130.00	77,737	100%		77,737
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.62					Land Total	89,287

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,366 Sqft	Grade C 100	Base	213,827
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,049
Fin. Basement Area	680 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	21,463
Heating	100% HW BB	Cooling	0% None	Heat	4,098
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

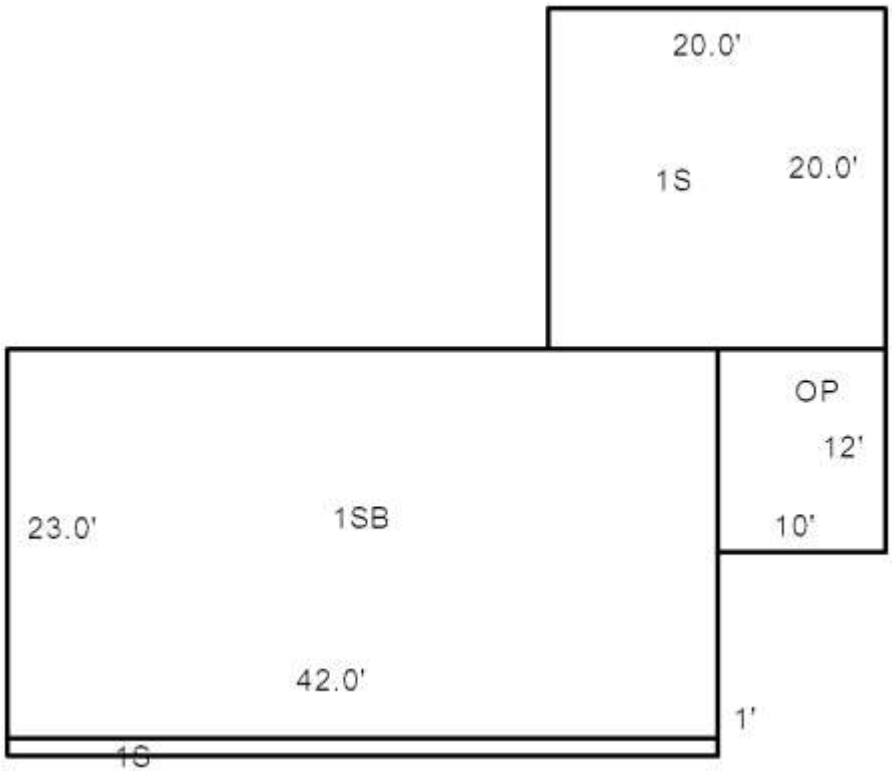
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	GOOD	TYPICAL	Average	Typical	241,437

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	105%	192,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	42	C 100	3.846	Avg.	76%	100%	105%	3.069
Wood Deck	1980	48	C 100	601	Avg.	74%	100%	105%	467
Frame Shed	1980	100	C 100	1.565	Avg.	76%	100%	105%	1.248
1,408 SFLA							Outbuilding Total		4,784

Accpt Land	89,300	Accepted Bldg	197,500	Total	286,800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Map/Lot: 008-059
Account: 1202 Card: 1 of 1 Location: 209 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
Value Change	Other
Reference 1	B10954P154
Reference 2	LOT SIZE: 5.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.94	Acres-Homesite (Fract)	72,675.00	91,691	100%		91,691
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.94					Land Total	107,366

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

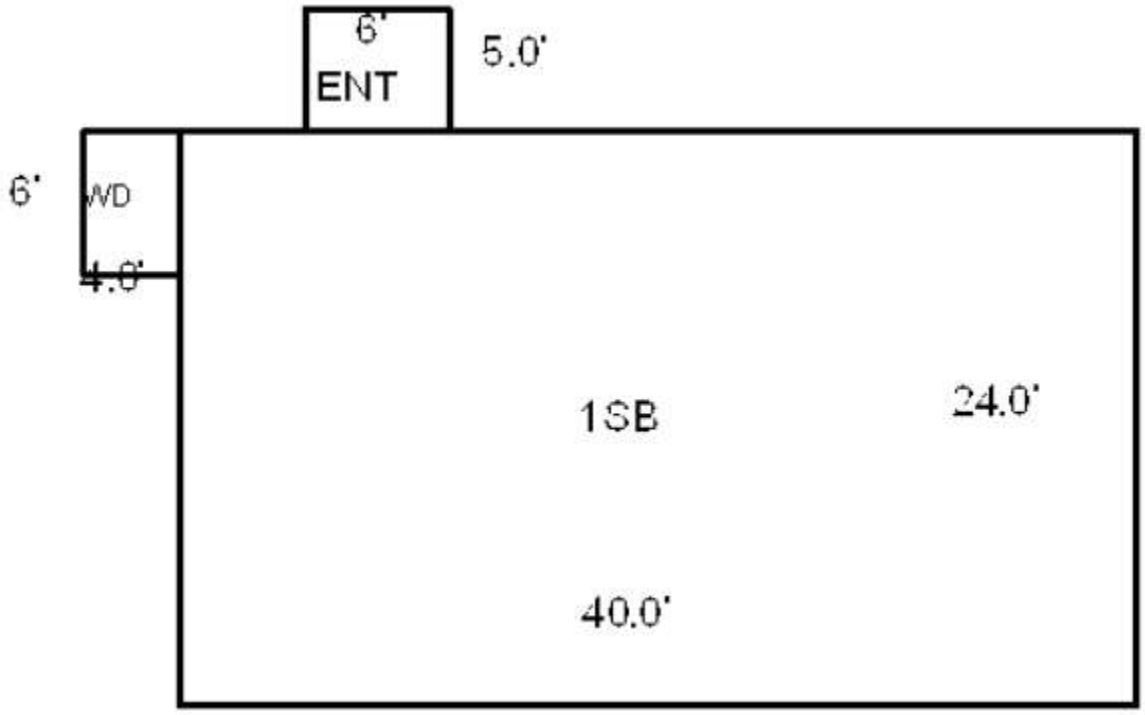
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	OLD TYPE	TYPICAL	Average	Typical	183,465

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	68%	100%	95%	118,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1963	24	C 100	301	Avg.	68%	100%	95%	195
BSMT ENTRY.....	1963	30	C 100	470	Avg.	68%	100%	95%	304
Frame Garage	1963	384	C 100	14.433	Avg.	67%	100%	95%	9,186
960 SFLA							Outbuilding Total		9,685

Accpt Land	107,400	Accepted Bldg	128,200	Total	235,600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24.0'
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Name: FECTEAU, RICHARD P.
FIESSELER-FECTEAU, JANIS
Map/Lot: 010-064
Account: 1203 Card: 1 of 1 Location: 685 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Steep
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	08/12/2020
Sale Price	475,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 OT SIZE:32.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
8.80	Acres-Rear 21+	665.00	6,437	100%		6,437
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 32.80					Land Total	143,202

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	888 Sqft	Grade B 100	Base	310,241
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,051
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	328,360

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	277,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2005	456	B 100	62.635	Avg.	89%	100%	95%	52.958
Open Frame Porch	2005	384	B 100	21.096	Avg.	89%	100%	95%	17.836
1 STORY GARAGE..	2016	576	B 100	27.751	Avg.	95%	100%	95%	25.045
LEAN TO	2016	160	C 100	1.195	Avg.	95%	100%	95%	1.078
2,010 SFLA							Outbuilding Total		96,917

Accpt Land 143,200 Accepted Bldg 374,500 Total 517,700

24'
24'
1S/B
10'
10'
12'
12'
28'
28'
1.75S/B
18'
18'
12'
36'
OP
8.0'
48.0'

Map/Lot: 008-089
Account: 1204 Card: 1 of 1 Location: 575 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B11711P059
Reference 2 LOT SIZE: 115.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
53.90	Acres-Rear 21+	665.00	39,428	100%		39,428
37.70	GRAVP-GRAVEL PIT	1,900.00	78,793	100%		78,793
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 115.60					Land Total	254,986

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	231,033
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,212
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

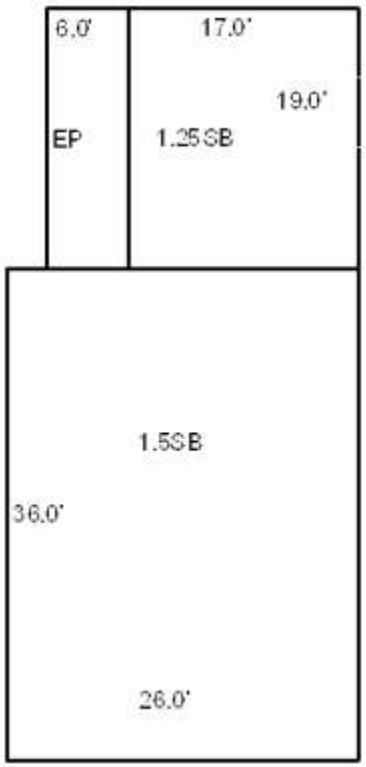
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Fair	Typical	250,951

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	100%	95%	131,122

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 1/4 S/BSMT	0	323	C 100	35.669	Fair	55%	100%	95%	18.637
Encl Frame Porch	0	114	C 100	9.084	Fair	55%	100%	95%	4.746
1.25 ST GARAGE..	0	1600	D 100	53.646	Fair	55%	100%	95%	28.030
1 ST BARN.....	0	806	E 100	13.223	Fair	55%	100%	95%	6.909
1 ST BARN.....	0	256	E 100	4.612	Poor	45%	100%	95%	1.971
Frame Shed	0	144	E 100	1.127	Poor	45%	100%	95%	482
1,404 SFLA							Outbuilding Total		60,775

Accpt Land 255,000 Accepted Bldg 191,900 Total 446,900


6.0'
17.0'
19.0'
EP
1.25SB
1.5SB
36.0'
26.0'

Name: MEGELE, OLIVER S
MEGELE, PATRICIA J
Map/Lot: 010-063
Account: 1205 Card: 1 of 1 Location: 715 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS

Sale Data

Sale Date	11/30/2016
Sale Price	263,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17376P206
Reference 2	LOT SIZE:1.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	72,675.00	81,746	90%	Size/Shape	73,572
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.25					Land Total	89,247

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	884 Sqft	Grade B 100	Base	283,000
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,437
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,171
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

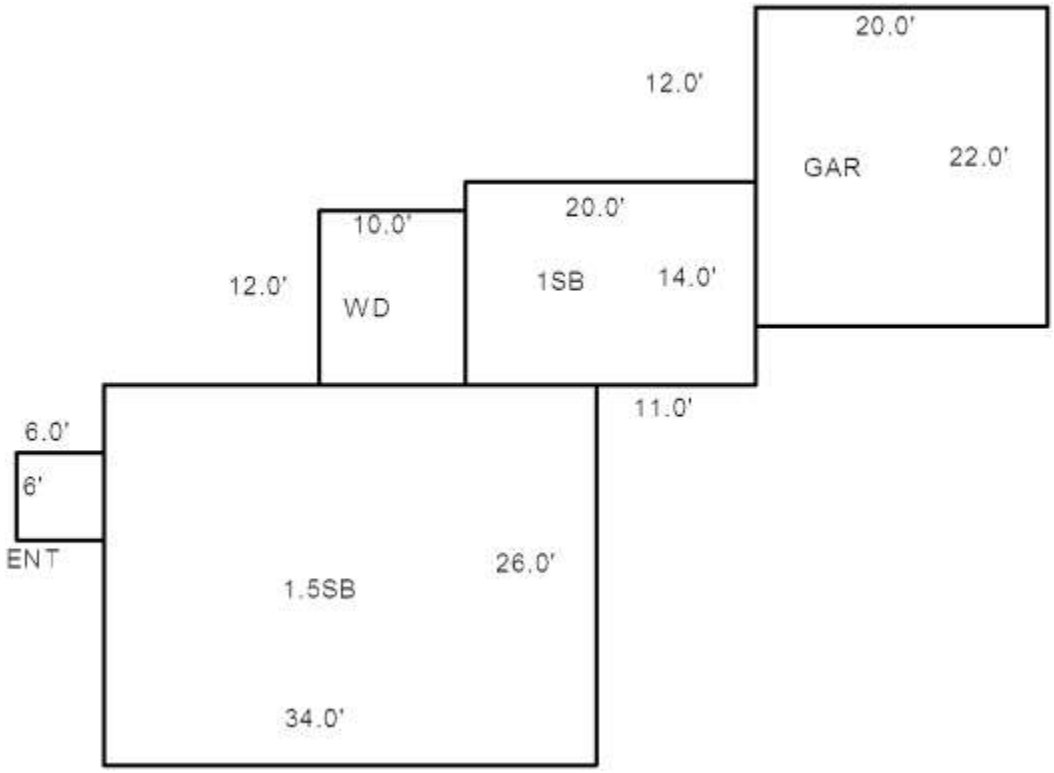
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	306,768

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	100%	95%	204,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1968	280	B 100	33.335	Avg.	70%	100%	95%	22.167
Wood Deck	1968	120	B 100	1.955	Avg.	70%	100%	95%	1.300
BSMT ENTRY.....	1968	36	B 100	732	Avg.	70%	100%	95%	486
Frame Garage	1968	440	B 100	21.384	Avg.	70%	100%	95%	14.221
Frame Shed	2022	120	C 100	1.878	Avg.	98%	100%	95%	1.748
1,606 SFLA							Outbuilding Total		39,922

Accpt Land	89,200	Accepted Bldg	243,900	Total	333,100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WD
1SB
14.0'
11.0'
6.0'
6'
ENT
26.0'
1.5SB
34.0'

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Level
Utilities SepticWell & Septic
Street Paved

Reference 1 B9507P0082
Reference 2 LOT SIZE:3.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.40	Acres-Homesite (Fract)	72,675.00	90,349	100%		90,349
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.40					Land Total	106,024

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	Base	178,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	183,156

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	95%	118,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	40	C	0	Avg+	79%	0%	95%	0
Frame Garage	1980	728	C 100	26.820	Avg.	68%	100%	95%	17,326
Frame Shed	1980	240	D 100	3.005	Fair	64%	100%	95%	1,827
1,008 SFLA							Outbuilding Total		19,153

Accpt Land 106,000 Accepted Bldg 137,500 Total 243,500

36.0'
1SB
28.0'

Name: CONOVER, MARY LOU PER. REP.
QUACKENBUSH, EDWARD & HELEN
Map/Lot: 005-053
Account: 1207 Card: 1 of 1 Location: TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1756P0268
Reference 2 LOT SIZE:40
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
16.00	Acres-Rear 21+	665.00	11,704	100%		11,704
Total Acres 40.00					Land Total	132,794

Accpt Land 132,800 Accepted Bldg 0 Total 132,800

Name: WENTWORTH, STEPHEN B
WENTWORTH, MELISSA S
Map/Lot: 003-057-1
Account: 1208 Card: 1 of 1 Location: 170 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/22/2015
Sale Price	139,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17030P76
Reference 2	LOT SIZE: 14.6
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
9.60	Acres-Rear Land 1-10	2,400.00	25,344	100%		25,344
1.00	Acres-Rear Land 11-20	1,500.00	1,650	100%		1,650
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 14.60					Land Total	128,184

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,400 Sqft	Grade C 100	Base	332,102
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,100
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,400
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	355,802

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	338,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2016	240	C 100	3.007	Avg.	95%	100%	100%	2,857
Open Frame Porch	2016	300	C 100	12.678	Avg.	95%	100%	100%	12,044
2 STORY GARAGE	2016	676	C 100	39.303	Avg.	95%	100%	100%	37,338
2,800 SFLA							Outbuilding Total		52,239

Accpt Land	128,200	Accepted Bldg	390,300	Total	518,500

50'
UNF/GAR
26'
2 S/B
28'
12'
20'
26'
50'
WD
6'
OP
6'
50'

Map/Lot: 013-007
Account: 1209 Card: 1 of 1 Location: 261 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	10/20/2006
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B6432P0028
Reference 2 LOT SIZE:3.39
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.39	Acres-Homesite (Fract)	76,500.00	95,077	100%		95,077
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 3.39				Land Total		111,577

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 110	Base	247,847
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

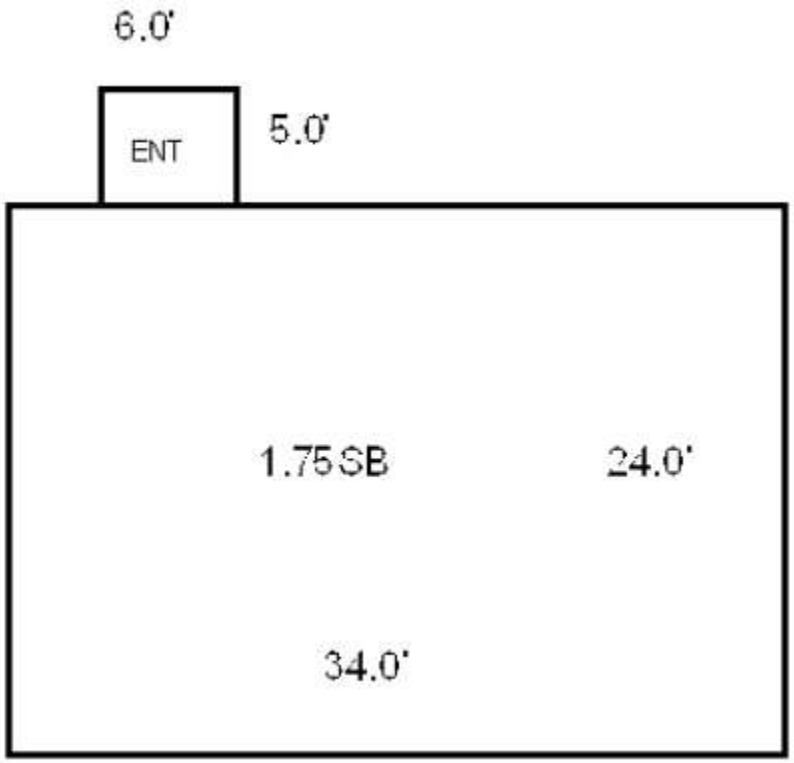
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	269,272

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	100%	215,418

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1988	30	C 110	517	Avg.	80%	100%	100%	414
Frame Shed	1988	128	C 100	2.003	Avg.	80%	100%	100%	1.602
1,428 SFLA							Outbuilding Total		2,016

Accpt Land 111,600 Accepted Bldg 217,400 Total 329,000


6.0'
ENT
5.0'
1.75 SB
24.0'
34.0'

Name: GEORGE, ROBERT J
GEORGE, LOIS I
Map/Lot: 004-010
Account: 1210 Card: 1 of 1 Location: 88 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/11/2008
Sale Price	196,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B15532P174
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,056 Sqft	Grade C 100	Base	176,310
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	845 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,731
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

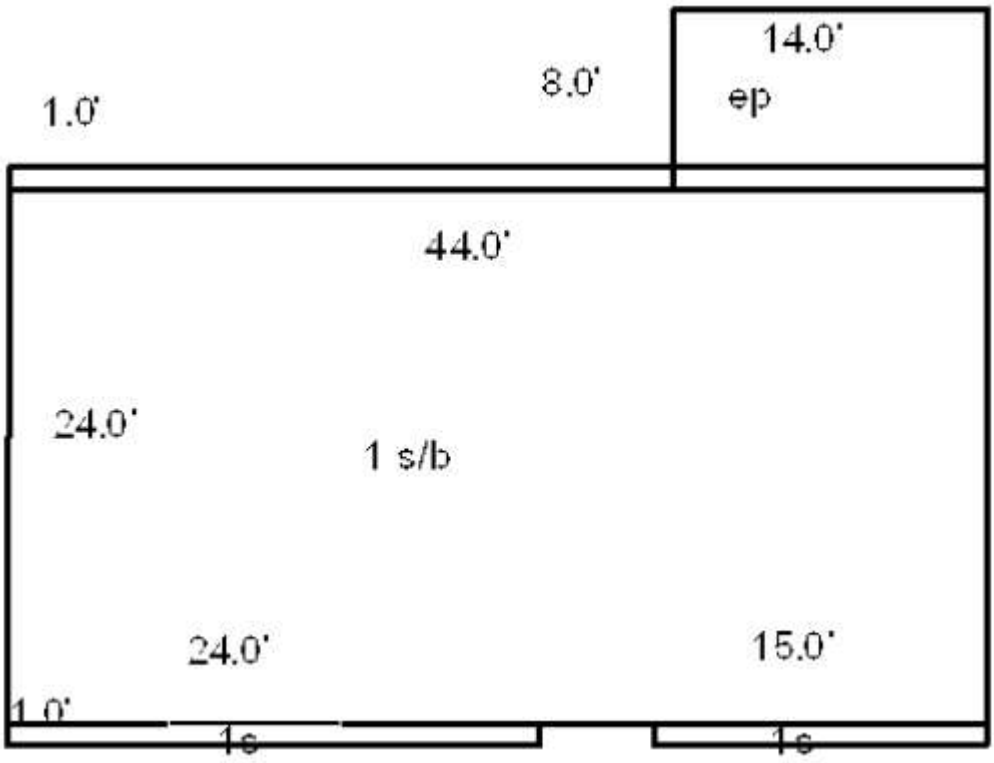
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	203,073

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	95%	146,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1980	44	C 100	4.030	Avg.	76%	100%	95%	2.910
1 STORY	1980	24	C 100	2.198	Avg.	76%	100%	95%	1.586
1 STORY	1980	15	C 100	1.374	Avg.	76%	100%	95%	992
Encl Frame Porch	1980	112	C 100	8.924	Avg.	76%	100%	95%	6.443
Frame Garage	1980	280	D 100	8.550	Avg-	69%	100%	95%	5.605
Wood Deck	1980	32	C 100	401	Avg.	76%	100%	95%	290
1,139 SFLA							Outbuilding Total		17,826

Accpt Land	95,600	Accepted Bldg	164,400	Total	260,000


14.0'
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1.0'
44.0'
24.0'
1 s/b
24.0'
15.0'
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Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/12/2004
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14088P835
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	884 Sqft	Grade C 100	Base	226,577
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	884
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	4,254
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	2002	TYPICAL	TYPICAL	Above Average	Typical	239,635

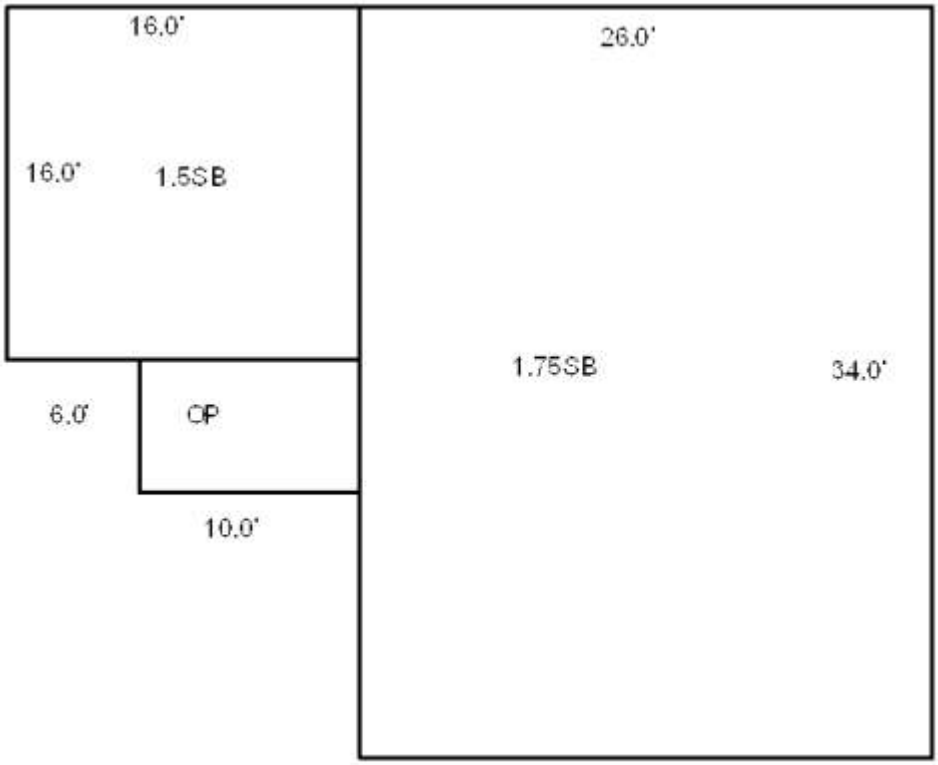
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	183,680

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1800	256	C 100	37.870	Avg+	73%	100%	105%	29,027
Open Frame Porch	1800	60	C 100	2.536	Avg+	73%	100%	105%	1,944
1,931 SFLA							Outbuilding Total		30,971

Accpt Land	96,500	Accepted Bldg	214,700	Total	311,200

36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1.5SB
1.75SB
34.0'
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OP
10.0'

Map/Lot: 009-016-03
Account: 1212 Card: 1 of 1 Location: 29 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/08/2015
Sale Price	175,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17116P157
Reference 2	LOT SIZE:0.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	72,675.00	79,449	100%		79,449
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.94					Land Total	95,124

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	186,331
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

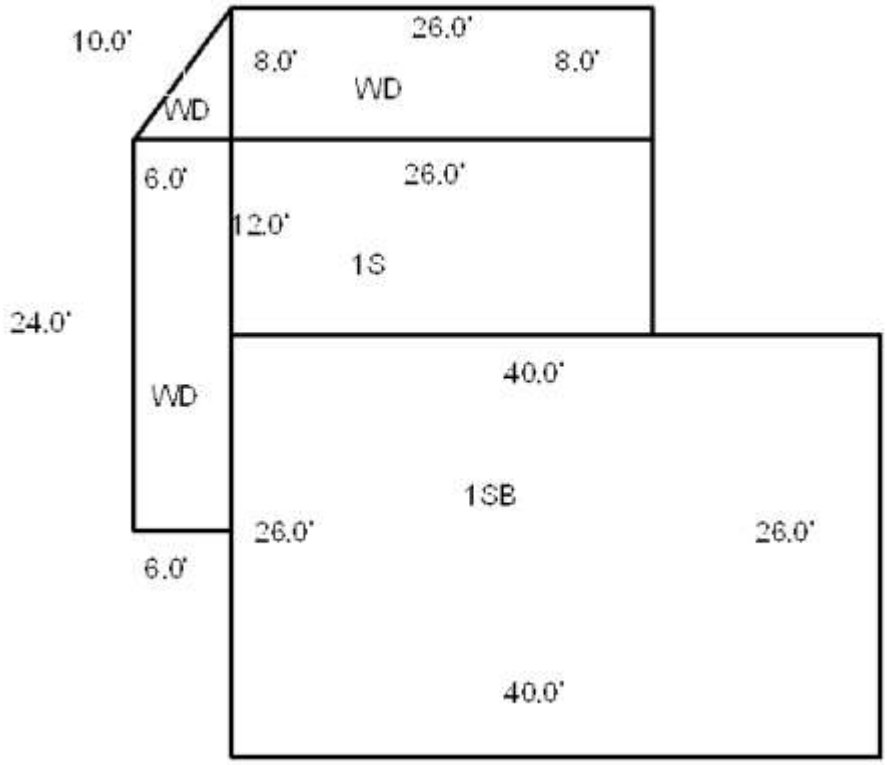
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	GOOD	Average	Typical	191,811

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	95%	129,377

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1970	312	C 100	28.573	Avg.	71%	100%	95%	19.273
Wood Deck	1970	208	C	0	Avg.	69%	0%	95%	0
WOOD DECK	1970	144	C	0	Avg.	69%	0%	95%	0
Wood Deck	1970	24	C	0	Avg.	69%	0%	95%	0
1,352 SFLA							Outbuilding Total		19,273

Accpt Land	95,100	Accepted Bldg	148,700	Total	243,800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26.0'
6.0'
40.0'

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	02/24/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	76,500.00	86,049	100%		86,049
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.50					Land Total	97,049

Dwelling Description

				Replacement Cost New	
Ranch	One Story	780 Sqft	Grade D 110	Base	134,382
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	686
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,373
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

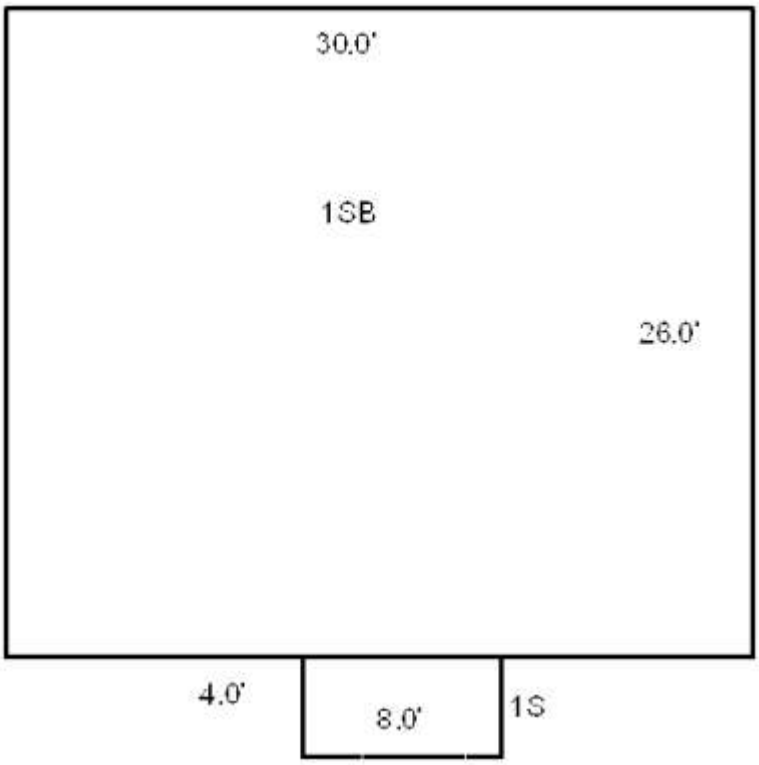
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	TYPICAL	TYPICAL	Average	Typical	136,441

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	100%	88,673

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1949	32	D 110	2.580	Avg.	67%	97%	100%	1.677
812 SFLA							Outbuilding Total		1,677

Accpt Land	97,000	Accepted Bldg	90,400	Total	187,400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Neighborhood 62	HIGH ST
Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/24/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B14488P193
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 2
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Dwelling Description

Ranch	One Story	896 Sqft	Grade D 100	Replacement Cost New	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	131,536
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	1,434
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal	SFLA	896	Insulation	-717
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Average	Inadeq.	132,432

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	100%	84,293

Accpt Land	0	Accepted Bldg	84,300	Total	84,300

14'
16'
32'
28'
8'
1 STORY
16'
16'
SHED
42'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	97,000	90,400	187,400	97,000	90,400	187,400
2	0	84,300	84,300	0	84,300	84,300
TOTAL	97,000	174,700	271,700	97,000	174,700	271,700

Name: PIRINI, KRYSTAL A f/k/a KRYSTAL PUTNEY
PIRINI, MATTHEW J
Map/Lot: 018-008
Account: 1214 Card: 1 of 1 Location: 27 MEADER ST

Neighborhood 73 MEADER

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	05/27/2014
Sale Price	162,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE: .14
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	706 Sqft	Grade C 100	Base	195,188
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	706
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	60% Forced Warm	Cooling	0% None	Heat	865
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

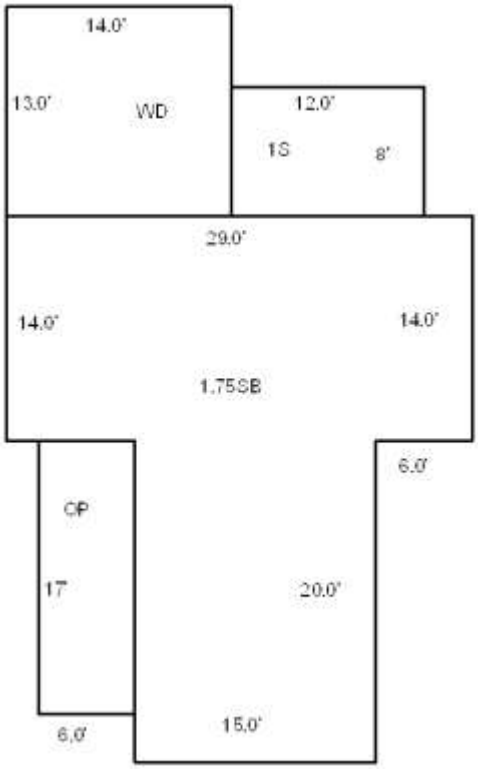
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	199,399

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	140,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	182	C 100	2.280	Avg.	67%	100%	105%	1.604
ONE STORY FRAME	1900	96	C 100	8.792	Avg.	67%	100%	105%	6.186
Open Frame Porch	1900	102	C 100	4.311	Avg.	67%	100%	105%	3.032
Frame Shed	1900	390	C 100	6.104	Avg-	60%	100%	105%	3.845
1,332 SFLA								Outbuilding Total	14,667

Accpt Land	78,500	Accepted Bldg	154,900	Total	233,400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20.0'
6.0'
15.0'

Name: RAND, SCOTT L
RAND, DONNA M
Map/Lot: 008-081-1
Account: 1215 Card: 1 of 1 Location: 665 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B3286P0065
Reference 2 LOT SIZE:2
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Other	One Story	1,056 Sqft	Grade D 100	Base	108,473
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,267
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,112
Rooms	6	HEARTHS		HEARTHS	640
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

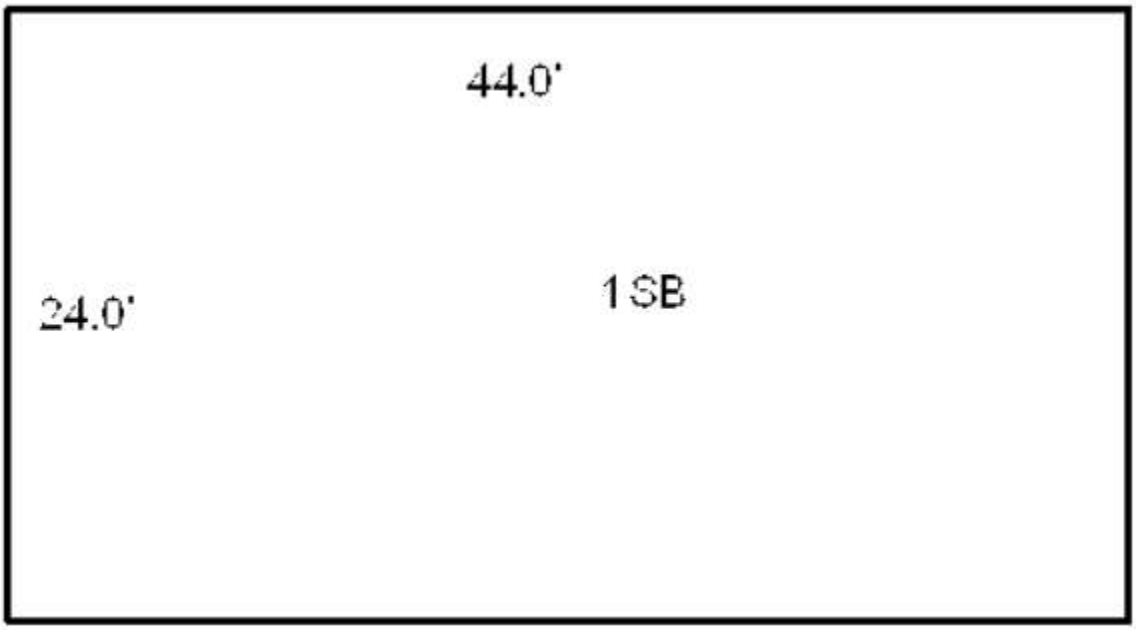
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	118,828

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	95%	86,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1981	672	C 100	24.804	Avg.	75%	100%	95%	17.673
Frame Shed	1981	160	C 100	2.504	Avg.	75%	100%	95%	1.784
Frame Shed	2000	144	C 100	2.254	Avg+	88%	100%	95%	1.885
Wood Deck	1982	192	D 100	1.925	Avg-	70%	100%	95%	1.281
Encl Frame Porch	1982	60	D 100	3.825	Avg-	70%	100%	95%	2.544
1.25 ST BARN....	1993	1200	C 100	46.548	Avg.	82%	100%	95%	36.261
Frame Shed	1993	360	C 100	5.634	Avg.	82%	100%	95%	4.389
1,056 SFLA							Outbuilding Total		65,817

Accpt Land 101,400 Accepted Bldg 152,700 Total 254,100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Map/Lot: 021-025-2
Account: 1216 Card: 1 of 1 Location: 18 CARY LN

Neighborhood 57 CARY LANE

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticSeptic
Street Gravel

Reference 1 B8562P0024
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

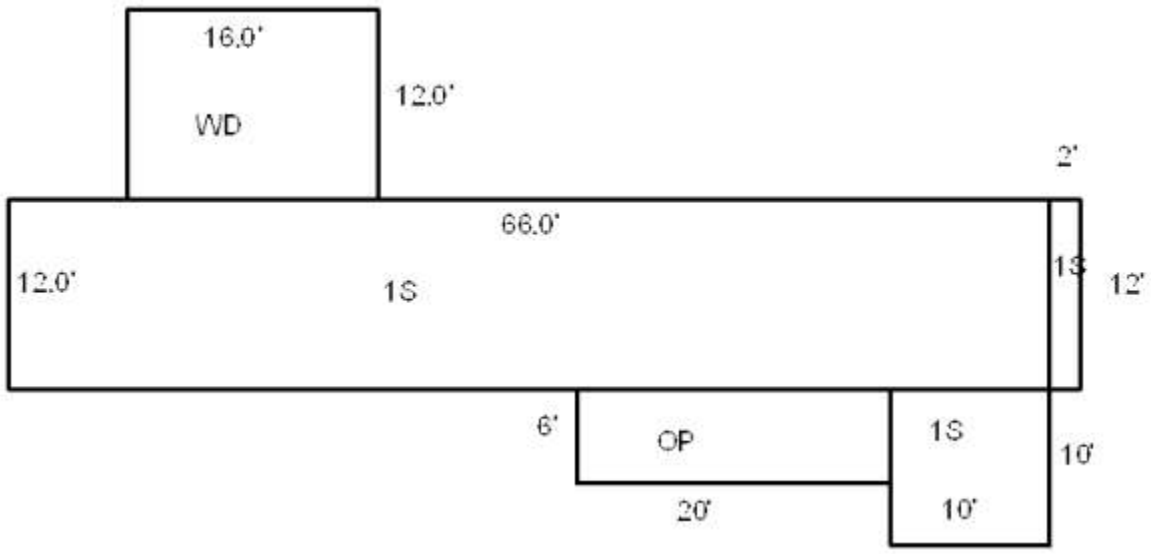
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12 Mobile Home.	1969	12X66	C 100	20.582	Avg+	55%	100%	105%	11.886
MH ADDITION ..	1969	24	D 100	910	Avg+	55%	100%	105%	526
ONE STORY FRAME	1985	100	D 100	7.326	Avg.	77%	100%	105%	5.923
MH OPEN PORCH...	1985	120	D 100	1.242	Avg.	77%	100%	105%	1.004
Wood Deck	1985	192	D 100	1.925	Avg.	77%	100%	105%	1.556
Frame Garage	1970	440	D 100	13.159	Avg.	69%	100%	105%	9.534
892 SFLA								Outbuilding Total	30,429

Accpt Land 87,600 Accepted Bldg 30,400 Total 118,000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Name: GLANVILLE, TRUSTIE, LAURIE
ROBIN RENAUD SPECIAL NEEDS TRUST
Account: 1217 Card: 1 of 1 Map/Lot: 003-100 Location: 16 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	07/20/2018
Sale Price	91,100
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17759P293
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

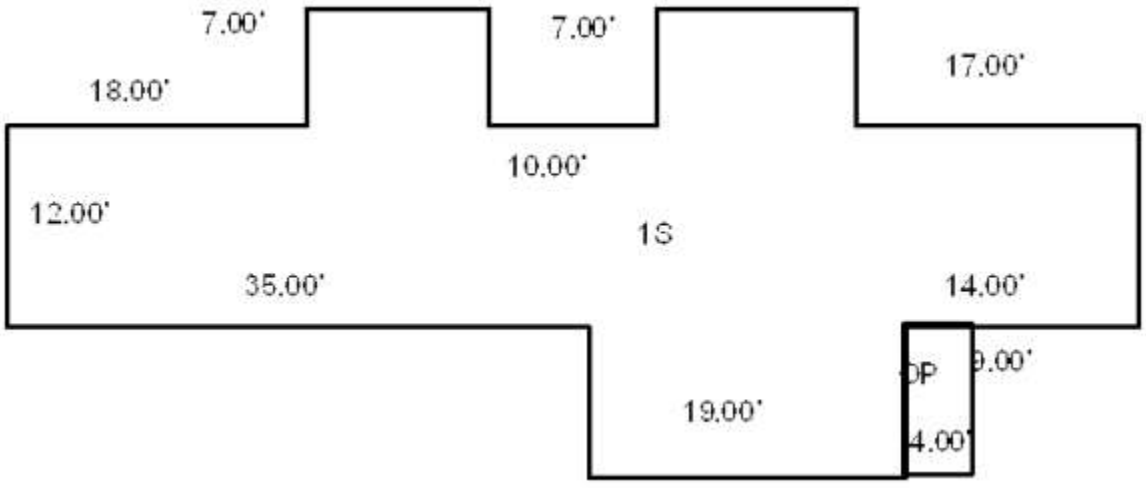
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	61,200.00	58,605	100%		58,605
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.25					Land Total	71,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH OPEN PORCH...	1980	36	D 100	373	Avg.	74%	80%	95%	210
Frame Garage	1980	432	C 100	16.161	Avg.	74%	80%	95%	9.089
Frame Shed	1980	128	C 100	2.003	Avg.	74%	80%	95%	1.127
Frame Shed	1980	176	B 100	3.580	Avg.	74%	80%	95%	2.013
MH ADDITION ..	1980	77	D 100	2.922	Avg.	74%	80%	95%	1.644
MH ADDITION ..	1980	84	D 100	3.187	Avg.	74%	80%	95%	1.792
MH ADDITION ..	1980	171	D 100	6.489	Avg.	74%	80%	95%	3.650
12 Mobile Home.	1980	12X68	C 100	21.080	Avg.	40%	80%	95%	6.408
816 SFLA								Outbuilding Total	25,933

Accpt Land 71,800 Accepted Bldg 25,900 Total 97,700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Name: CROVETTI, MICHELLE L
CROVETTI, CHAD N
Map/Lot: 004-100-02
Account: 1218 Card: 1 of 1 Location: 20 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use RESIDENTIAL 2
Topography Level
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B10671P065
Reference 2 LOT SIZE:1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,288 Sqft	Grade C 100	Base	203,414
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,932
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,864
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

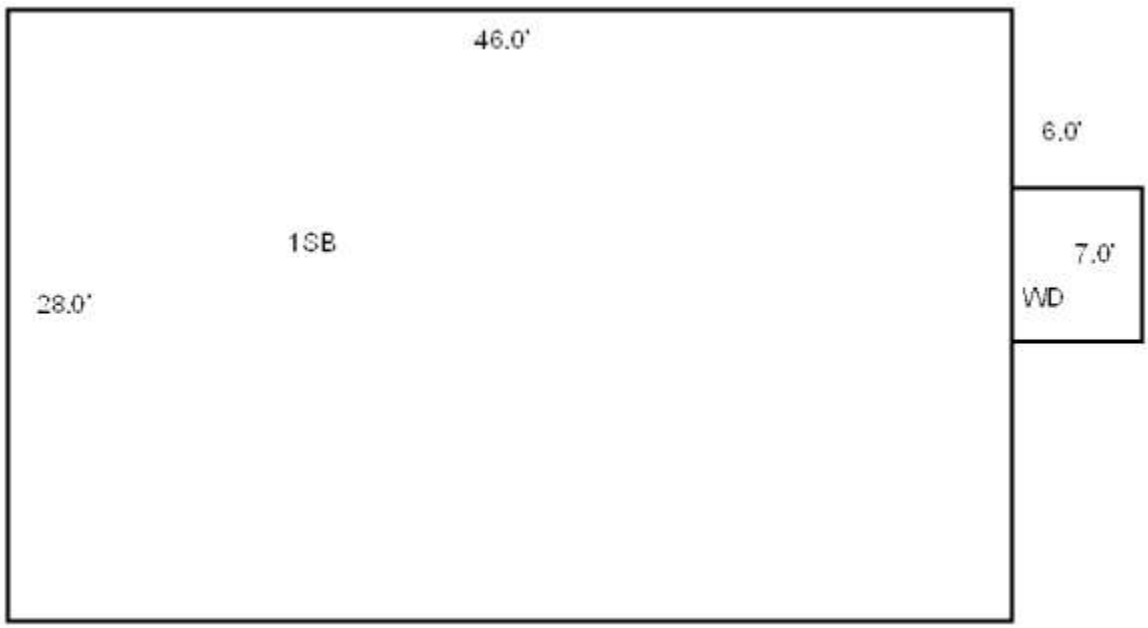
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	217,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	82%	100%	100%	178,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1980	42	C 100	526	Avg+	82%	100%	100%	431
Frame Garage	1980	528	C 100	19.618	Avg-	69%	100%	100%	13.536
1,288 SFLA							Outbuilding Total		13,967

Accpt Land 89,500 Accepted Bldg 192,000 Total 281,500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6.0'
1SB
7.0'
28.0'
WD

Account: 1219 Card: 1 of 1 Map/Lot: 022-021 Location: 10 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/28/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B12585P071
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	74,130.00	70,987	100%		70,987
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.25					Land Total	82,537

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	988 Sqft	Grade C 100	Base	268,929
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	988
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,928
Rooms	10				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,200
Attic	Floor & Stairs			Attic	1,976
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

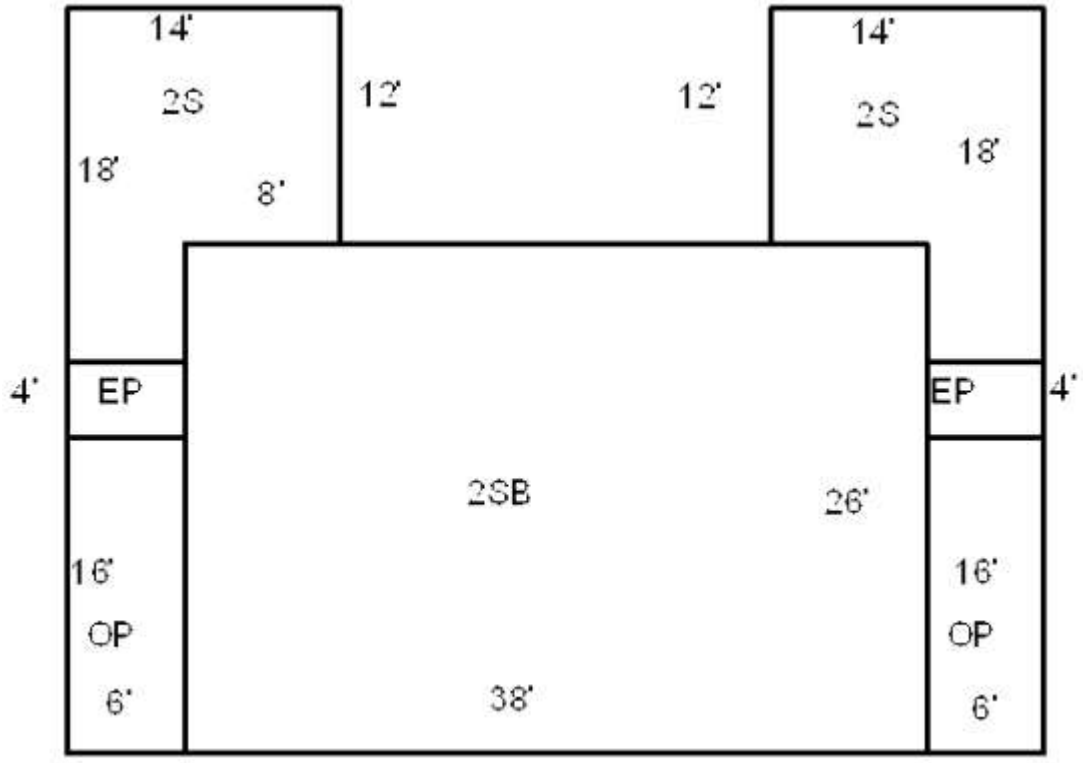
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1993	TYPICAL	TYPICAL	Average	Typical	291,021

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	67%	100%	105%	204,733

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1880	96	C 100	4.057	Avg.	67%	100%	105%	2.854
OPEN PORCH	1880	96	C 100	4.178	Avg.	67%	100%	105%	2.939
Encl Frame Porch	1880	24	C 100	1.912	Avg.	67%	100%	105%	1.345
Encl Frame Porch	1880	24	C 100	1.912	Avg.	67%	100%	105%	1.345
TWO STORY FRAME	1880	204	C 100	33.050	Avg.	67%	100%	105%	23.251
TWO STORY FRAME	1880	204	C 100	33.050	Avg.	67%	100%	105%	23.251
Frame Garage	1900	448	D 100	13.390	Avg-	60%	100%	105%	8.436
2,792 SFLA							Outbuilding Total		63,421

Accpt Land	82,500	Accepted Bldg	268,200	Total	350,700


14'
2S
18'
8'
12'
12'
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18'
4'
EP
EP
4'
2SB
26'
16'
OP
6'
38'
16'
OP
6'

Account: 1220 Card: 1 of 1 Map/Lot: 022-020 Location: 18 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingBelow Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/09/2017
Sale Price	350,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17418P864
Reference 2	LOT SIZE: .45
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.45	Acres-Homesite (Fract)	74,130.00	75,285	100%		75,285
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.45					Land Total	86,835

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,543 Sqft	Grade B 100	Base	475,336
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	2,006
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	12,035
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,456
Attic	Floor & Stairs			Attic	4,012
FirePlaces	3			Fireplace	18,876
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

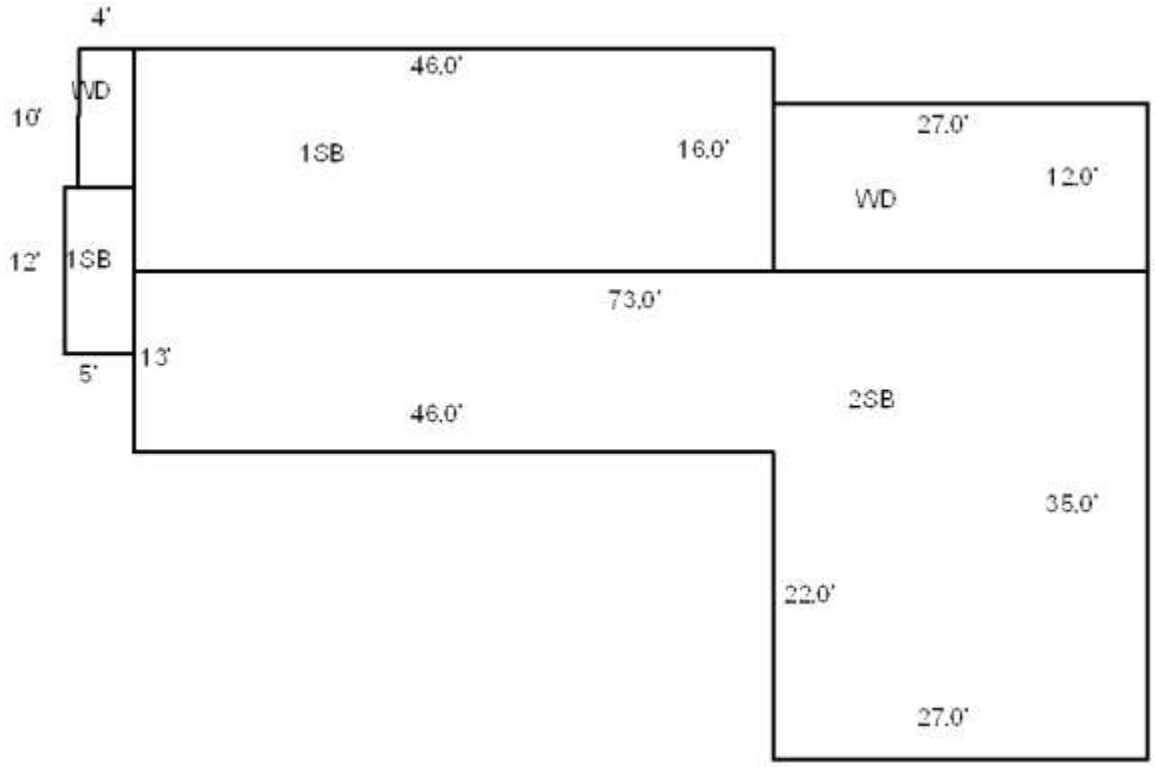
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1761	1988	GOOD	GOOD	Above Average	Typical	539,721

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	413,696

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1761	40	B 100	651	Avg+	73%	100%	105%	499
1 Story/BSMT	1761	736	B 100	101.096	Avg+	73%	100%	105%	77.490
1 STORY/BASEMENT	1761	60	B 100	8.242	Avg+	73%	100%	105%	6.318
WOOD DECK	1761	324	B 100	5.278	Avg+	73%	100%	105%	4.046
1.25 S BARN/GAR	1761	1665	C 100	76.292	Avg.	67%	80%	105%	42.938
3,882 SFLA							Outbuilding Total		131,291

Accpt Land	86,800	Accepted Bldg	545,000	Total	631,800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2SB
35.0'
22.0'
27.0'

Name: SILVA, LESLEY Y
SILVA, JORDAN TYLER
Map/Lot: 019-016
Account: 1221 Card: 1 of 1 Location: 53 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/25/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B17365P640
Reference 2	LOT SIZE:1.71
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.71	Acres-Homesite (Fract)	74,130.00	86,037	100%		86,037
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.71					Land Total	97,587

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	214,303
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,240
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

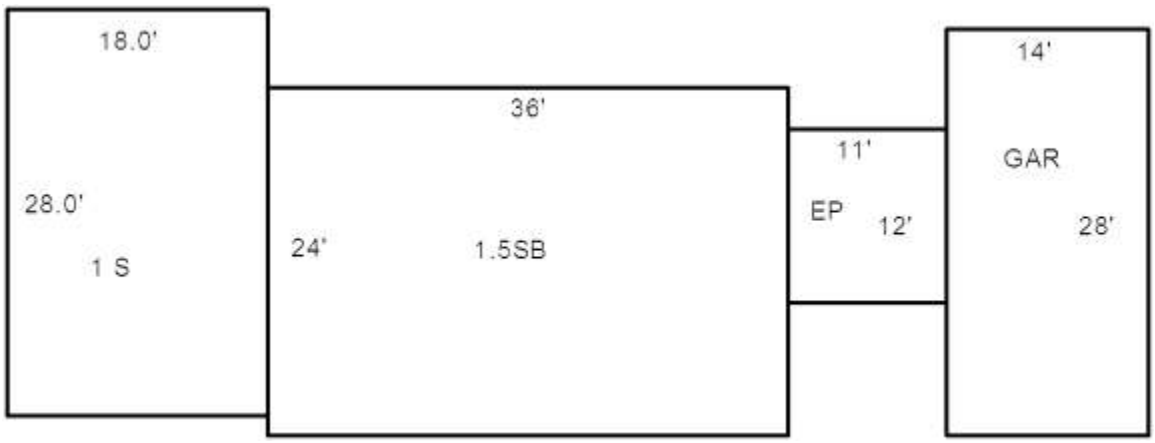
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	227,343

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	159,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1950	132	C 100	10.518	Avg.	67%	100%	105%	7.399
Frame Garage	1950	392	C 100	14.721	Avg.	67%	100%	105%	10.356
Frame Garage	1950	308	C 100	11.696	Avg.	67%	100%	105%	8.228
1 STORY	1950	504	C 100	46.156	Avg.	67%	100%	105%	32.471
1,800 SFLA							Outbuilding Total		58,454

Accpt Land	Accepted Bldg	Total
97,600	218,400	316,000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36'
24'
1.5SB
11'
EP
12'
14'
GAR
28'

Map/Lot: 003-088
Account: 1222 Card: 1 of 1 Location: 143 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	05/16/2022
Sale Price	321,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B18127P436
Reference 2	LOT SIZE:0.6
Tran/Land/Bldg	101 1 11
X.....	corr Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	74,130.00	77,482	100%		77,482
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.60					Land Total	89,032

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 105	Base	171,749
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,722
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,772
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1957	0	TYPICAL	TYPICAL	Very Good	Typical	178,377

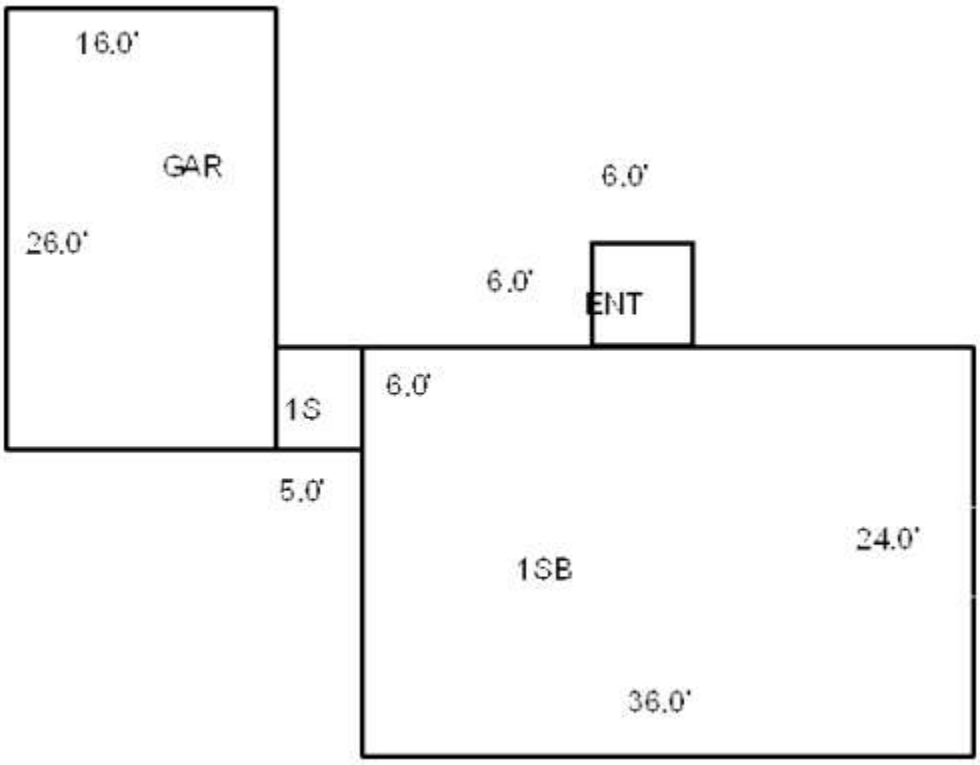
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	105%	159,201

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1957	416	C 100	15.585	Avg-	60%	100%	105%	9.819
ONE STORY FRAME	1957	30	C 105	2.884	V.G.	85%	100%	105%	2.574
BSMT ENTRY.....	1957	36	C 105	591	V.G.	85%	100%	105%	527
894 SFLA							Outbuilding Total		12,920

Accpt Land	89,000	Accepted Bldg	172,100	Total 261,100

SOLD OCT 23, 2020
Street View


16.0'
GAR
26.0'
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ENT
1S
6.0'
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24.0'
1SB
36.0'

Account: 1223 Card: 1 of 1 Map/Lot: 004-080 Location: 503 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B3313P0098
Reference 2	LOT SIZE: 52.3
Tran/Land/Bldg	900 12 90
X.....	E Y..... 0
Exemption(s)	12 5 0 Land Schedule 1

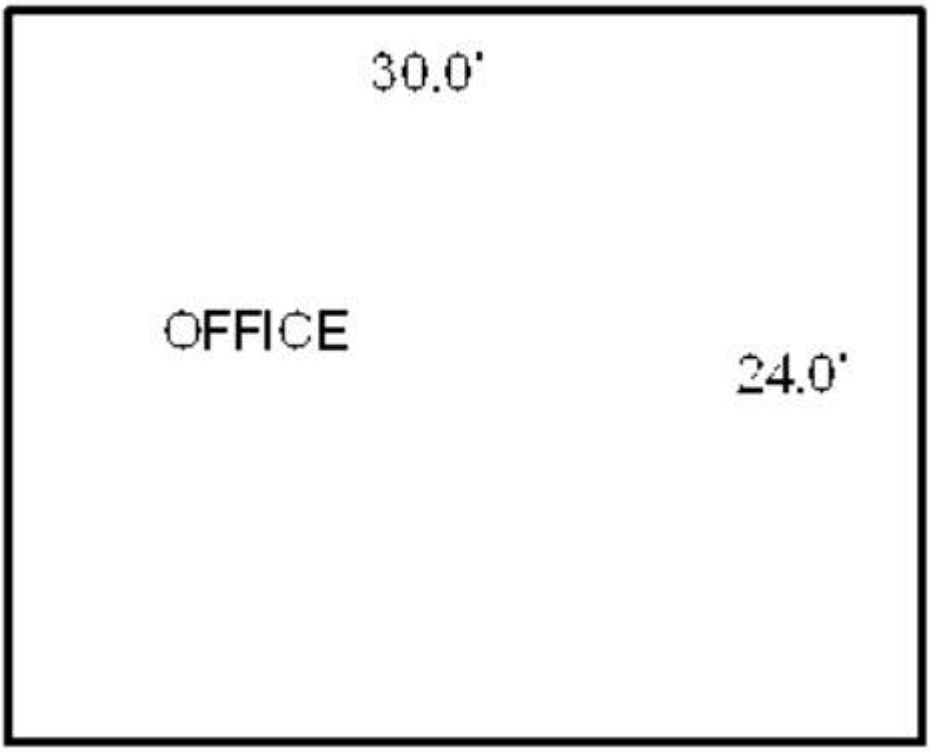
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
28.30	Acres-Rear 21+	665.00	20,701	100%		20,701
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 52.30					Land Total	157,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE MASONRY..	1983	720	C 100	75.649	Avg.	76%	100%	95%	54.618
GARAGE FR COMML	1983	900	C 100	66.319	Avg.	76%	100%	95%	47.882
TREATMENT PLANT	1983	1500	C 100	569.245	Avg.	76%	100%	95%	410.995
Frame Garage	2009	832	C 100	30.565	Avg.	91%	100%	95%	26.423
SOLAR CL4 /KW	2018			----SOUND VALUE----					0
								Outbuilding Total	539,918

Accpt Land 157,500 Accepted Bldg 539,900 Total 697,400


30.0'
OFFICE
24.0'

Name: ARCHAMBAULT, JOHN P
ARCHAMBAULT, LINDA L
Map/Lot: 006-010
Account: 1226 Card: 1 of 1 Location: 392 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B15826P366
Reference 2	LOT SIZE:42
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Sale Data

Sale Date	03/05/2010
Sale Price	272,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Seller
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
8.00	Acres-Rear 21+	665.00	5,852	100%		5,852
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 42.00					Land Total	153,067

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,092 Sqft	Grade C 100	Base	252,934
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	11				
Bedrooms	6	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

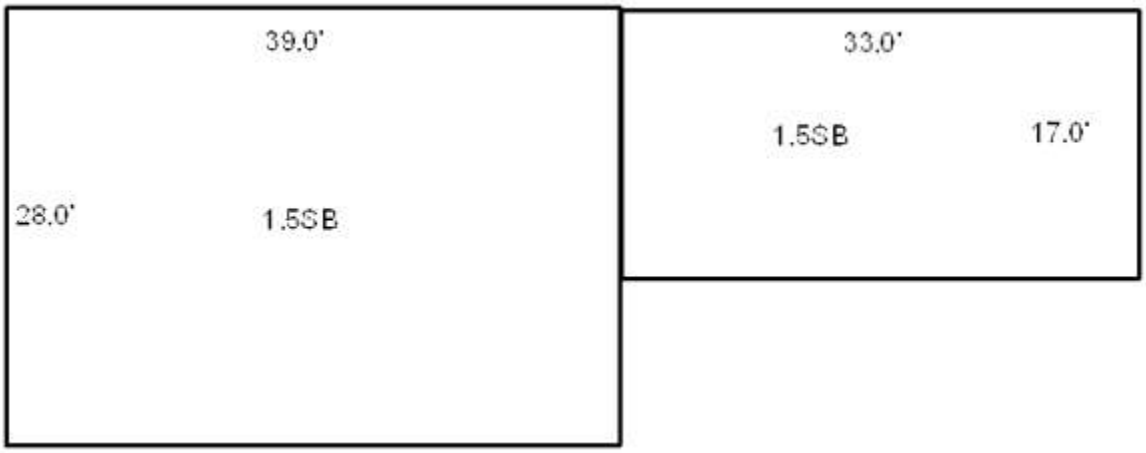
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	1930	OLD TYPE	TYPICAL	Above Average	Typical	272,140

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	188,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1780	561	C 100	51.376	Avg+	73%	100%	95%	35.629
Frame Shed	1930	128	D 100	1.602	Fair	55%	100%	95%	837
ONE STORY FRAME	1935	1200	C 100	109.896	Avg+	73%	100%	95%	76.213
1.25 ST SHED....	1960	493	D 100	7.099	Fair	55%	50%	95%	1.854
Wood Deck	2019	700	C 100	8.771	Avg.	96%	100%	95%	7.999
3,399 SFLA							Outbuilding Total		122,532

Accpt Land 153,100 Accepted Bldg 311,300 Total 464,400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33.0'
1.5SB
17.0'

Name: ROBERTS, STEPHEN H. & PAULA J.,
ROBERTS FAMILY REV TRUST OF 2011

Map/Lot: 008-021
Account: 1227 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Tree Growth	2026
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/09/2019
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B8020P0194 TG
Reference 2	LOT SIZE: 40.5
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
22.20	Acres-Softwood	421.00	9,346	100%		9,346
18.30	Acres-Mixed Wood	436.00	7,979	100%		7,979
Total Acres 40.50					Land Total	17,325

Accpt Land 17,300 Accepted Bldg 0 Total 17,300

Map/Lot: 003-096
Account: 1228 Card: 1 of 1 Location: 22 HIDDEN ACRES

Neighborhood 18	LEBANON RD
Tree Growth	2027
Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/19/2014
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16944P282 TG
Reference 2	LOT SIZE: 18
Tran/Land/Bldg	700 1 12
X.....	0 Y..... 0
Exemption(s)	30 1 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
4.00	Acres-Softwood	421.00	1,684	100%		1,684
10.00	Acres-Hardwood	344.00	3,440	100%		3,440
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 18.00					Land Total	110,342

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,040 Sqft	Grade C 100	Base	195,648
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	1040 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,592
Heating	100% Units	Cooling	0% None	Heat	2,080
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

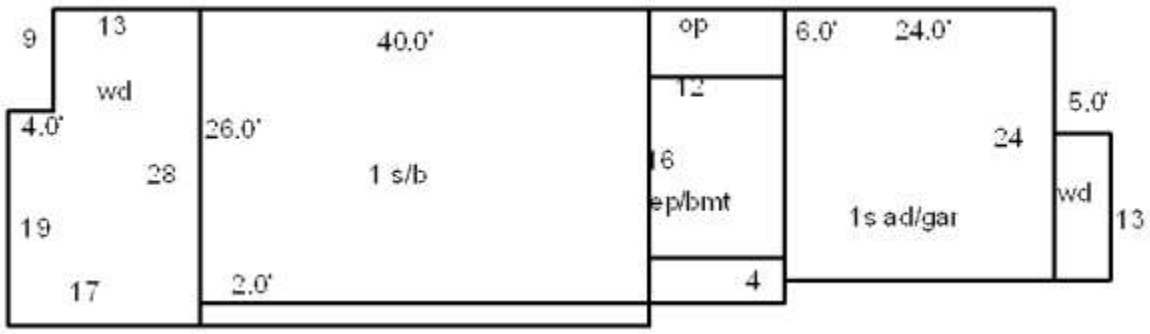
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	241,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	105%	195,471

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1981	72	C 100	3.043	Avg.	77%	100%	105%	2.460
Wood Deck	1981	440	C 100	5.513	Avg.	77%	100%	105%	4.457
ONE STORY FRAME	1981	80	C 100	7.326	Avg.	77%	100%	105%	5.923
ENC.PORCH/BSMT	1981	192	C 100	17.876	Avg.	77%	100%	105%	14.453
OPEN SCR PORCH	1981	48	C 100	2.633	Avg.	77%	100%	105%	2.128
1S AD/GAR.....	1981	576	C 100	60.860	Avg.	77%	100%	105%	49.205
WOOD DECK	1981	65	C 100	814	Avg.	77%	100%	105%	658
Frame Shed	1981	600	C 100	9.390	Avg.	77%	100%	105%	7.592
1,696 SFLA						Outbuilding Total			86,876

Accpt Land	110,300	Accepted Bldg	282,300	Total	392,600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6.0'
24.0'
24
1s ad/gar
5.0'
wd
13

Neighborhood 66 WELLS ST

Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B12368P021
Reference 2	LOT SIZE: 0.54
Tran/Land/Bldg	105 1 15
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.54	Acres-Homesite (Fract)	70,600.00	73,019	100%		73,019
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.54					Land Total	84,019

Dwelling Description

				Replacement Cost New	
Conventional	Three Story	1,404 Sqft	Grade C 100	Base	411,890
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	12,636
Rooms	19				
Bedrooms	10	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	39,600
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

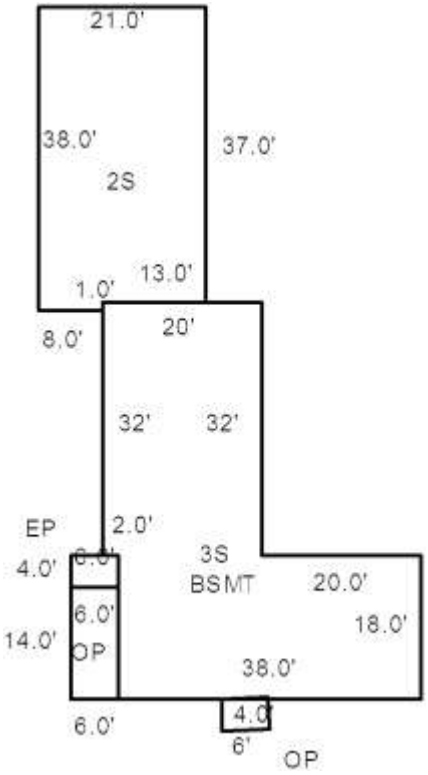
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1970	TYPICAL	TYPICAL	Above Average	Typical	465,530

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	79%	100%	268,471

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1900	84	C 100	3.550	Avg+	73%	100%	100%	2.592
Encl Frame Porch	1900	24	C 100	1.912	Avg+	73%	100%	100%	1.396
OPEN PORCH	1900	24	C 100	1.135	Avg+	73%	100%	100%	829
TWO STORY FRAME	2005	786	C 100	127.340	Avg+	73%	79%	100%	73.437
5,784 SFLA							Outbuilding Total		78,254

Accpt Land	84,000	Accepted Bldg	346,700	Total	430,700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6'
OP

Account: 1230 Card: 1 of 1 Map/Lot: 009-015 Location: 1573 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B18107P620
Reference 2	LOT SIZE:3.77
Tran/Land/Bldg	101 1 11
X.....	corr Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/22/2019
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.77	Acres-Homesite (Fract)	72,675.00	91,288	100%		91,288
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.77					Land Total	106,963

Dwelling Description / Replacement Cost New

Cape Cod	One & 1/2 Story	748 Sqft	Grade C 100	Base	194,649
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp None	Basement	561
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,805
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

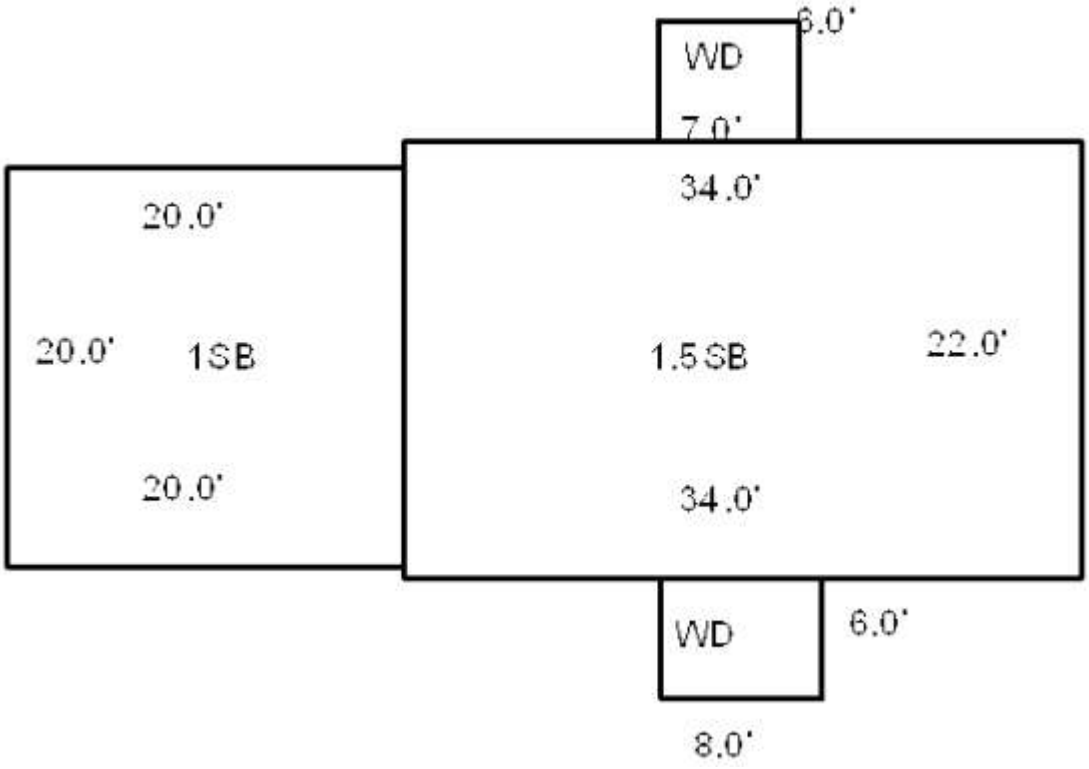
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	GOOD	TYPICAL	Average	Typical	204,095

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	129,906

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1930	400	C 100	42.264	Avg.	67%	100%	95%	26,901
Wood Deck	1930	42	C 100	526	Avg.	67%	100%	95%	334
WOOD DECK	1930	48	C 100	601	Avg.	67%	100%	95%	383
Frame Garage	1930	875	C 100	32.114	Avg.	67%	100%	95%	20,440
1,522 SFLA								Outbuilding Total	48,058

Accpt Land	Accepted Bldg	Total
107,000	178,000	285,000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Account: 1231 Card: 1 of 1 Map/Lot: 005-048 Location: 81 TURKEY ST

Neighborhood 15	TURKEY ST
Tree Growth	2025
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/05/2015
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17031P1197 TG
Reference 2	LOT SIZE:12
Tran/Land/Bldg	700 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
3.00	Acres-Softwood	421.00	1,263	100%		1,263
4.00	Acres-Mixed Wood	436.00	1,744	100%		1,744
4.00	Acres-Hardwood	344.00	1,376	100%		1,376
Total Acres 12.00					Land Total	100,001

Dwelling Description

				Replacement Cost New	
Ranch	One Story	820 Sqft	Grade C 100	Base	154,785
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	615
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,460
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

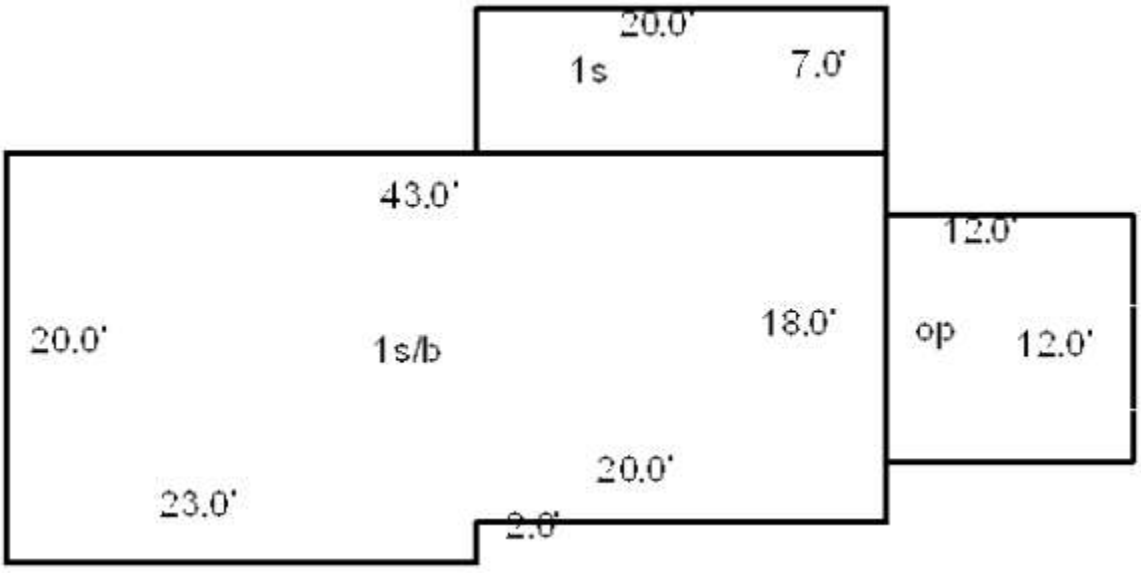
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	163,940

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	95%	127,709

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1991	140	C 100	12.821	Avg.	82%	100%	95%	9.987
Frame Garage	2000	864	C 100	31.718	Avg.	82%	100%	95%	24.709
Frame Shed	1999	96	C 100	1.502	Avg.	82%	100%	95%	1.170
OPEN PORCH	1991	144	C 100	6.206	Avg.	82%	100%	95%	4.835
960 SFLA								Outbuilding Total	40,701

Accpt Land	100,000	Accepted Bldg	168,400	Total	268,400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Map/Lot: 004-095
Account: 1232 Card: 1 of 1 Location: 47 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use RESIDENTIAL 2
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B14403P176
Reference 2 LOT SIZE:3
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Sale Data

Sale Date	03/18/2005
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	76,500.00	87,632	100%		87,632
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.00					Land Total	98,632

Dwelling Description

				Replacement Cost New	
Ranch	One Story	992 Sqft	Grade C 100	Base	176,592
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry 3/4 Bmt	Basement	992
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,984
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

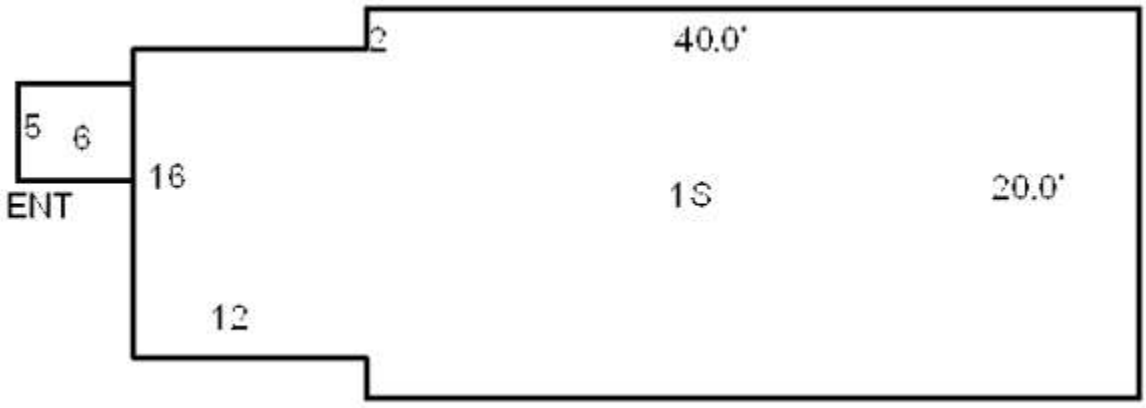
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	TYPICAL	TYPICAL	Very Good	Typical	179,568

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	100%	152,633

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1940	576	D 100	17.078	Avg-	60%	100%	100%	10.247
1 ST BARN.....	1940	780	C 100	25.632	Avg-	60%	100%	100%	15.379
992 SFLA							Outbuilding Total		25,626

Accpt Land 98,600 Accepted Bldg 178,300 Total 276,900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Name: SMITH, HOLLY L
SMITH, DARON W

Map/Lot: 024-002
Account: 1233 Card: 1 of 1 Location: 11 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/28/2018
Sale Price	319,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17815P378
Reference 2	LOT SIZE: .88
Tran/Land/Bldg	101 1 11
X.....	GRAD Y..... CORR
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.88	Acres-Homesite (Fract)	74,130.00	80,507	100%		80,507
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.88					Land Total	92,057

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	696 Sqft	Grade B 100	Base	268,215
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	905
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,429
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	0	Half Baths	1	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

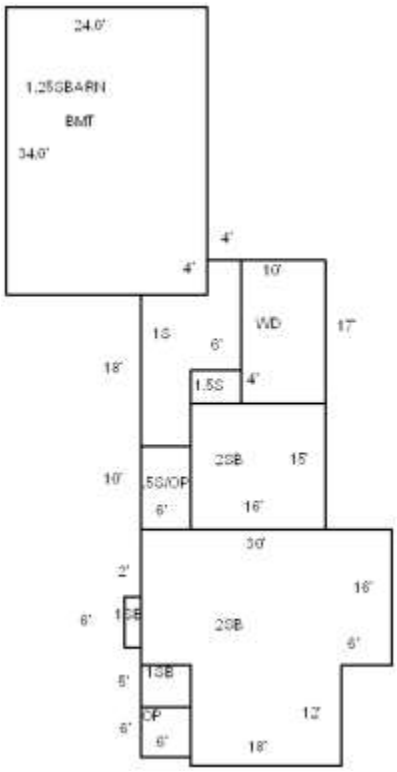
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1886	1988	GOOD	GOOD	Above Average	Typical	282,414

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	216,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LOFT BARN BSMT	1886	816	B 100	44.737	Avg+	73%	100%	105%	34.291
ONE STORY FRAME	1886	178	B 100	21.191	Avg+	73%	100%	105%	16.242
1 & 1/2 STORY FR	1886	24	B 100	4.176	Avg+	73%	100%	105%	3.200
Wood Deck	1886	170	B 100	2.769	Avg+	73%	100%	105%	2.122
2 Story/BSMT	1886	240	B 100	52.744	Avg+	73%	100%	105%	40.428
1/2 ST/OP	1886	60	B 100	4.273	Avg+	73%	100%	105%	3.275
1 Story/BSMT	1886	30	B 100	4.121	Avg+	73%	100%	105%	3.158
Open Frame Porch	1886	36	B 100	1.977	Avg+	73%	100%	105%	1.515
1 STORY/BASEMENT	1886	12	B 100	1.648	Avg+	73%	100%	105%	1.263
Wood Deck	1990	192	B 100	3.128	Avg+	73%	100%	105%	2.397
2,158 SFLA								Outbuilding Total	107,891

Accpt Land	92,100	Accepted Bldg	324,400	Total	416,500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6'
OP
6'
12'
18'

Map/Lot: 018-109
Account: 1234 Card: 1 of 1 Location: 23 PORTLAND ST

Neighborhood 42	PORTLAND ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B6696P0118
Reference 2	LOT SIZE: .38
Tran/Land/Bldg	300 2 26
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/28/2016
Sale Price	134,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

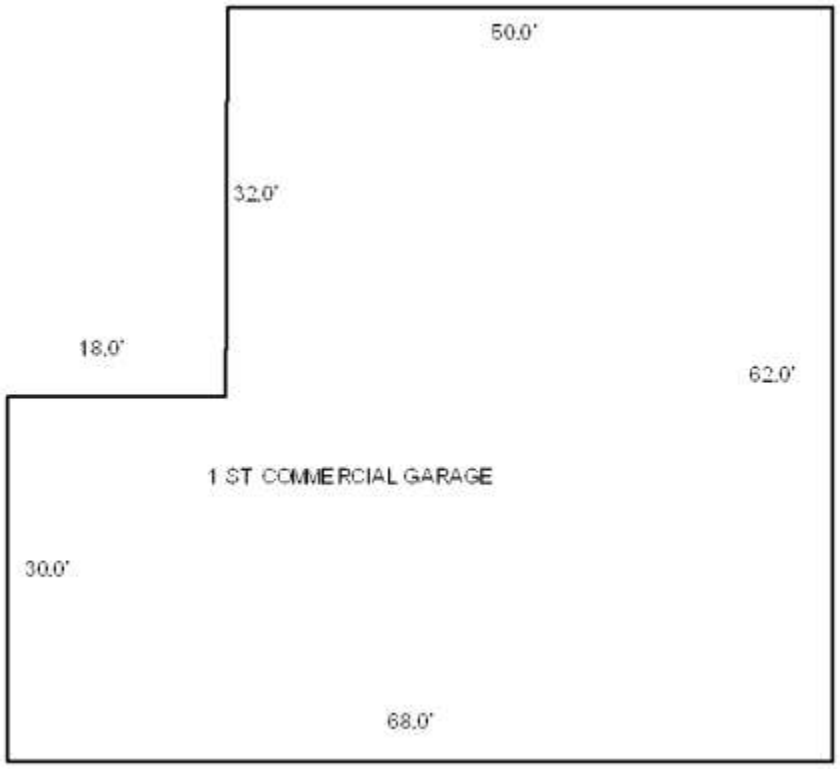
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.38	Acres-Homesite (Fract)	74,130.00	74,023	100%		74,023
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.38					Land Total	85,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FR COMML	1900	3640	D 100	170,963	Avg-	60%	100%	105%	107,707
							Outbuilding Total		107,707

Accpt Land	85,600	Accepted Bldg	107,700	Total 193,300

TWS AUTO BODY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Name: GALEMMO, CHARLES A
HOPPER, REBECCA A
Map/Lot: 017-043
Account: 1235 Card: 1 of 1 Location: 38 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/29/2004
Sale Price	229,900
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B14176P286
Reference 2	LOT SIZE:0.3
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	74,130.00	72,293	100%		72,293
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.30					Land Total	83,843

Dwelling Description

				Replacement Cost New	
Conventional	Field3	760 Sqft	Grade C 110	Base	154,536
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	836
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,090
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

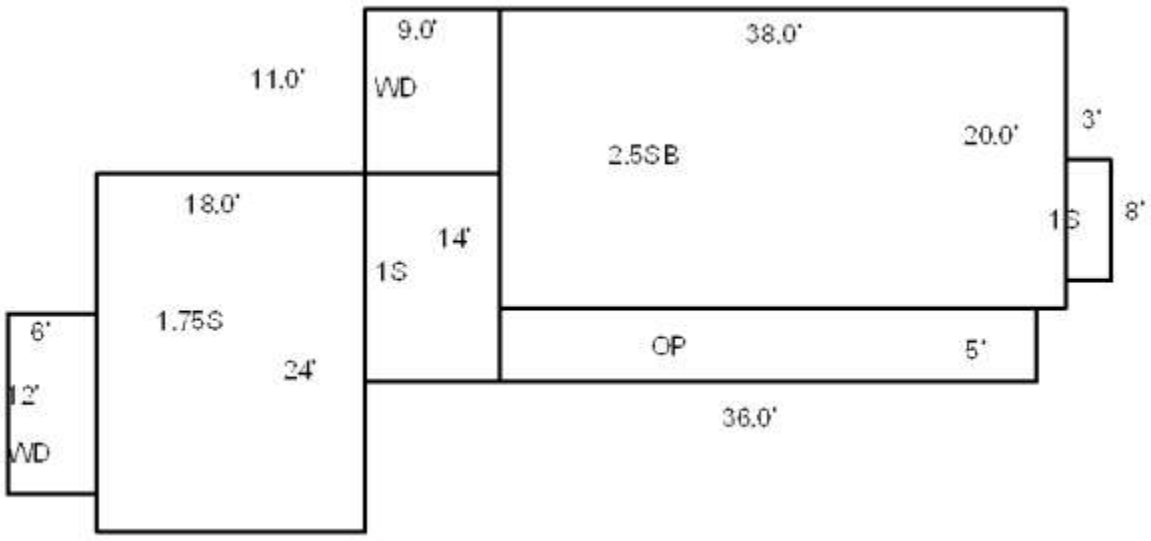
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1960	GOOD	GOOD	Above Average	Typical	169,078

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	73%	100%	105%	129,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1880	72	C 110	992	Avg+	73%	100%	105%	760
1 & 3/4 STORY FR	1880	432	C 110	68.619	Avg+	73%	100%	105%	52.597
ONE STORY FRAME	1880	126	C 110	12.693	Avg+	73%	100%	105%	9.729
WOOD DECK	1880	99	C 110	1.364	Avg+	73%	100%	105%	1.046
Open Frame Porch	1880	180	C 110	8.368	Avg+	73%	100%	105%	6.414
1 STORY	1880	24	C 110	2.418	Avg+	73%	100%	105%	1.853
SHOP	1880	288	C 100	6.336	Avg.	67%	100%	105%	4.457
1,666 SFLA							Outbuilding Total		76,856

Accpt Land	83,800	Accepted Bldg	206,500	Total	290,300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Name: BILODEAU, JONATHAN P
BILODEAU, KELSEY
Map/Lot: 008-042
Account: 1236 Card: 1 of 1 Location: 296 FORD QUINT RD

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	
Reference 2	LOT SIZE:28.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/21/2021
Sale Price	125,000
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%	Access	82,647
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
4.60	Acres-Rear 21+	665.00	3,365	100%		3,365
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 28.60					Land Total	130,947

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,088 Sqft	Grade B 100	Base	356,934
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,122
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	9,618
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	Floor & Stairs			Attic	2,829
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

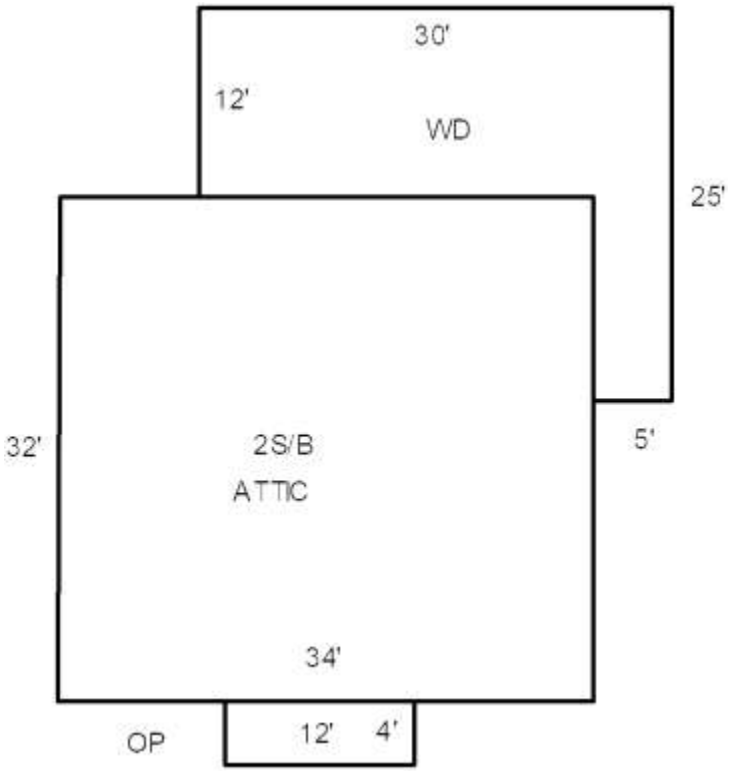
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	392,095

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	365,040

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	425	B 100	6.922	Avg.	98%	100%	95%	6.445
Open Frame Porch	2022	48	B 100	2.636	Avg.	98%	100%	95%	2.454
2,176 SFLA							Outbuilding Total		8,899

Accpt Land	130,900	Accepted Bldg	373,900	Total	504,800


30'
12'
WD
25'
32'
2S/B
ATTIC
5'
34'
OP
12'
4'

Account: 1237 Card: 1 of 1 Map/Lot: 018-006 Location: 17 MEADER ST

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B6097P0241
Reference 2	LOT SIZE: .60
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	74,130.00	77,482	100%		77,482
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.60					Land Total	89,032

Dwelling Description / Replacement Cost New

Conventional	One & 1/2 Story	780 Sqft	Grade C 100	Base	190,544
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	975
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,510
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

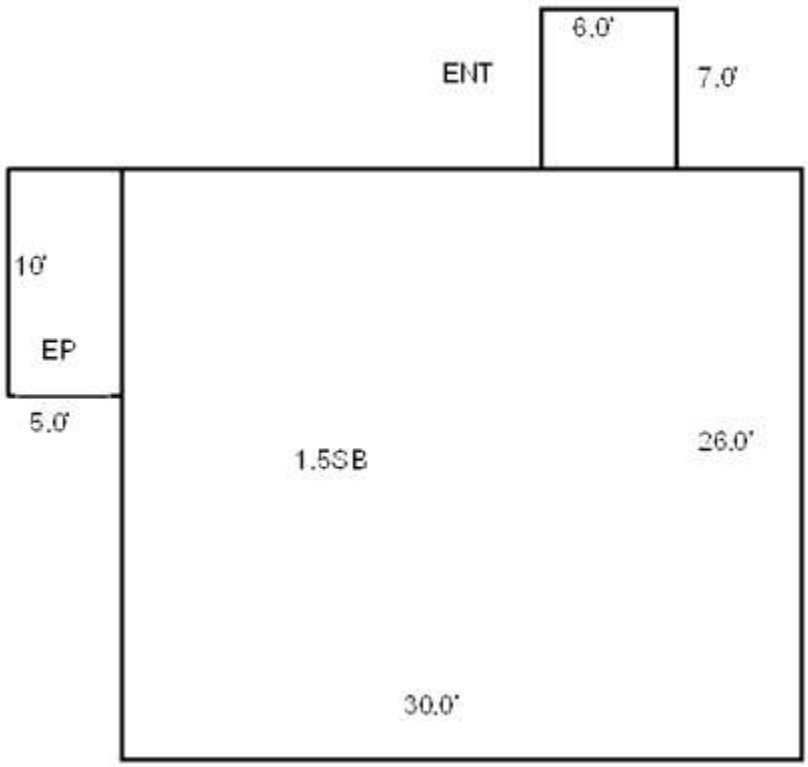
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	OLD TYPE	Old Type	Average	Typical	195,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	137,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1948	42	C 100	657	Avg.	67%	100%	105%	462
Encl Frame Porch	1948	50	C 100	3.984	Avg.	67%	100%	105%	2.802
Frame Garage	1948	528	C 100	19.618	Avg.	67%	100%	105%	13.801
Frame Shed	1948	96	C 100	1.502	Avg-	60%	100%	105%	946
1,170 SFLA							Outbuilding Total		18,011

Accpt Land	89,000	Accepted Bldg	155,800	Total	244,800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ENT
7.0'
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1.5SB
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Name: HEATH, STEPHEN
HEATH, SUMMER
Map/Lot: 008-042-1
Account: 1238 Card: 1 of 1 Location: 280 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/22/2021
Sale Price	428,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B1979P0212
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,140 Sqft	Grade C 110	Base	273,498
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,881
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,178
Heating	100% Forced Warm	Cooling	0% None	Heat	4,703
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

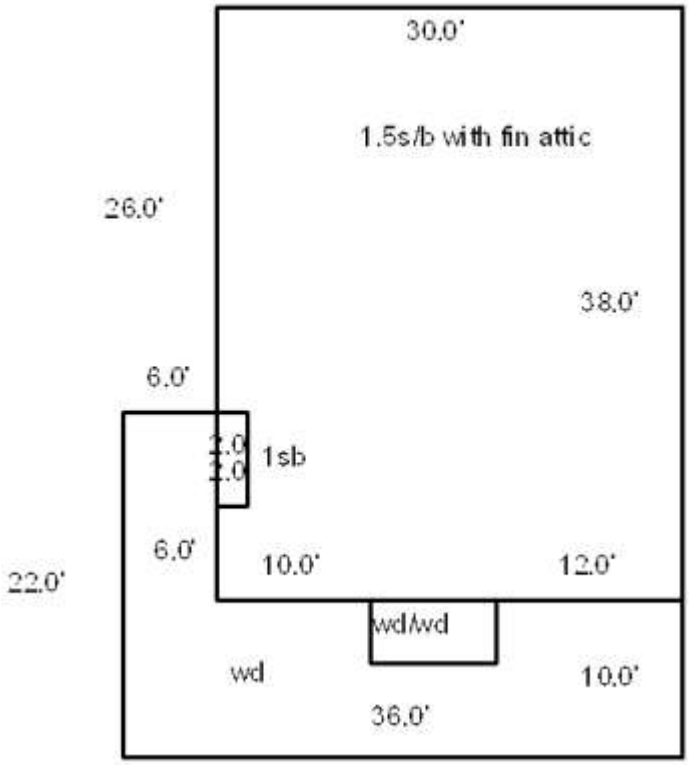
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	GOOD	GOOD	Good	Typical	291,852

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
STYLE.....	None	83%	100%	95%	230,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1973	400	C 110	5.513	Good	83%	100%	95%	4.347
Wood Deck	1973	32	C 110	441	Good	83%	100%	95%	348
1.50 ST GARAGE..	1973	1296	C 110	67.702	Good	83%	100%	95%	53.383
1,710 SFLA							Outbuilding Total		58,078

Accpt Land	107,500	Accepted Bldg	288,200	Total	395,700


30.0'
1.5s/b with fin attic
26.0'
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wd
10.0'
36.0'

Name: MATHIS, TIMOTHY JOHN
MATHIS, KAREN FLYNN
Map/Lot: 020-003
Account: 1239 Card: 1 of 1 Location: 35 OLD COUNTY RD

Neighborhood 45 OLD COUNTY

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/03/2007
Sale Price	327,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15152P153
Reference 2	LOT SIZE:2.95
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.95	Acres-Homesite (Fract)	74,130.00	90,859	100%		90,859
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.95					Land Total	102,409

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 110	Base	273,009
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,389
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

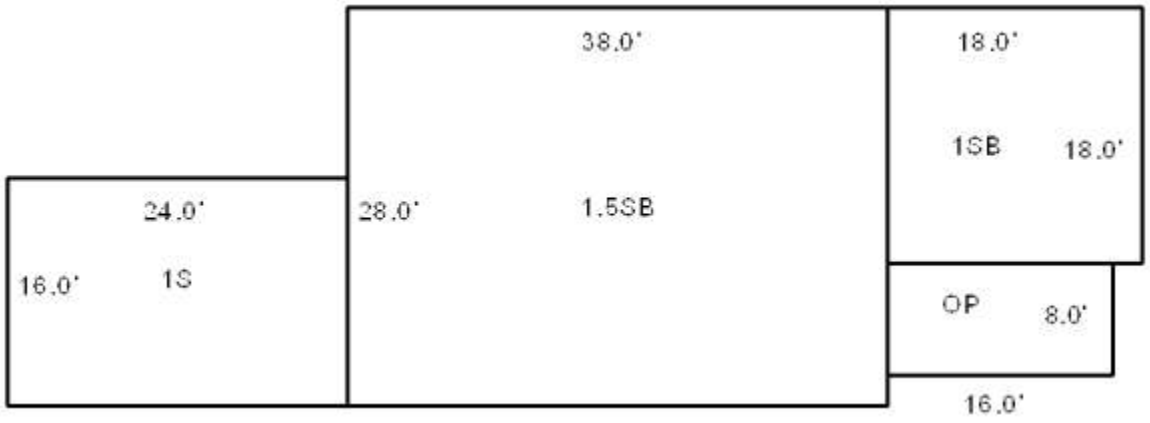
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1784	2004	GOOD	TYPICAL	Above Average	Typical	300,623

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	230,428

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1784	324	C 110	37.657	Avg+	73%	100%	105%	28.864
Open Frame Porch	1784	128	C 110	5.950	Avg+	73%	100%	105%	4.561
Frame Shed	1784	96	C 110	1.652	Avg+	73%	100%	105%	1.266
1.50 ST GARAGE..	2007	624	C 100	30.104	Avg.	90%	100%	105%	28.449
Canopy Low Cost	2007	60	C 100	658	Avg.	90%	100%	105%	622
ONE STORY FRAME	1784	384	C 110	38.684	Avg+	73%	100%	105%	29.651
2,304 SFLA							Outbuilding Total		93,413

Accpt Land	102,400	Accepted Bldg	323,800	Total	426,200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Name: ROBBINS, LORING A &
ROBBINS, ROBERT SCOTT
Map/Lot: 006-019
Account: 1240 Card: 1 of 1 Location: 606 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B14538P400
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	576 Sqft	Grade D 100	Base	144,700
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	461
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,016
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,224
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	None			Insulation	-806
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

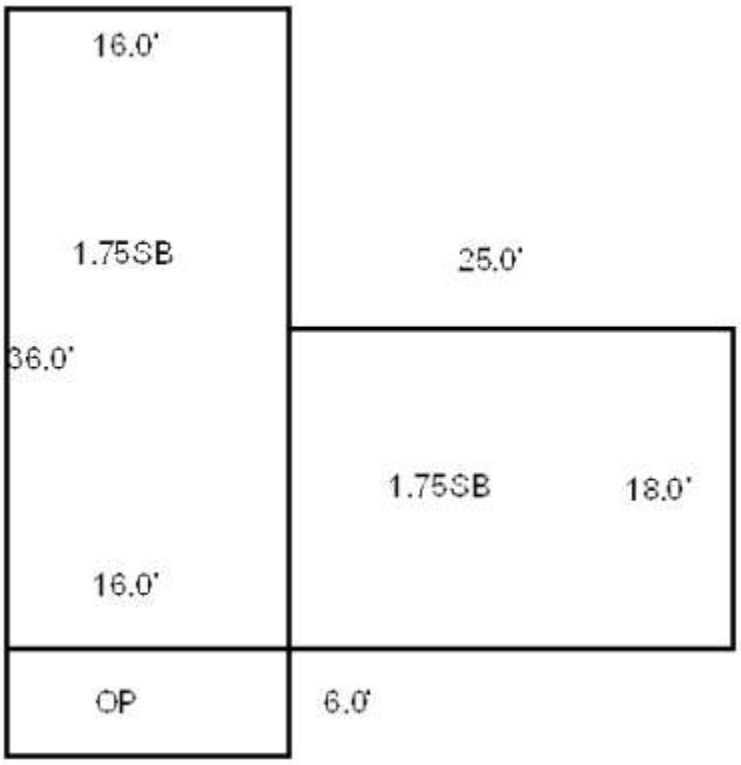
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1920	Obsolete	TYPICAL	Fair	Typical	155,435

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	55%	80%	95%	64,972

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1860	96	E 100	2.028	Poor	45%	100%	95%	867
1.75 Story/BSMT	1860	450	D 100	57.056	Fair	55%	60%	95%	17,887
1 ST BARN.....	1987	1800	C 100	57.568	Avg+	82%	100%	95%	44,846
BARN/BSMT	1987	1200	C 100	48.190	Fair	70%	100%	95%	32,046
Frame Shed	1967	704	D 100	8.814	Fair	55%	100%	95%	4,606
1,796 SFLA							Outbuilding Total		100,252

Accpt Land 118,800 Accepted Bldg 165,200 Total 284,000


16.0'
1.75SB
25.0'
36.0'
1.75SB
18.0'
16.0'
OP
6.0'

Name: ROBERTS, STEPHEN H. TRUSTEE, ROBERTS
ROBERTS, TRUSTEE, PAULA J

Map/Lot: 008-040
Account: 1241 Card: 1 of 1 Location: FORD QUINT RD

Neighborhood 23	FORD QUINT RD
Tree Growth	2026
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/09/2019
Sale Price	11,200
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	18020P843 TG
Reference 2	LOT SIZE: 25.0
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.60	Acres-Softwood	421.00	3,200	100%		3,200
17.40	Acres-Mixed Wood	436.00	7,586	100%		7,586
Total Acres 25.00					Land Total	10,786

Accpt Land	10,800	Accepted Bldg	0	Total	10,800

Account: 1242 Card: 1 of 1 Map/Lot: 008-038 Location: FORD QUINT RD

Neighborhood	23 FORD QUINT RD
Tree Growth	2026
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/09/2019
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B1697P0194 TG B18013P835
Reference 2	LOT SIZE: 35.6
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
35.60	Acres-Mixed Wood	436.00	15,522	100%		15,522
Total Acres 35.60				Land Total		15,522

Accpt Land	15,500	Accepted Bldg	0	Total	15,500

Name: MILLER, RONALD E
MILLER, LISANNE M

Map/Lot: 008-051
Account: 1243 Card: 1 of 1 Location: FORD QUINT RD

Neighborhood	23 FORD QUINT RD
Tree Growth	2026
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	12/20/2018
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B2005P508 TG /b17866p841
Reference 2	LOT SIZE: 18.5
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Softwood	421.00	800	100%		800
16.60	Acres-Mixed Wood	436.00	7,238	100%		7,238
Total Acres 18.50					Land Total	8,038

Accpt Land	8,000	Accepted Bldg	0	Total	8,000

Account: 1244 Card: 1 of 1 Map/Lot: 008-037 Location: FORD QUINT RD

Neighborhood	23 FORD QUINT RD
Tree Growth	2019
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/27/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15253P254 TG
Reference 2	LOT SIZE: 39.6
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Softwood	421.00	800	100%		0
13.20	Acres-Mixed Wood	436.00	5,755	100%		5,755
26.40	Acres-Hardwood	344.00	9,082	100%		9,082
Total Acres 39.60				Land Total		14,837

Accpt Land 14,800 Accepted Bldg 0 Total 14,800

Account: 1245 Card: 1 of 1 Map/Lot: 008-030A
Location: FORD QUINT RD

Neighborhood 24 HARTFORD LANE

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17592P864 see comments for release deeds
Reference 2 LOT SIZE: 12
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	10/19/2017
Sale Price	200
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.00	Acres-Rear Land 1-10	1,710.00	15,048	100%		15,048
Total Acres 12.00					Land Total	106,878

Accpt Land 106,900 Accepted Bldg 0 Total 106,900

Account: 1246 Card: 1 of 1 Map/Lot: 017-053 Location: 77 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/08/2017
Sale Price	197,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17623P752
Reference 2	LOT SIZE: .50
Tran/Land/Bldg	101 1 11
X.....	48 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	612 Sqft	Grade C 100	Base	187,541
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	612
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,213
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

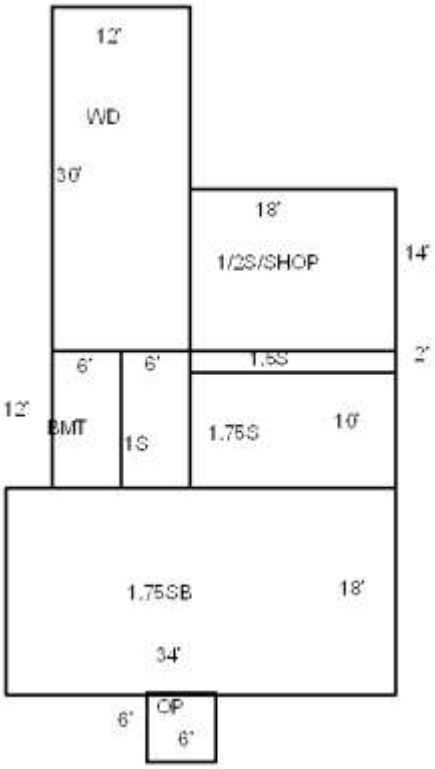
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	1998	TYPICAL	TYPICAL	Average	Typical	197,416

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	138,882

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1820	360	C 100	4.511	Avg.	67%	100%	105%	3.173
1/2 ST/SHOP	1820	252	C 100	20.709	Avg.	67%	100%	105%	14.569
1 & 1/2 STORY FR	1820	36	C 100	4.818	Avg.	67%	100%	105%	3.389
1 & 3/4 STORY FR	1820	180	C 100	25.992	Avg.	67%	100%	105%	18.286
Open Frame Porch	1820	36	C 100	1.521	Avg.	67%	100%	105%	1.070
BASEMENT.....	1820	72	C 100	1.804	Avg.	67%	100%	105%	1.269
ONE STORY FRAME	1820	72	C 100	6.594	Avg.	67%	100%	105%	4.639
1,512 SFLA								Outbuilding Total	46,395

Accpt Land	87,600	Accepted Bldg	185,300	Total	272,900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10'
1.75SB
18'
34'
6'
OP
6'

Account: 1247 Card: 1 of 1 Map/Lot: 003-099A Location: 12 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	07/26/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

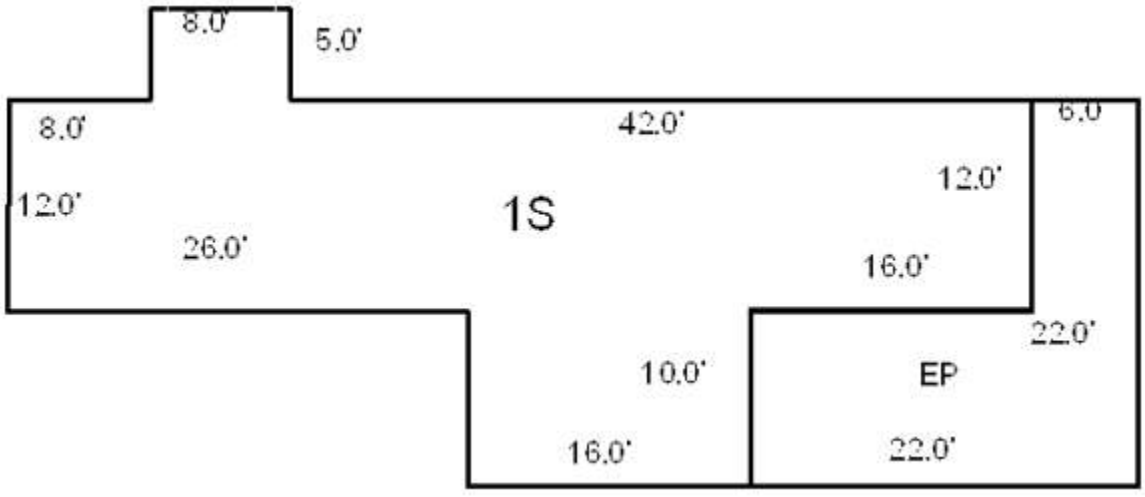
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	61,200.00	62,812	100%		62,812
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.50					Land Total	76,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ENC. PORCH...	2000	292	C 100	7.554	Avg.	86%	90%	95%	5.554
Frame Garage	1976	440	C 100	16.449	Avg.	72%	90%	95%	10.126
MH ADDITION ..	2000	40	D 100	1.518	Avg+	88%	90%	95%	1.142
MH ADDITION ..	2000	160	D 100	6.071	Avg+	88%	90%	95%	4.568
12 Mobile Home.	1968	12X58	C 100	18.590	Avg+	55%	60%	95%	5.828
696 SFLA								Outbuilding Total	27,218

Accpt Land	76,000	Accepted Bldg	27,200	Total	103,200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22.0'

Map/Lot: 006-049
Account: 1248 Card: 1 of 1 Location: 62 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/10/2016
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17260P273
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	238,702
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Forced Warm	Cooling	0% None	Heat	1,535
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,512
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1970	OLD TYPE	Old Type	Fair	Typical	240,533

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	55%	97%	95%	121,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1850	360	C 100	38.038	Fair	55%	97%	95%	19.279
ONE STORY FRAME	1850	120	C 100	10.990	Fair	55%	97%	95%	5.571
1 ST BARN.....	1850	684	D 100	18.101	Avg-	60%	100%	95%	10.318
1,992 SFLA							Outbuilding Total		35,168

Accpt Land	107,500	Accepted Bldg	157,100	Total	264,600

36.0'
12'
9'
1SB
18'
16'
28.0'
1.5S B
21'
1S
10'
12'

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/18/2018
Sale Price	92,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17917P714
Reference 2	LOT SIZE: 6.1
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
4.10	Acres-Rear Land 1-10	2,280.00	10,283	100%		10,283
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 6.10					Land Total	112,909

Dwelling Description

				Replacement Cost New	
Ranch	One Story	768 Sqft	Grade D 100	Base	112,626
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Crawl	Basement	461
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,229
Rooms	4	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	114,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	95%	78,630

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1971	480	D 95	13,596	Avg-	63%	100%	95%	8,137
768 SFLA						Outbuilding Total			8,137

Accpt Land	112,900	Accepted Bldg	86,800	Total	199,700

32.0'
1S
24.0'

Name: ROUSSIN, GAIL A.M.
ROUSSIN, ARTHUR W
Map/Lot: 018-120A
Account: 1250 Card: 1 of 1 Location: 26 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B2411P0287
Reference 2 LOT SIZE: .13
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	74,130.00	66,494	100%		66,494
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.13					Land Total	78,044

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	936
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,095
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

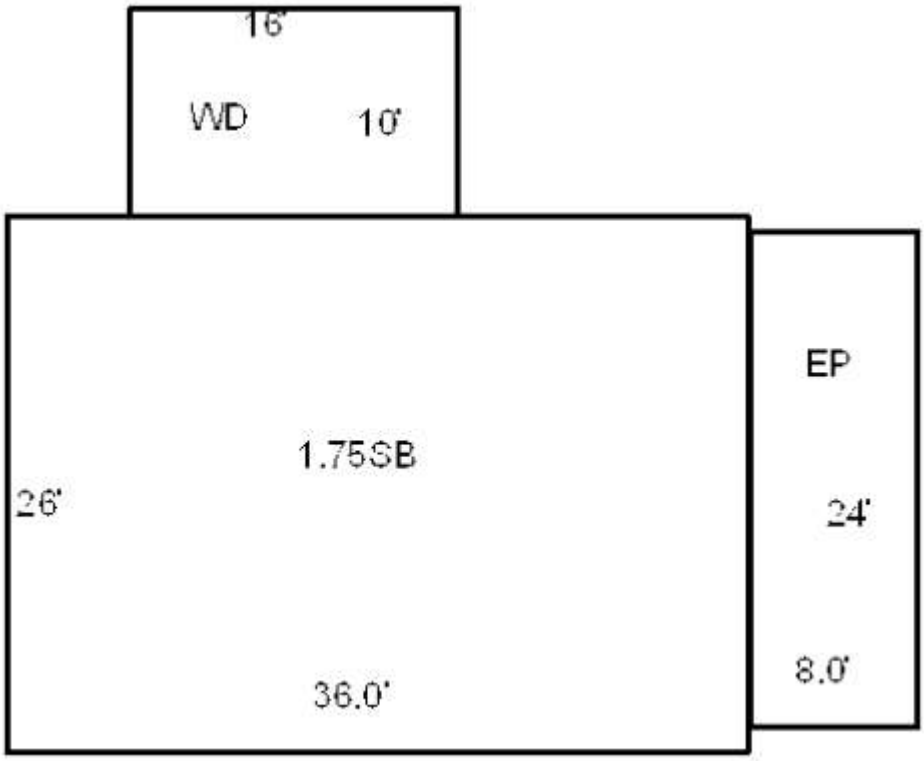
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	1972	TYPICAL	GOOD	Above Average	Typical	255,632

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	Location	73%	95%	105%	186,145

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1700	160	C 100	2.005	Avg+	73%	95%	105%	1.461
Encl Frame Porch	1700	192	C 100	15.299	Avg+	73%	95%	105%	11.140
Wood Deck	1700	264	C 100	3.308	Avg+	73%	95%	105%	2.409
1,638 SFLA								Outbuilding Total	15,010

Accpt Land 78,000 Accepted Bldg 201,200 Total 279,200


16'
WD
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1.75SB
26'
24'
8.0'
36.0'

Name: ROY, RAYMOND J
ROY, BRENDA A
Map/Lot: 003-112
Account: 1251 Card: 1 of 1 Location: 92 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities SepticWell & Septic
Street Paved

Reference 1 RTTOD - B19034P244 - SEE ATTACHED
Reference 2 LOT SIZE:2.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.50					Land Total	103,289

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

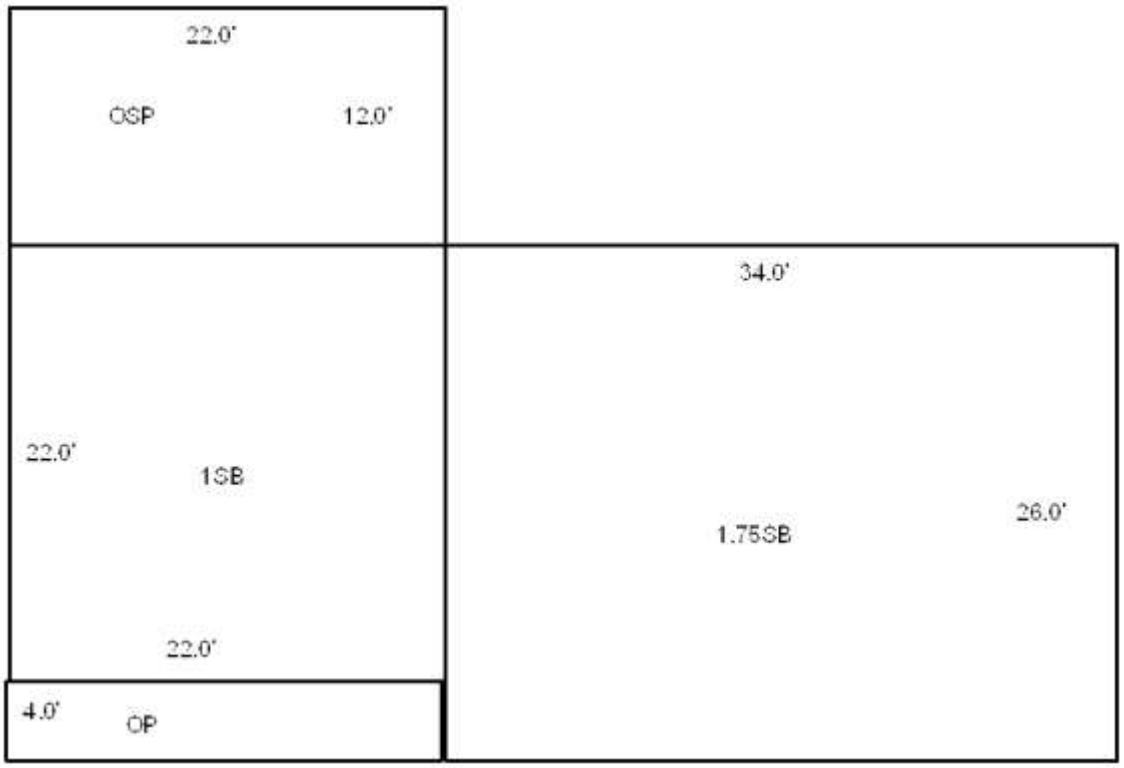
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	249,248

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	191,796

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1978	264	C 100	11.762	Avg+	81%	100%	95%	9.051
1 Story/BSMT	1978	484	C 100	51.139	Avg+	81%	100%	95%	39.352
2S Open Fr Porch	1978	0	C 100	0	Avg+	81%	100%	95%	0
Open Frame Porch	1978	88	C 100	3.719	Avg+	81%	100%	95%	2.861
Patio	1978	120	C 100	751	Avg.	73%	110%	95%	573
Frame Shed	2021	220	C 100	3.443	Avg+	81%	100%	95%	2.650
2,031 SFLA							Outbuilding Total		54,487

Accpt Land 103,300 Accepted Bldg 246,300 Total 349,600


22.0'
OSP
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34.0'
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1SB
26.0'
1.75SB
22.0'
4.0'
OP

Map/Lot: 017-003
Account: 1252 Card: 1 of 1 Location: 114 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B9885P0067
Reference 2	LOT SIZE: 0.80
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	74,130.00	79,744	100%		79,744
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	91,294

Dwelling Description / Replacement Cost New

Ranch	One Story	1,716 Sqft	Grade C 100	Base	268,385
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	2,145
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,148
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

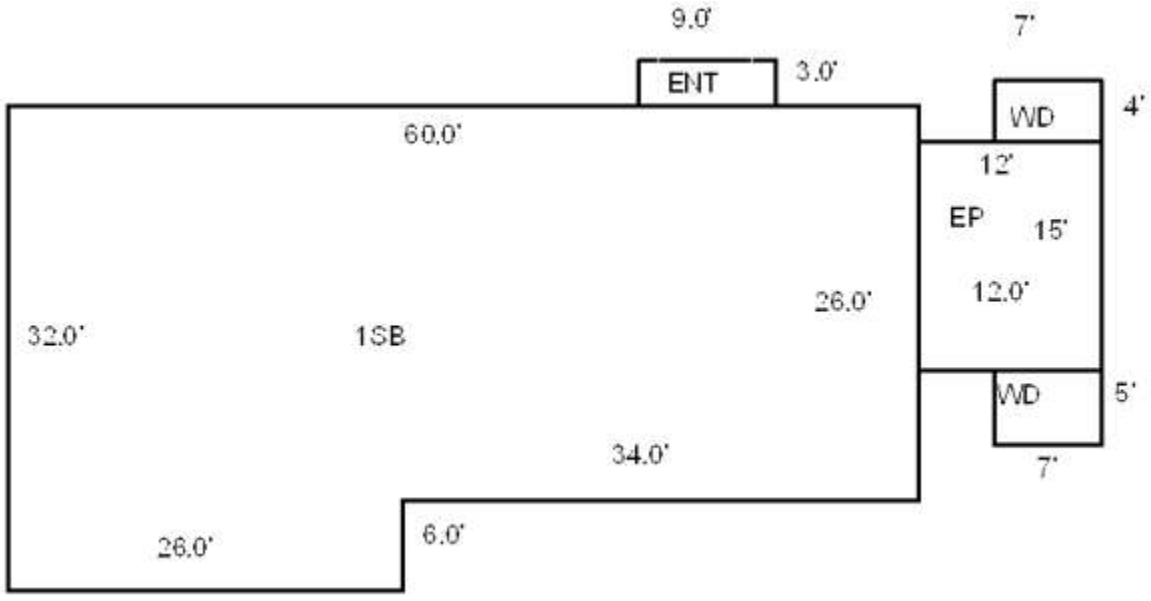
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1967	0	TYPICAL	TYPICAL	Above Average	Typical	286,238

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	105%	231,423

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1967	27	C 100	423	Avg+	77%	100%	105%	342
2S Encl Fr Porch	1967	180	C 100	24.793	Avg+	77%	100%	105%	20.046
Wood Deck	1967	28	C 100	351	Avg+	77%	100%	105%	284
WOOD DECK	1967	35	C 100	439	Avg+	77%	100%	105%	355
Frame Garage	1967	728	C 100	26.820	Avg+	77%	100%	105%	21.684
Frame Shed	1967	96	C 100	1.502	Avg+	77%	100%	105%	1.215
1,716 SFLA							Outbuilding Total		43,926

Accpt Land	91,300	Accepted Bldg	275,300	Total	366,600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1SB
WD
5'
34.0'
7'
6.0'
26.0'

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B5023P0307
Reference 2 LOT SIZE:5.75
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.75	Acres-Rear Land 1-10	1,710.00	3,292	100%		3,292
Total Acres 5.75					Land Total	95,122

Accpt Land 95,100 Accepted Bldg 0 Total 95,100

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5023P0307
Reference 2 LOT SIZE: 1.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	72,675.00	81,413	100%		81,413
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.20					Land Total	97,088

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade D 100	Base	142,689
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,592
Rooms	5	HEARTHS		HEARTHS	640
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-864
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

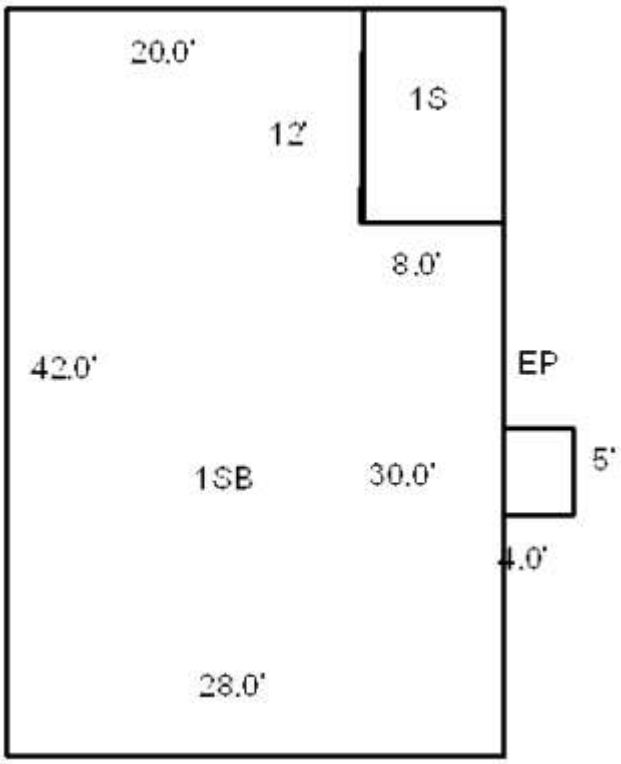
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	0	OLD TYPE	TYPICAL	Below Average	Typical	146,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	95%	83,298

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1940	96	D 100	7.034	Avg-	60%	100%	95%	4.009
Encl Frame Porch	1970	20	D	0	Avg-	60%	100%	95%	0
1,176 SFLA							Outbuilding Total		4,009

Accpt Land 97,100 Accepted Bldg 87,300 Total 184,400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42.0'
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5'
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30.0'
4.0'
28.0'

Name: SHAW, CHARLENE D
DEROY, MICHAEL J

Map/Lot: 004-057
Account: 1255 Card: 1 of 1 Location: HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16849P230
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	11/14/2014
Sale Price	2,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	76,500.00	73,257	10%	Size/Shape	7,326
Total Acres 0.50					Land Total	7,326

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

Map/Lot: 004-009
Account: 1256 Card: 1 of 1 Location: 100 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B8840P0300
Reference 2 LOT SIZE:2.75
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Acres-Homesite (Fract)	72,675.00	88,453	100%		88,453
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.75					Land Total	104,128

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

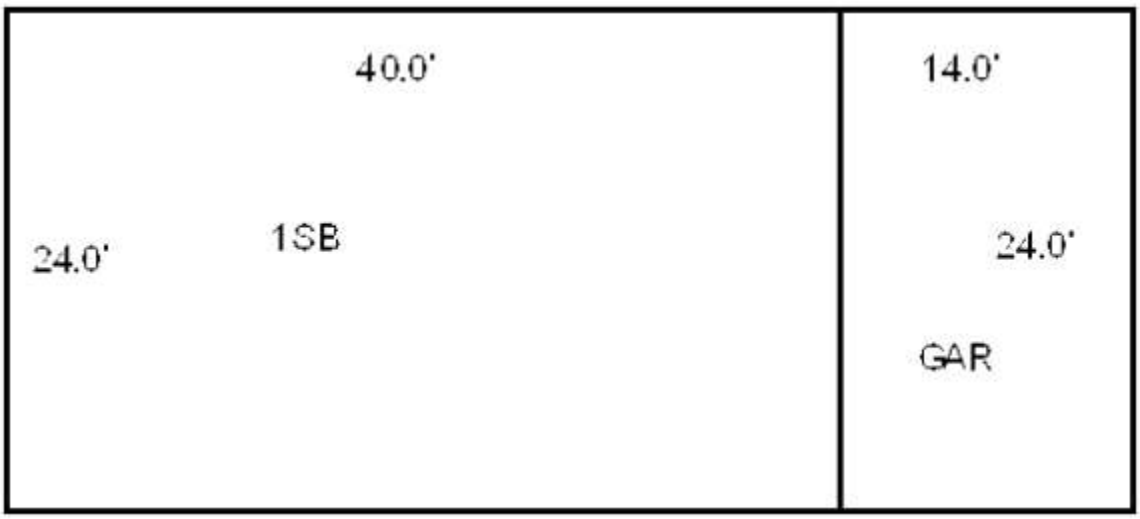
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1961	0	TYPICAL	TYPICAL	Average	Typical	176,855

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	112,568

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1961	336	C 100	12.704	Avg.	67%	100%	95%	8.086
1.25 ST GARAGE..	1971	600	C 100	25.638	Avg-	63%	100%	95%	15.344
Frame Shed	1971	120	C 100	1.878	Avg-	63%	100%	95%	1.124
Shed.....	1971	144	D 100	1.803	Avg-	63%	100%	95%	1.079
960 SFLA							Outbuilding Total		25,633

Accpt Land 104,100 Accepted Bldg 138,200 Total 242,300


40.0'
14.0'
24.0'
1SB
24.0'
GAR

Account: 1257 Card: 1 of 1 Map/Lot: 001-079 Location: 31 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	05/25/2018
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17723P95
Reference 2	LOT SIZE: 7
Tran/Land/Bldg	900 1 11
X.....	EX Y..... 0
Exemption(s)	14 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
3.00	Acres-Rear Land 1-10	3,045.00	10,049	100%		10,049
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 7.00					Land Total	115,267

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,020 Sqft	Grade B 100	Base	369,160
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	9,116
Rooms	11				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	2,652
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

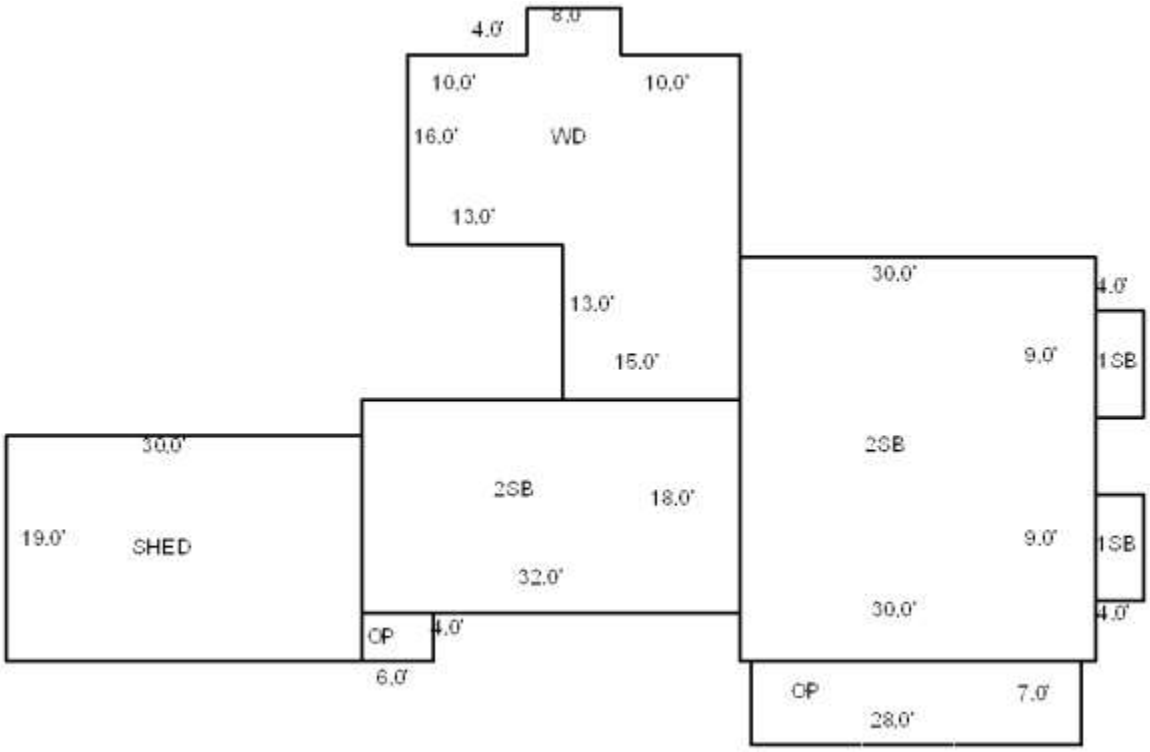
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1970	TYPICAL	TYPICAL	Above Average	Typical	412,785

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	97%	105%	306,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1860	570	B 100	11.596	Avg+	73%	97%	105%	8,622
Open Frame Porch	1860	24	B 100	1.318	Avg+	73%	97%	105%	980
2 Story/BSMT	1860	576	B 100	126.585	Avg+	73%	97%	105%	94,116
Wood Deck	1860	675	B 100	10.995	Avg+	73%	97%	105%	8,174
1 STORY/BSMT	1860	36	B 100	4.945	Avg+	73%	97%	105%	3,676
1 Story/BSMT	1860	36	B 100	4.945	Avg+	73%	97%	105%	3,676
OPEN PORCH	1860	196	B 100	10.925	Avg+	73%	97%	105%	8,123
Frame Garage	1970	704	C 100	25.956	Avg.	69%	100%	105%	18,806
Frame Shed	1950	616	C 100	9.640	Avg.	67%	100%	105%	6,782
3,774 SFLA							Outbuilding Total		152,955

Accpt Land 115,300 Accepted Bldg 459,900 Total 575,200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Map/Lot: 003-096-02
Account: 1258 Card: 1 of 1 Location: 41 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Level
Utilities Pub Wtr & Septic
Street Paved

Reference 1 B2238P0307
Reference 2 LOT SIZE:1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 17 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	100%		79,943
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.00					Land Total	95,618

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	864 Sqft	Grade C 100	Base	223,050
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

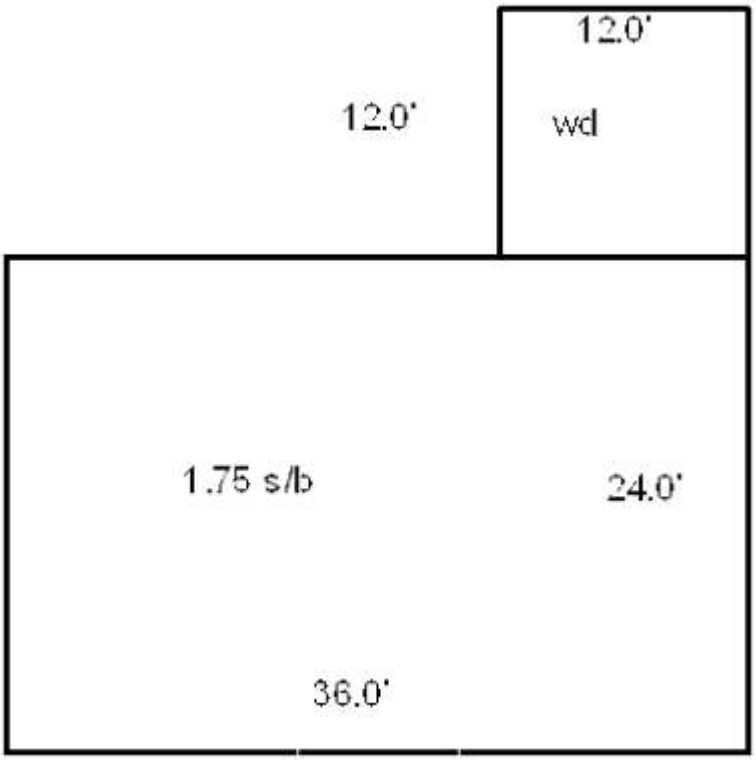
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	236,802

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	95%	100%	95%	213,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1977	144	C 100	1.804	Avg.	95%	100%	95%	1.628
1,512 SFLA							Outbuilding Total		1,628

Accpt Land 95,600 Accepted Bldg 215,300 Total 310,900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Name: MACAULAY, TIMOTHY P
MACAULAY, DONNA L

Map/Lot: 004-082
Account: 1259 Card: 1 of 1 Location: 31 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography RollingBelow Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date	04/30/2013
Sale Price	520,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16588P259
Reference 2 LOT SIZE: 8 corr
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.00	Acres-Rear Land 1-10	1,710.00	7,524	100%		7,524
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.00					Land Total	115,029

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,272 Sqft	Grade B 100	Base	440,541
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	4,430
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,861
Rooms	5	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

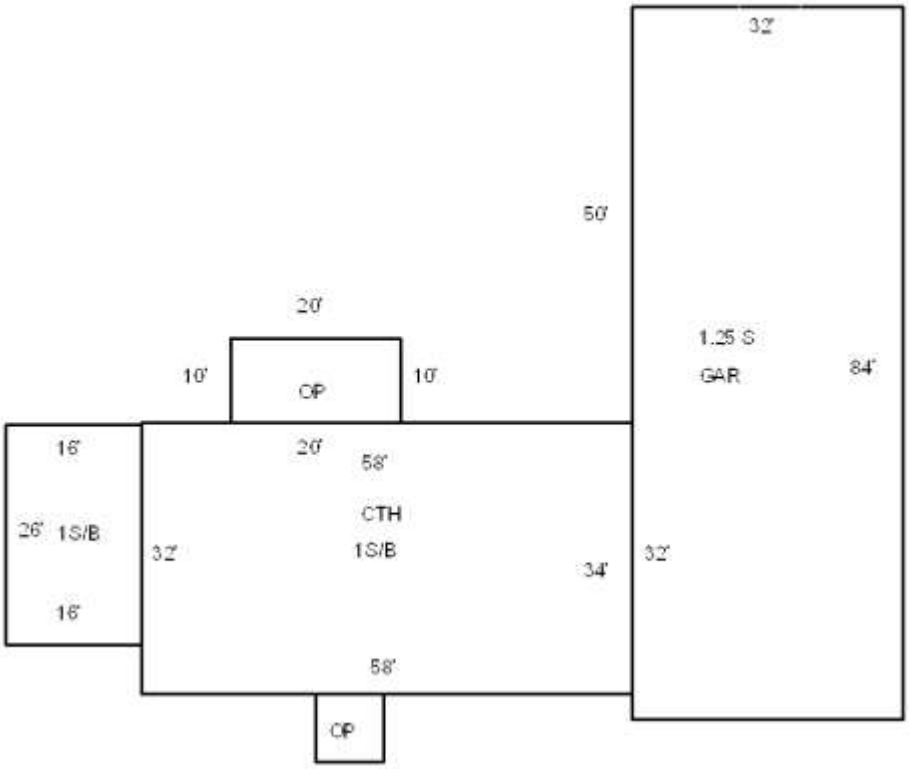
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	465,168

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	397,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	264	B 100	14.504	Avg-	86%	100%	95%	11.849
1.25 ST GARAGE..	2006	2688	B 100	145.760	Avg-	86%	100%	95%	119.086
Open Frame Porch	2006	64	B 100	3.516	Avg-	86%	100%	95%	2.873
Barn	2007	1350	C 100	43.478	Avg-	86%	100%	95%	35.521
CATH XTRA FEATURE	2006	1856	B 100	34.334	Avg.	90%	50%	95%	14.678
2,272 SFLA							Outbuilding Total		184,007

Accpt Land 115,000 Accepted Bldg 581,700 Total 696,700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16'
58'
OP

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	11/03/2008
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B12203P109
Reference 2	LOT SIZE: .23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	210,000	213,741	100%		213,741
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.23					Land Total	227,491

Dwelling Description

				Replacement Cost New	
Log Home	One Story	728 Sqft	Grade C 100	Base	130,109
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,820
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	728	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

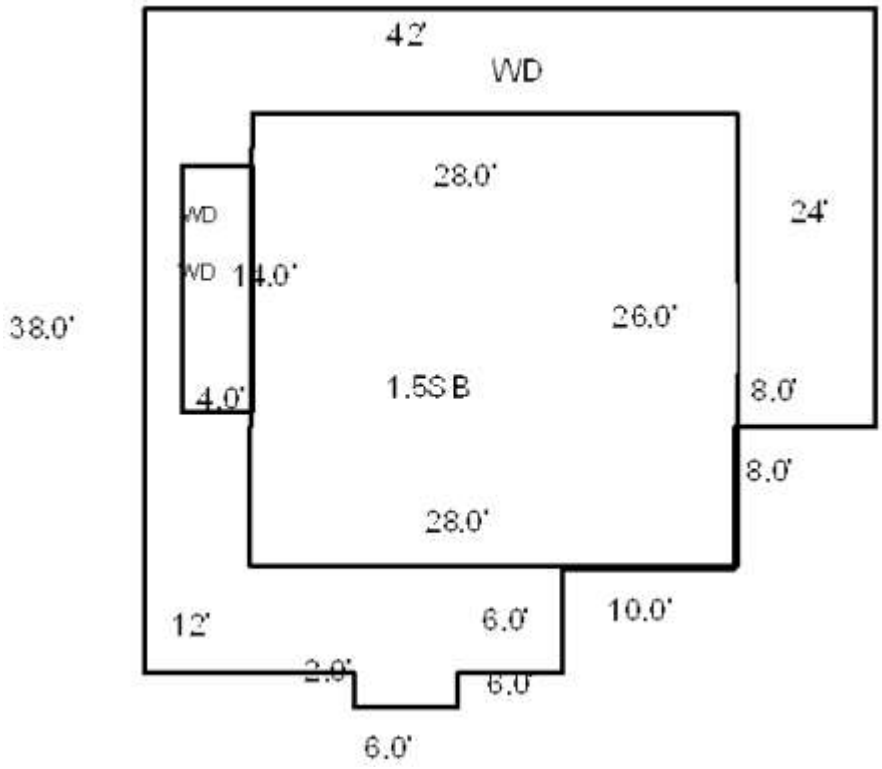
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	TYPICAL	Average	Typical	138,301

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	125%	146,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1997	1436	C	0	Avg.	85%	100%	125%	0
WOOD DECK	1997	56	C	0	Avg.	85%	100%	125%	0
728 SFLA						Outbuilding Total			0

Accpt Land	227,500	Accepted Bldg	146,900	Total	374,400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Name: DOWLING, JUSTIN E - TRUSTEE
SHEPERD REALTY TRUST
Map/Lot: 010-026
Account: 1261 Card: 1 of 1 Location: 125 IRON ROCK RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17626P788
Reference 2	LOT SIZE: 67.38
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 2020
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	12/15/2017
Sale Price	75,000
Sale Type	Land Only
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
43.38	Acres-Rear 21+	665.00	31,732	100%		31,732
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 67.38					Land Total	168,497

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,408 Sqft	Grade B 100	Base	433,651
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,746
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,982
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

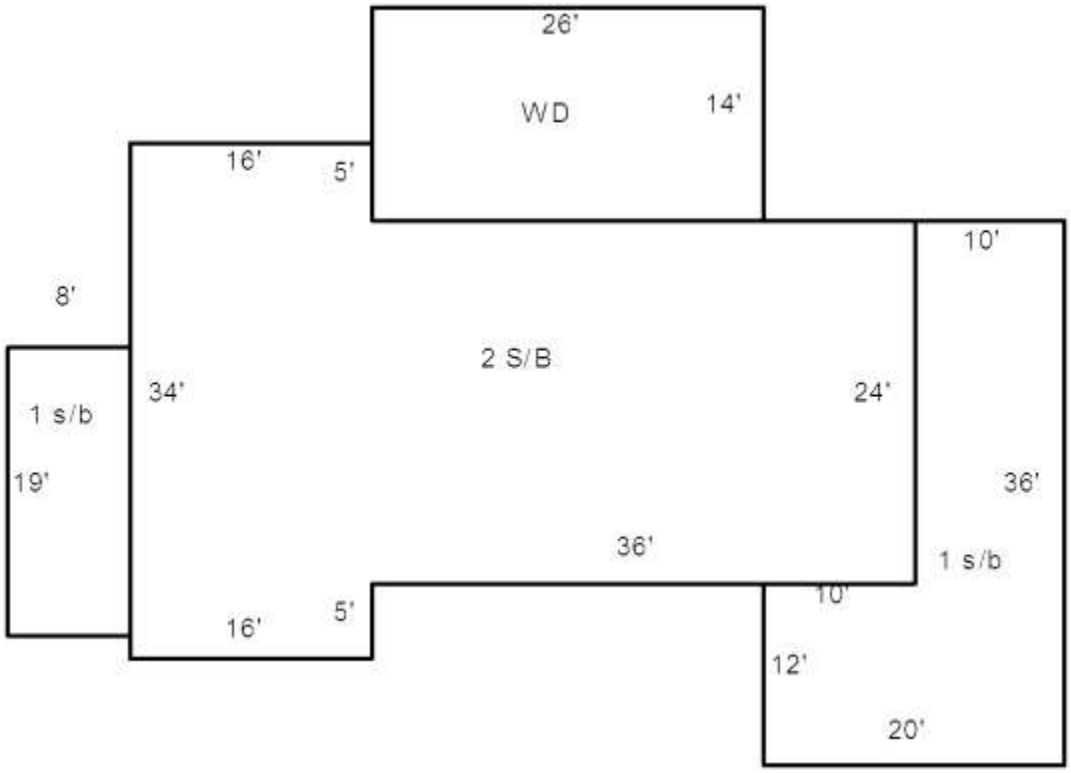
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	465,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	424,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2018	480	B 100	65.932	Avg.	96%	100%	95%	60.130
1 STORY/BSMT	2018	152	B 100	20.878	Avg.	96%	100%	95%	19.041
Wood Deck	2018	364	B 100	5.929	Avg.	96%	100%	95%	5.407
Frame Shed	1900	416	C 100	6.510	Avg.	67%	100%	95%	4.144
Open Frame Porch	2018	496	B 100	27.249	Avg.	96%	100%	95%	24.851
WAREHOUSE ST....	2020	3680	C 100	109.995	Avg.	97%	100%	95%	101.360
1 ST BARN.....	2022	900	B 100	38.206	Avg.	98%	100%	95%	35.570
3,448 SFLA							Outbuilding Total		250,503

Accpt Land	168,500	Accepted Bldg	675,100	Total	843,600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Name: STAPLES, IAN R
STAPLES, MAYO JENNIFER M
Map/Lot: 003-096B
Account: 1262 Card: 1 of 1 Location: 261 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & Septic
Street	No Street

Sale Data

Sale Date	11/13/2014
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16924P585
Reference 2	LOT SIZE:3.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.10	Acres-Homesite (Fract)	74,130.00	91,311	100%		91,311
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.10					Land Total	102,861

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,196 Sqft	Grade C 100	Base	202,456
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,794
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,588
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	215,758

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	94%	100%	105%	212,953

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2014	896	C 100	32.870	Avg.	94%	100%	105%	32.443
Open Frame Porch	2014	78	C 100	3.296	Avg.	94%	100%	105%	3.253
1,196 SFLA							Outbuilding Total		35,696

Accpt Land 102,900 Accepted Bldg 248,600 Total 351,500

46.0'
26.0'
1 S/B
6'
OP
13'

Neighborhood 17 ESTES HILL RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B6644P0111
Reference 2 LOT SIZE:10.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.40	Acres-Rear Land 1-10	1,710.00	12,038	100%		12,038
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.40					Land Total	119,543

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	480 Sqft	Grade C 100	Base	152,287
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,520
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

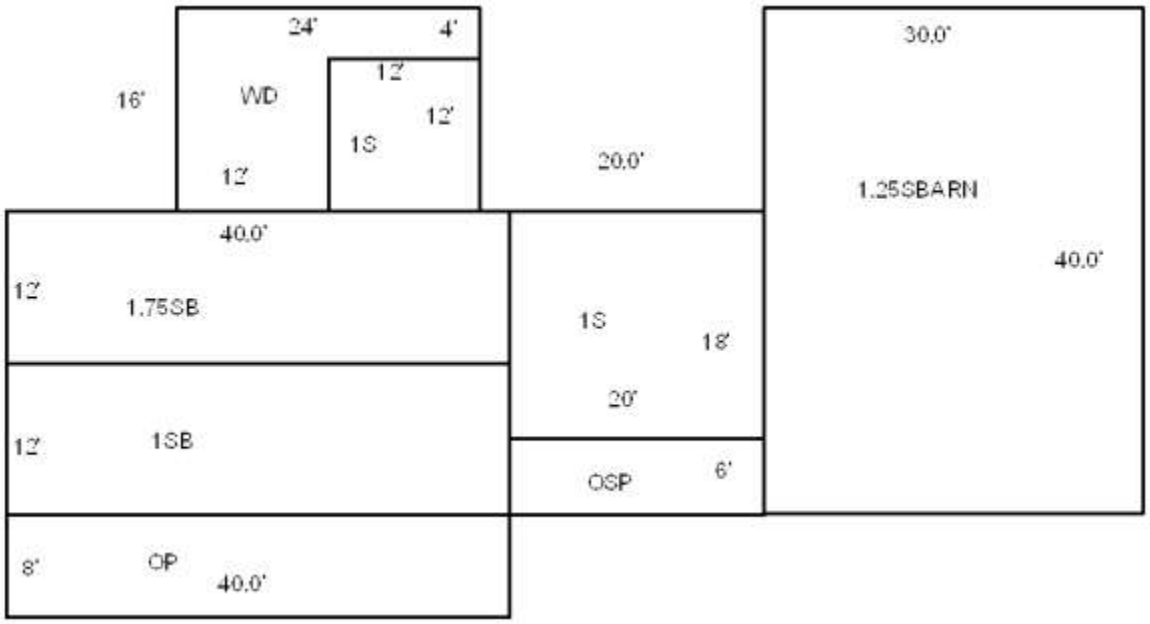
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	GOOD	TYPICAL	Average	Typical	169,497

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	133,648

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1992	144	C 100	13.188	Avg.	83%	100%	95%	10.399
Wood Deck	1992	240	C 100	3.007	Avg.	83%	100%	95%	2.371
1 Story/BSMT	1992	480	C 100	50.717	Avg.	83%	100%	95%	39.990
Open Frame Porch	1992	320	C 100	13.523	Avg.	83%	100%	95%	10.663
OPEN SCR PORCH	1992	120	C 100	5.676	Avg.	83%	100%	95%	4.475
1 STORY	1992	360	C 100	32.969	Avg.	83%	100%	95%	25.996
1.25 ST BARN....	1992	1200	C 100	46.548	Avg.	83%	100%	95%	36.703
Wood Deck	1992	24	C 100	301	Avg.	83%	100%	95%	238
Frame Shed	1992	160	C 100	2.504	Avg.	83%	100%	95%	1.974
1,824 SFLA							Outbuilding Total		132,809

Accpt Land 119,500 Accepted Bldg 266,500 Total 386,000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Name: RILEY, KEVIN A TRUSTEE
RILEY, KEVIN A. REV. TRUST
Map/Lot: 005-020
Account: 1264 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17580P555
Reference 2	LOT SIZE:1.75
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	09/20/2017
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
1.75	Acres-Rear Land 1-10	770.00	1,482	100%		1,482
Total Acres 1.75				Land Total		1,482

Accpt Land	1,500	Accepted Bldg	0	Total	1,500

Name: MILLER, RONALD E
MILLER, LISANNE M
Map/Lot: 008-050
Account: 1265 Card: 1 of 1 Location: 507 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/20/2018
Sale Price	365,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17866P841
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade B 100	Base	316,518
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,897
Rooms	9	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

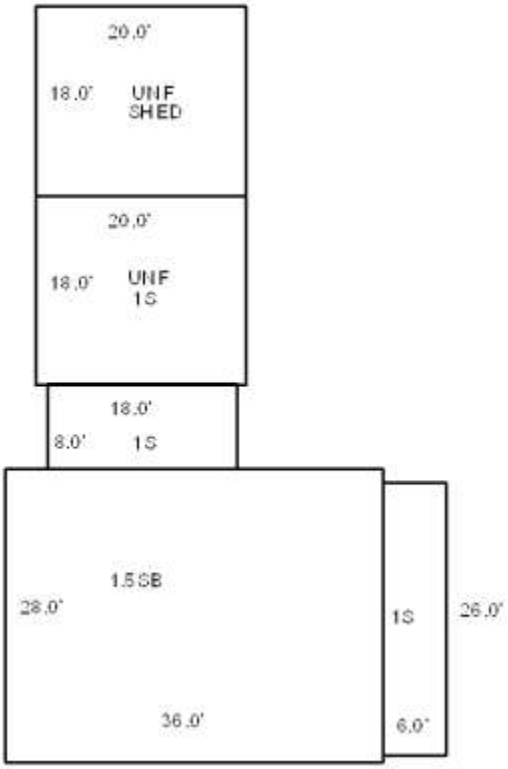
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1839	1970	TYPICAL	TYPICAL	Above Average	Typical	345,328

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	97%	95%	232,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST SHED....	1839	360	B 100	9.524	Avg+	73%	97%	95%	6.407
1 & 1/2 STORY FR	1839	360	B 100	62.633	Avg+	73%	97%	95%	42.133
ONE STORY FRAME	1839	144	B 100	17.144	Avg+	73%	97%	95%	11.532
1 STORY	1839	156	B 100	18.572	Avg+	73%	97%	95%	12.494
Frame Garage	1936	400	C 100	15.009	Avg+	73%	97%	95%	10.097
1 ST BARN.....	1840	1406	C 100	45.232	Avg+	73%	97%	95%	30.427
2,352 SFLA							Outbuilding Total		113,090

Accpt Land 118,800 Accepted Bldg 345,400 Total 464,200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SHED
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18.0'
UNF
1S
18.0'
8.0'
1S
1.5SB
28.0'
1S
26.0'
36.0'
6.0'

Neighborhood 24 HARTFORD LANE

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B16638P177
Reference 2	LOT SIZE:10.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	06/28/2013
Sale Price	267,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.50	Acres-Rear Land 1-10	1,710.00	12,227	100%		12,227
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.50					Land Total	119,732

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade B 100	Base	383,785
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	2,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% HW BB	Cooling	0% None	Heat	1,560
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	399,021

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	299,465

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1985	216	B 100	29.670	Avg.	79%	100%	95%	22.267
Patio	1985	308	D 100	1.542	Avg-	72%	100%	95%	1.054
Frame Garage	1985	560	B 100	27.002	Avg.	79%	100%	95%	20.265
1.50 ST BARN....	2021	1500	B 100	87.651	Avg.	97%	100%	95%	80.770
2,616 SFLA							Outbuilding Total		124,356

Accpt Land	119,700	Accepted Bldg	423,800	Total	543,500

40.0'
1SB
12.0'
28.0'
20.0'
GAR
30.0'
2SB
18.0'

Name: HERSOM, SAMANTHA J
HERSOM, STANLEY W
Map/Lot: 007-032-4
Account: 1267 Card: 1 of 1 Location: 523 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/23/2016
Sale Price	278,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17306P523
Reference 2	LOT SIZE: 12.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.40	Acres-Rear Land 1-10	1,710.00	15,800	100%		15,800
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.40					Land Total	123,305

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 100	Base	208,175
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,368
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

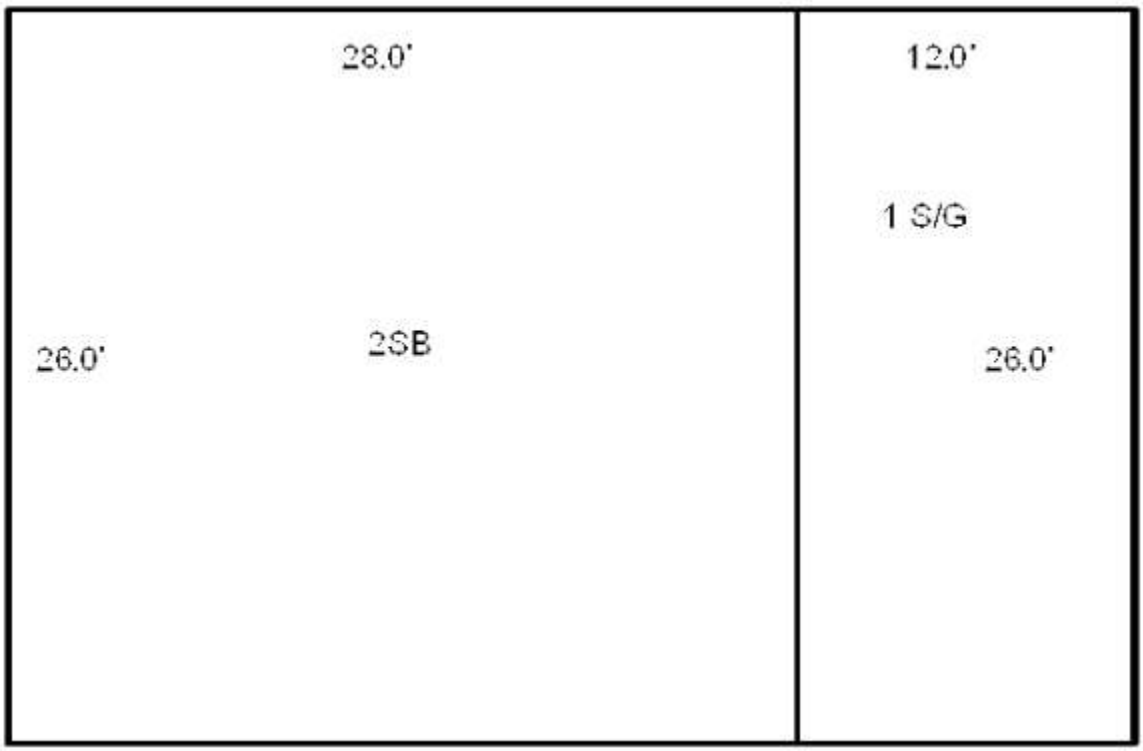
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Good	Typical	218,915

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	178,854

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1982	312	C 100	32,966	Good	86%	100%	95%	26,933
1,768 SFLA							Outbuilding Total		26,933

Accpt Land	123,300	Accepted Bldg	205,800	Total	329,100


28.0'
12.0'
1 S/G
26.0'
2SB
26.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Private

Reference 1 B10922P260
Reference 2 LOT SIZE:0.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	210,000	210,775	100%		210,774
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.20					Land Total	224,524

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade C 110	Base	213,159
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	396
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,733
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

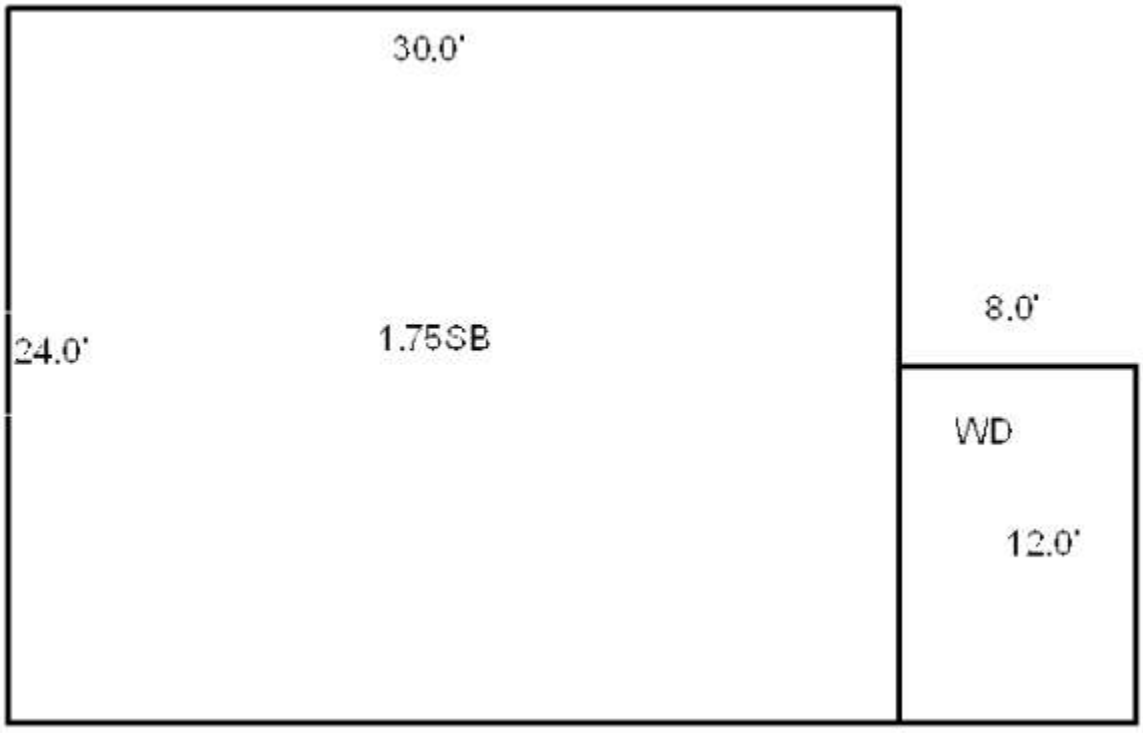
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	GOOD	GOOD	Above Average	Typical	224,792

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	125%	205,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	0	96	C 110	1.323	Avg+	73%	100%	125%	1.208
1,260 SFLA							Outbuilding Total		1,208

Accpt Land 224,500 Accepted Bldg 206,300 Total 430,800


30.0'
24.0'
1.75SB
8.0'
WD
12.0'

Map/Lot: 010-062A
Account: 1270 Card: 1 of 1 Location: 3 RICHARD LANE

Neighborhood 22	FOX FARM HILL RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/01/2003
Sale Price	286,900
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B11649P268
Reference 2	LOT SIZE:3.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.94	Acres-Homesite (Fract)	72,675.00	91,691	100%		91,691
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.94					Land Total	107,366

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade C 100	Base	270,139
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,384
Rooms	9				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

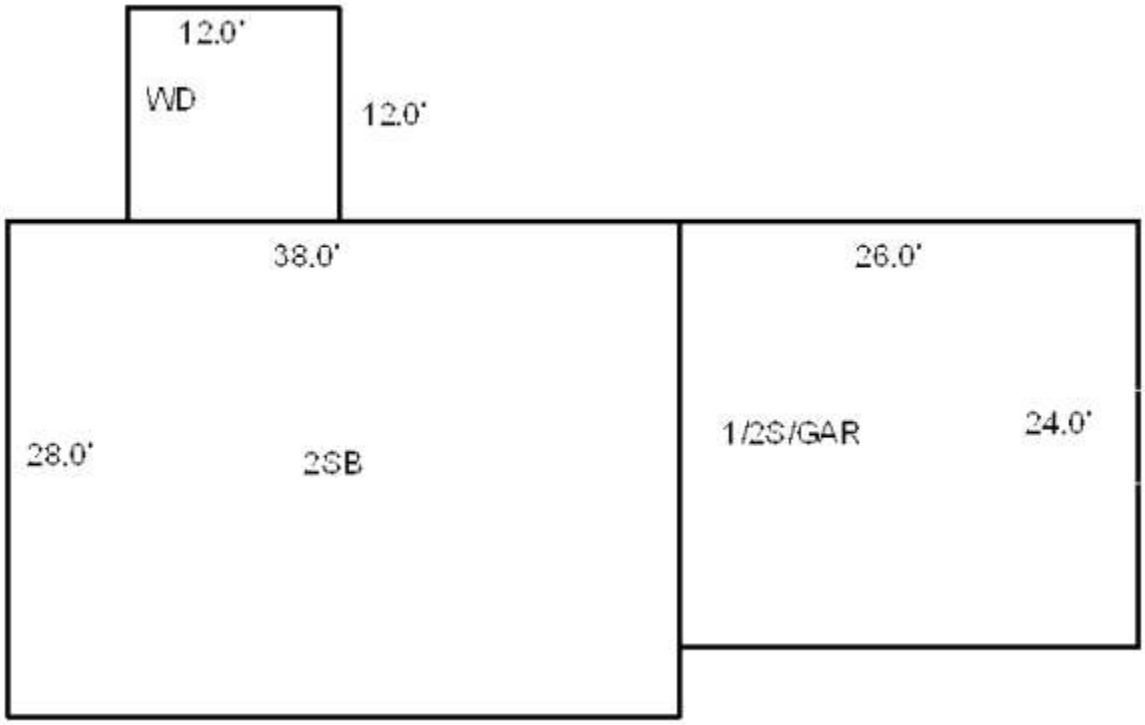
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	GOOD	Average	Typical	300,009

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	250,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1/2S AD/GAR.....	2003	624	C 100	43.081	Avg.	88%	100%	95%	36.015
Wood Deck	2003	144	C 100	1.804	Avg.	88%	100%	95%	1.509
2,440 SFLA							Outbuilding Total		37,524

Accpt Land	107,400	Accepted Bldg	288,300	Total	395,700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38.0'
26.0'
28.0'
2SB
1/2S/GAR
24.0'

Name: BARTO, SHIRLEY M
BARTO, CHARLES W
Map/Lot: 015-004
Account: 1271 Card: 1 of 1 Location: 3 LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/06/2007
Sale Price	82,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Partial Interest

Reference 1	B15256P202
Reference 2	LOT SIZE: .56
Tran/Land/Bldg	101 1 11
X.....	NBHD Y..... CORR
Exemption(s)	1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	229,611
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

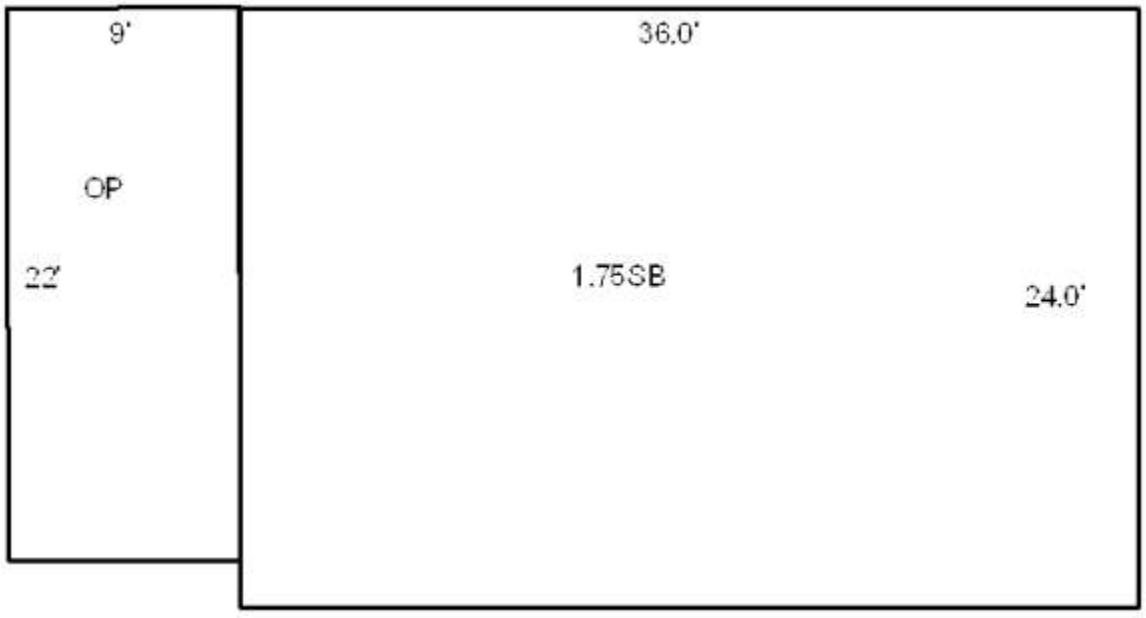
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	240,507

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	100%	105%	176,773

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2005	198	C 100	8.367	Avg.	70%	100%	105%	6.150
Frame Shed	1968	140	C 100	2.191	Avg.	70%	100%	105%	1.611
1,512 SFLA							Outbuilding Total		7,761

Accpt Land	93,100	Accepted Bldg	184,500	Total	277,600


9'
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OP
22'
1.75SB
24.0'

Account: 1272 Card: 1 of 1 Map/Lot: 009-016-08 Location: 15 STEVIE LN

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/19/2010
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15991P752
Reference 2	LOT SIZE: 8.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.40	Acres-Rear Land 1-10	1,710.00	8,276	100%		8,276
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.40					Land Total	115,781

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	210,294
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,060
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

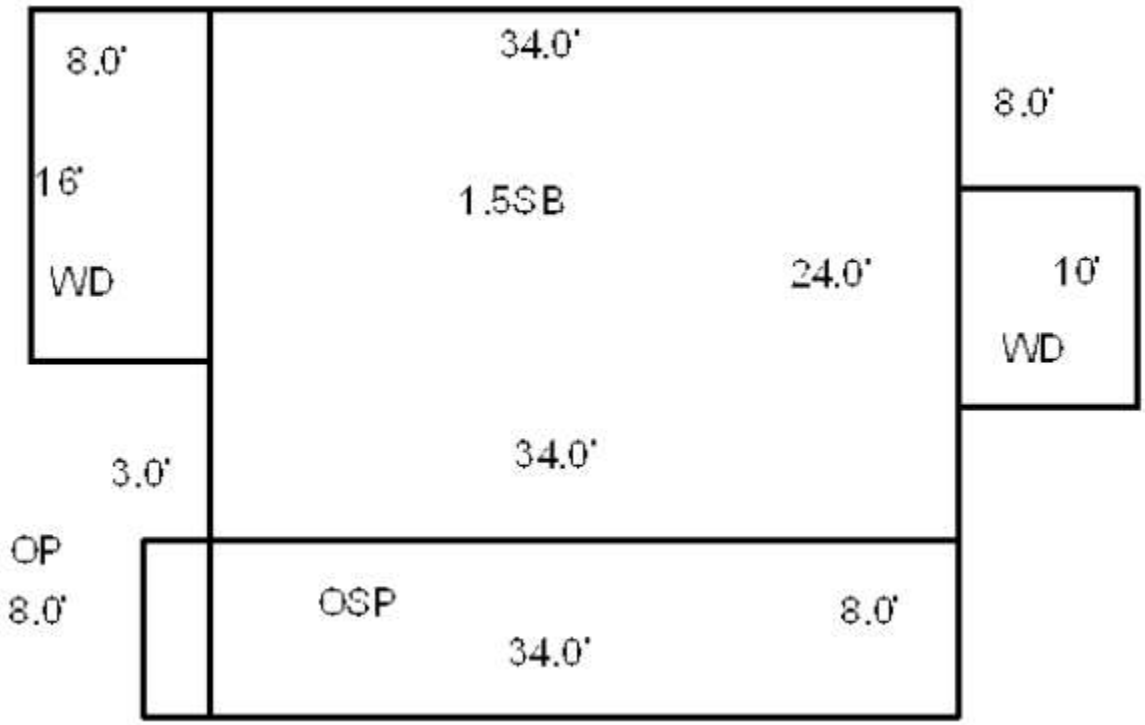
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	GOOD	Average	Typical	225,938

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	160,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN SCR PORCH	1978	272	C 100	12.100	Avg.	75%	100%	95%	8,621
Open Frame Porch	1978	24	C 100	1.014	Avg.	75%	100%	95%	722
Wood Deck	1978	128	C 100	1.604	Avg.	75%	100%	95%	1,143
WOOD DECK	1978	80	C 100	1.002	Avg.	75%	100%	95%	714
Jacuzzi #	1982	1	C 100	3.300	Avg.	75%	100%	95%	2,351
Frame Shed	1982	100	C 100	1.565	Avg.	75%	100%	95%	1,115
Frame Garage	1988	484	D 100	14.427	Avg.	79%	0%	95%	0
Frame Garage	1998	728	B 100	34.866	Avg.	84%	0%	95%	0
1,224 SFLA							Outbuilding Total		14,666

Accpt Land 115,800 Accepted Bldg 175,600 Total 291,400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34.0'
8.0'
16'
1.5SB
WD
24.0'
10'
WD
3.0'
34.0'
OP
8.0'
OSP
8.0'
34.0'

Account: 1273 Card: 1 of 1 Map/Lot: 017-050 Location: 57 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/03/2018
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17770P403
Reference 2	LOT SIZE: .66
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	74,130.00	78,224	100%		78,224
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.66					Land Total	89,774

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	832 Sqft	Grade C 100	Base	223,802
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,248
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,368
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

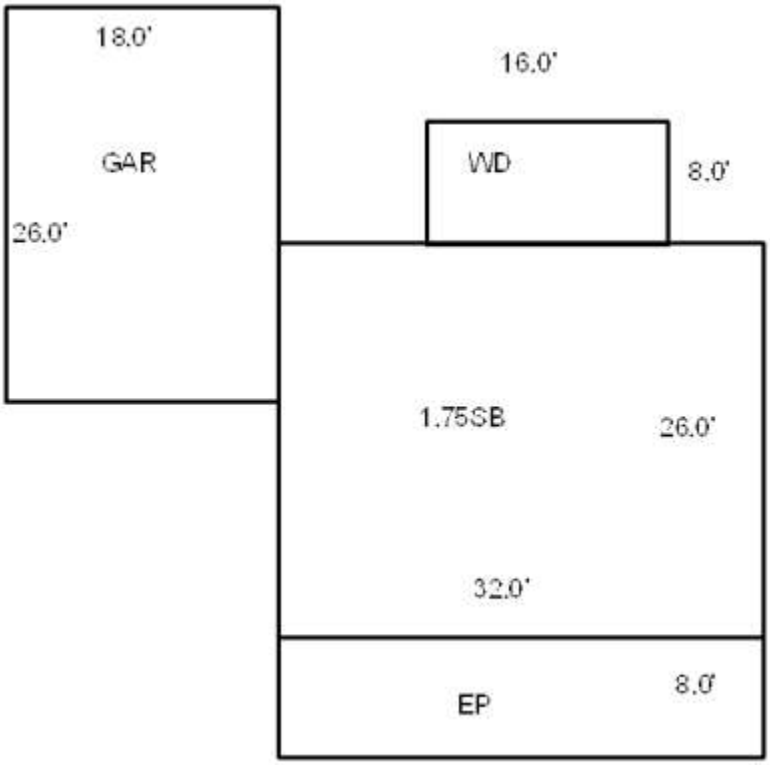
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	GOOD	Average	Typical	229,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	67%	100%	105%	161,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1900	468	C 100	17.458	Avg.	67%	100%	105%	12.282
Encl Frame Porch	1900	256	C 100	20.398	Avg.	67%	100%	105%	14.350
Wood Deck	1900	128	D 100	1.283	Fair	55%	100%	105%	741
1,456 SFLA							Outbuilding Total		27,373

Accpt Land	89,800	Accepted Bldg	188,800	Total	278,600


18.0'
16.0'
GAR
WD
8.0'
26.0'
1.75SB
26.0'
32.0'
8.0'
EP

Name: STAPLES, JASON T
LAZAROFF, PATRICIA E
Map/Lot: 010-032-1
Account: 1274 Card: 1 of 1 Location: 417 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/14/2008
Sale Price	181,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15475P369
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.00					Land Total	104,901

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	880 Sqft	Grade C 100	Base	155,010
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,320
Fin. Basement Area	880 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,424
Heating	100% HW BB	Cooling	0% None	Heat	2,640
Rooms	4	HEARTHS		HEARTHS	1,600
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

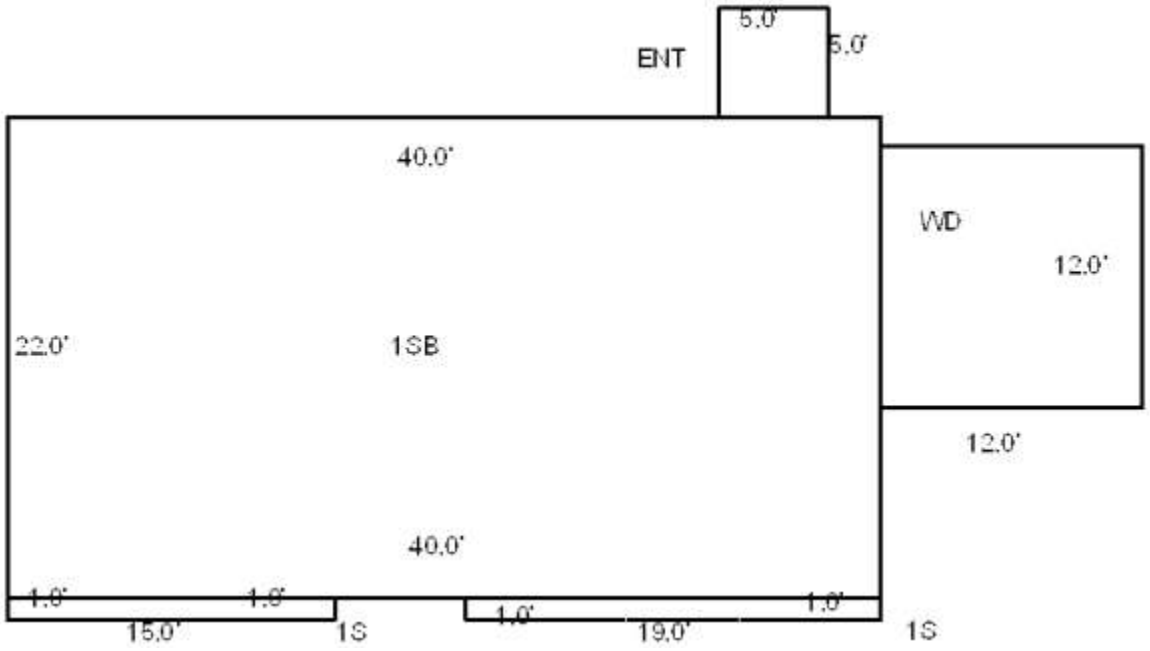
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	184,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	95%	129,383

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1976	144	C 100	1.804	Avg.	74%	100%	95%	1.268
1 STORY	1976	19	C 100	1.740	Avg.	74%	100%	95%	1.224
BSMT ENTRY.....	1976	25	C 100	391	Avg.	74%	100%	95%	275
ONE STORY FRAME	1976	15	C 100	1.374	Avg.	74%	100%	95%	966
Frame Shed	2020	160	C 100	2.504	Avg.	97%	100%	95%	2.308
914 SFLA							Outbuilding Total		6,041

Accpt Land 104,900 Accepted Bldg 135,400 Total 240,300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WD
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22.0'
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12.0'
40.0'
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1.0'
1.0'
15.0'
1S
19.0'
1S

Account: 1275 Card: 1 of 1 Map/Lot: 019-014 Location: 56 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/10/2005
Sale Price	245,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	B14462P511
Reference 2	LOT SIZE: .42
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.42	Acres-Homesite (Fract)	74,130.00	74,767	100%		74,767
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.42					Land Total	86,317

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,120 Sqft	Grade C 100	Base	312,895
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,120
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	7,000
Rooms	12				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

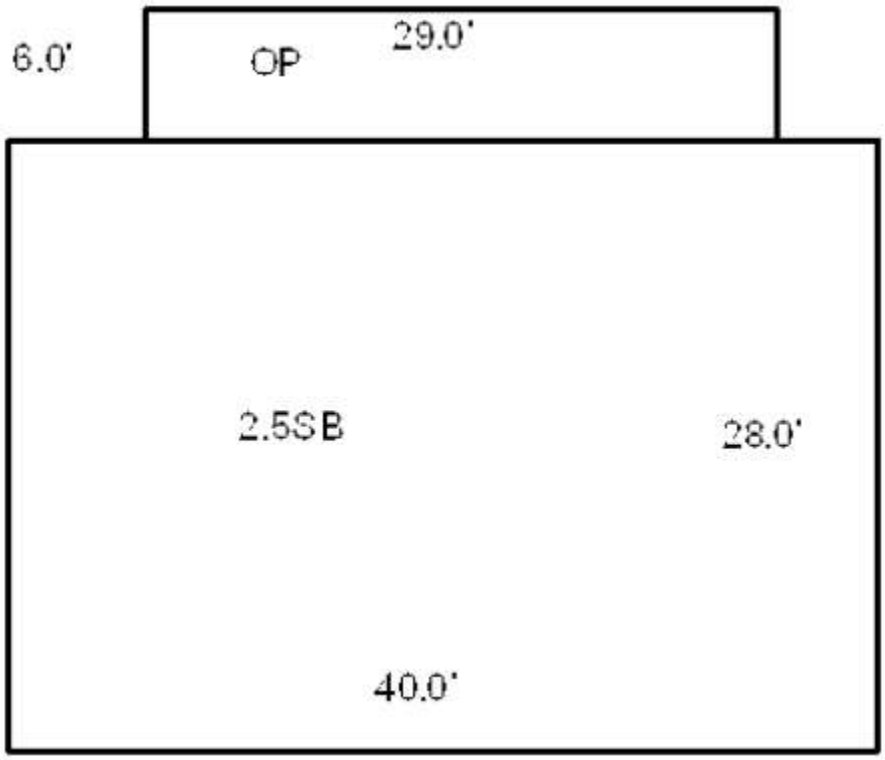
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	GOOD	TYPICAL	Above Average	Typical	331,575

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	73%	100%	105%	254,152

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1900	174	C 100	7.353	Avg+	73%	100%	105%	5.636
Frame Shed	1900	128	C 100	2.003	Avg-	60%	100%	105%	1.262
Frame Garage	1900	208	C 100	8.095	Avg-	60%	100%	105%	5.100
2,800 SFLA							Outbuilding Total		11,998

Accpt Land	86,300	Accepted Bldg	266,200	Total	352,500


6.0'
OP
29.0'
2.5SB
28.0'
40.0'

Map/Lot: 018-082
Account: 1276 Card: 1 of 1 Location: 42 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	Level
Utilities	All Public
Street	Paved
PERMIT STATUS	OPEN PERMITS

Sale Data

Sale Date	10/10/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE: 0.08
Tran/Land/Bldg	31 2 80
X.....	8 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	117,600	36,589	100%		36,589
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.08					Land Total	48,139

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	0 Sqft	Grade C 100	Base	81,312
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	0
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	26,400
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

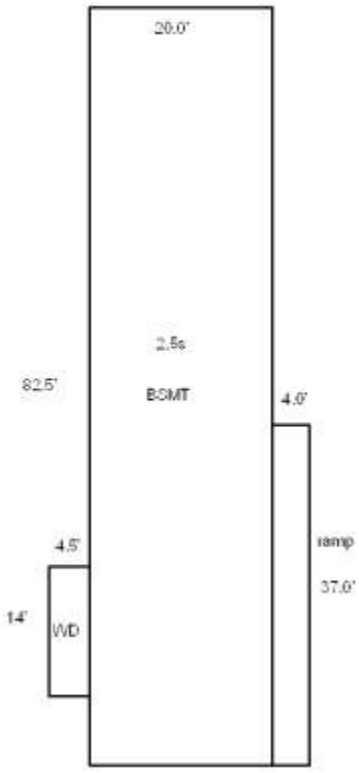
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1915	0	TYPICAL	TYPICAL	Good	Typical	107,712

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
OTHER.....	None	78%	%	105%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
STORE FRAME.....	1900	1640	C 100	143.959	Avg+	73%	100%	105%	110.344
APT	1915	820	C 100	79.490	Avg+	73%	100%	105%	60.929
APT	1915	820	C 100	79.490	Avg+	73%	100%	105%	60.929
Wood Deck	1915	56	C 100	702	Avg+	73%	100%	105%	538
BSMT UNFINISHED.	1915	1640	C 100	41.082	Avg+	73%	100%	105%	31.490
Unfinished Attic	1915	1640	C 100	10.266	Avg+	73%	100%	105%	7.869
								Outbuilding Total	272,099

Accpt Land 48,100 Accepted Bldg 272,100 Total 320,200


20.0'
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82.5'
BSMT
4.0'
4.5'
ramp
37.0'
14'
WD

Name: SCHULMAIER, GERALD T. & PHINNEY, SCHULMAIER & PHINNEY REVOCABLE
Map/Lot: 004-004
Account: 1277 Card: 1 of 1 Location: 139 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/25/2016
Sale Price	550,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17189P659 FARMLAND PROGRAM
Reference 2	LOT SIZE: 230.6
Tran/Land/Bldg	800 1 11
X.....	0 Y..... 0
Exemption(s)	1 18 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
16.60	Acres-Rear 21+	700.00	12,782	100%		12,782
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
90.00	Acres-Mixed Wood	436.00	39,240	100%		39,240
100.00	Past -Pasture 1	350.00	38,500	100%		38,500
Total Acres 230.60					Land Total	234,612

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,357 Sqft	Grade C 100	Base	222,869
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% HW BB	Cooling	0% None	Heat	1,832
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	1/4 Finished			Attic	9,071
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

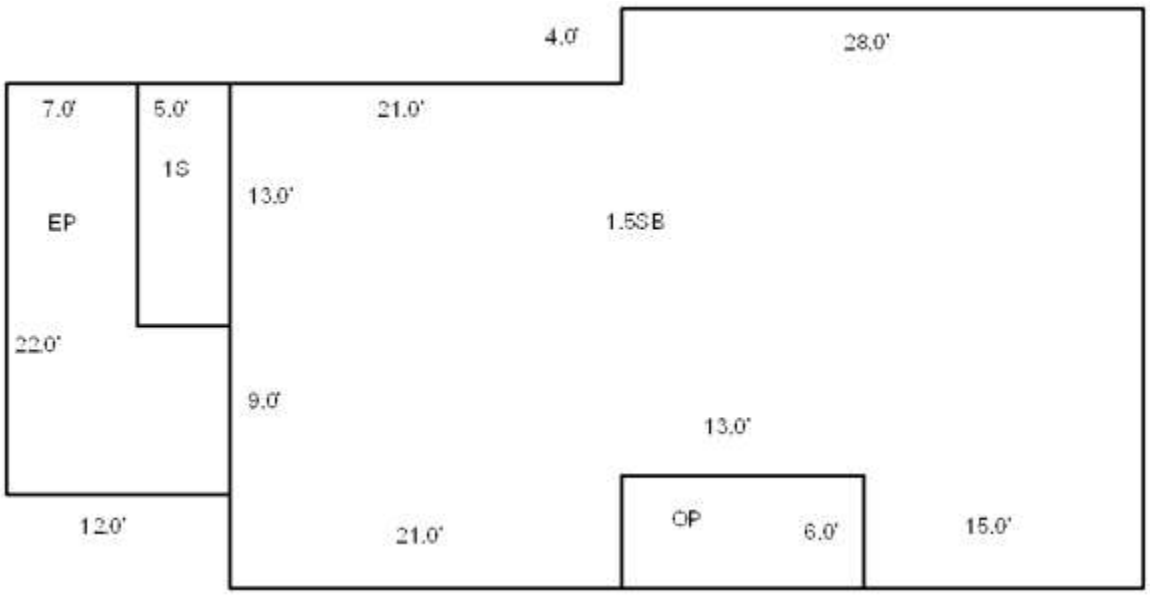
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	GOOD	TYPICAL	Above Average	Typical	241,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	100%	176,578

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1952	199	C 100	15.856	Avg+	73%	100%	100%	11.575
ONE STORY FRAME	1952	65	C 100	5.953	Avg+	73%	100%	100%	4.346
Open Frame Porch	1952	78	C 100	3.296	Avg+	73%	100%	100%	2.406
STORAGE	1952	7204	C 100	90.266	Avg+	73%	100%	100%	65.894
Barn	1952	954	C 100	31.080	Avg+	73%	100%	100%	22.688
1.50 ST BARN....	1952	1400	C 100	63.042	Avg+	73%	100%	100%	46.021
1,422 SFLA							Outbuilding Total		152,930

Accpt Land	234,600	Accepted Bldg	329,500	Total	564,100


4.0'
28.0'
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13.0'
12.0'
21.0'
OP
6.0'
15.0'

Name: SCHULMAIER, GERALD T & PHINNEY,
SCHULMAIER & PHINNEY REVOCABLE TRUSTS

Map/Lot: 004-005
Account: 1278 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17189P659 SEE 004-004
Reference 2	LOT SIZE:97.5
Tran/Land/Bldg	130 1 99
X.....	LAND Y..... 2020
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	01/25/2016
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
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
73.50	Acres-Rear 21+	700.00	56,595	100%		56,595
Total Acres 97.50				Land Total		189,685

Accpt Land 189,700 Accepted Bldg 0 Total 189,700

Name: RUGGIERO, ROBERT
RUGGIERO, LINDA

Map/Lot: 006-044
Account: 1279 Card: 1 of 1 Location: 122 MEETING HOUSE RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	10/05/2016
Sale Price	100,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17337P661
Reference 2	LOT SIZE: 4.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 85 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.75	Acres-Rear Land 1-10	1,710.00	1,411	100%		1,411
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.75					Land Total	108,916

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,152 Sqft	Grade B 100	Base	366,461
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,862
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

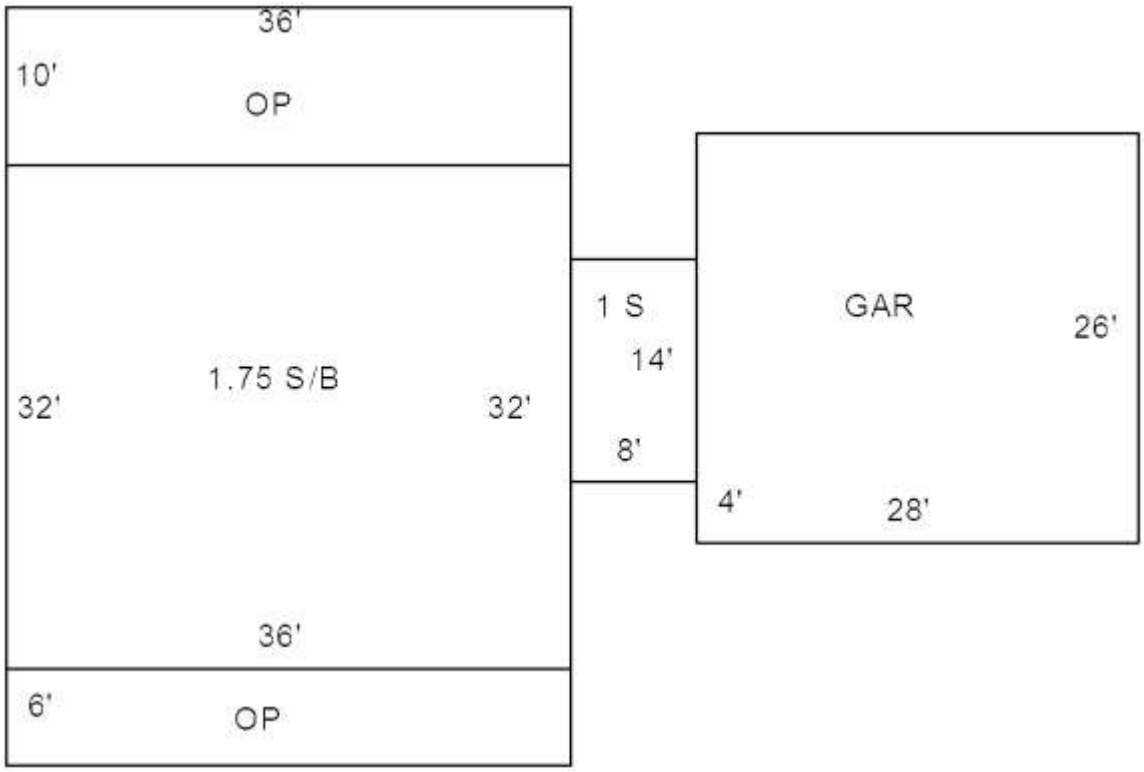
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	393,729

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	355,340

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2017	112	B 100	15.384	Avg.	95%	100%	95%	13.884
1 STORY GARAGE..	2017	728	B 100	34.866	Avg.	95%	100%	95%	31.467
Open Frame Porch	2017	216	B 100	11.866	Avg.	95%	100%	95%	10.709
OPEN PORCH	2017	360	B 100	19.936	Avg.	95%	100%	95%	17.992
Frame Shed	2017	240	C 100	3.756	Avg.	95%	100%	95%	3.390
SOLAR CL2 /KW	2022			- - - - S O U N D V A L U E - - - -					9.000
2,128 SFLA							Outbuilding Total		86,442

Accpt Land	108,900	Accepted Bldg	441,800	Total	550,700


36'
10'
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1.75 S/B
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26'
4'
28'

Name: SCHULMAIER, GERALD T & PHINNEY,
SCHULMAIER & PHINNEY REVOCABLE TRUSTS
Map/Lot: 004-001
Account: 1280 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17189P665
Reference 2	LOT SIZE:7.32
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	01/25/2016
Sale Price	76,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
3.32	Acres-Rear Land 1-10	2,400.00	8,765	100%		8,765
Total Acres 7.32					Land Total	98,955

Accpt Land	99,000	Accepted Bldg	0	Total	99,000

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel

Reference 1	B9698P0287
Reference 2	LOT SIZE:7.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.50	Acres-Rear Land 1-10	1,710.00	6,584	100%		6,584
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.50					Land Total	114,089

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,080 Sqft	Grade C 100	Base	268,822
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,670
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

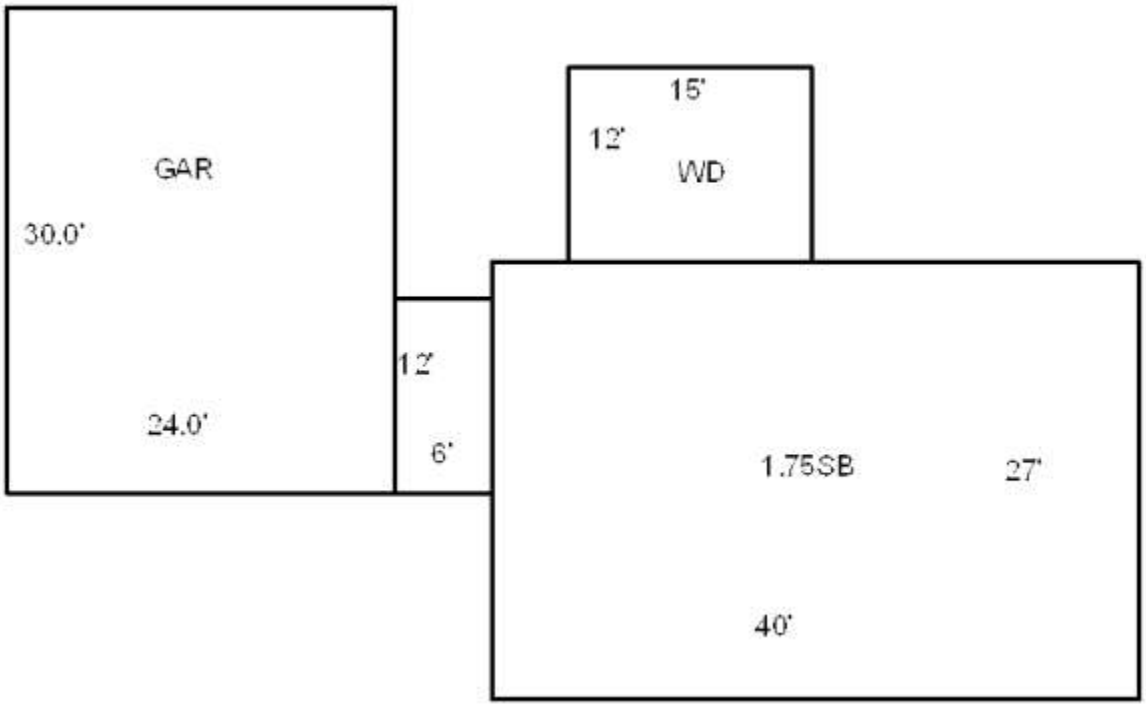
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	287,472

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	234,865

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	180	C 100	2.255	Avg.	86%	100%	95%	1,842
Frame Garage	2011	720	C 100	26.532	Avg.	92%	100%	95%	23,189
Encl Frame Porch	2011	72	C 100	5.737	Avg.	92%	100%	95%	5,014
1,890 SFLA							Outbuilding Total		30,045

Accpt Land	114,100	Accepted Bldg	264,900	Total	379,000


GAR
30.0'
24.0'
12'
6'
15'
12'
WD
1.75SB
27'
40'

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & SepticSeptic
Street	Gravel

Sale Data

Sale Date	02/01/2008
Sale Price	328,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15346P546
Reference 2	LOT SIZE:3.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	72,675.00	90,612	100%		90,612
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.50					Land Total	106,287

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade B 90	Base	345,406
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	2,106
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,424
Rooms	6	HEARTHS		HEARTHS	936
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

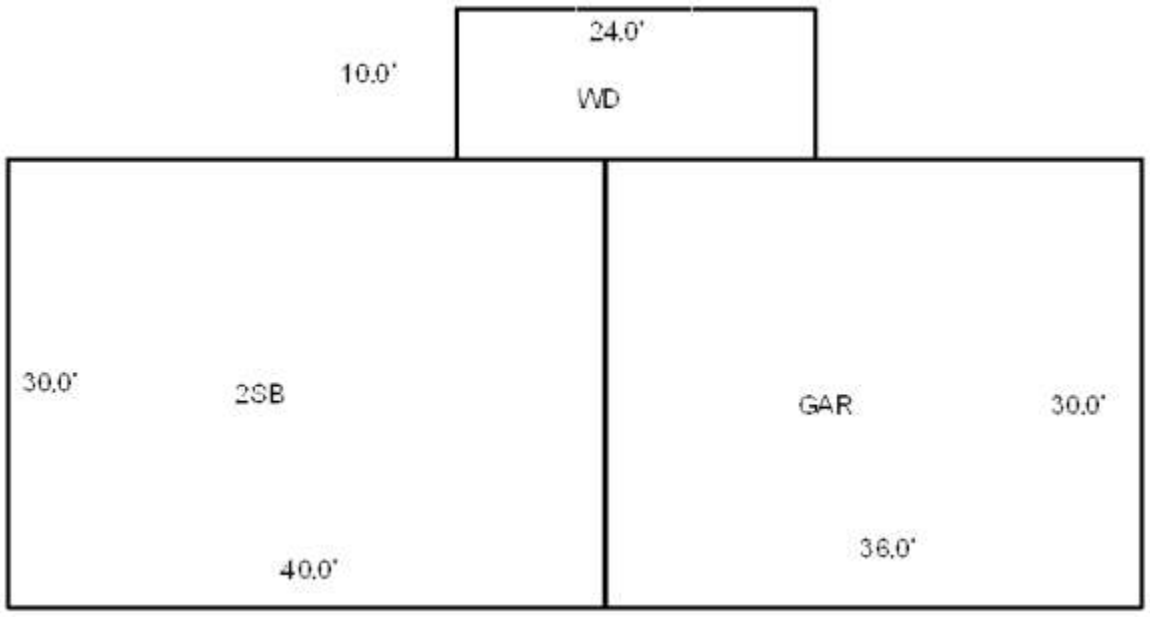
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	TYPICAL	Average	Typical	372,316

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	97%	95%	295,057

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1998	1080	B 90	46.210	Avg.	86%	97%	95%	36.622
Wood Deck	1998	240	B 90	3.518	Avg.	86%	97%	95%	2.787
2,400 SFLA							Outbuilding Total		39,409

Accpt Land	106,300	Accepted Bldg	334,500	Total	440,800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WD
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2SB
GAR
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36.0'
40.0'

Map/Lot: 003-106
Account: 1283 Card: 1 of 1 Location: 83 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/15/2015
Sale Price	38,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Lender
Validity	Distressed Sale

Reference 1	B17738P478
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	Land Schedule 1

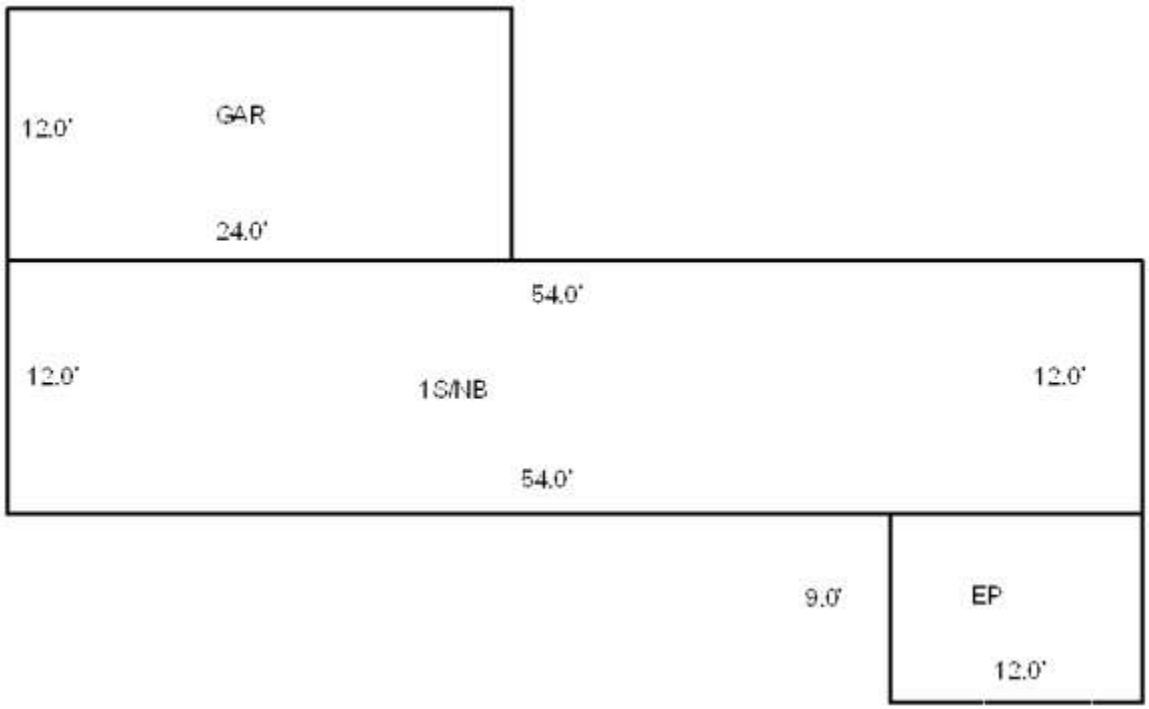
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	72,675.00	78,178	85%	Cor/Loc/Us	66,452
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.80					Land Total	82,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1976	288	C 100	10.976	Avg-	66%	100%	95%	6,882
MH ENC. PORCH...	1976	108	D 100	2.235	Fair	62%	95%	95%	1,251
12 Mobile Home. 648 SFLA	1976	12X54	C 100	17.594	Fair	35%	95%	95%	5,558
								Outbuilding Total	13,691

Accpt Land 82,100 Accepted Bldg 13,700 Total 95,800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Account: 1284 Card: 1 of 1 Map/Lot: 014-003 Location: 52 PLEASANT ST

Neighborhood 12 PLEASANT ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/15/2017
Sale Price	144,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17423P610
Reference 2	LOT SIZE:0.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	74,130.00	69,421	100%		69,421
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.20					Land Total	80,971

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	600 Sqft	Grade C 100	Base	169,573
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	750
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,700
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

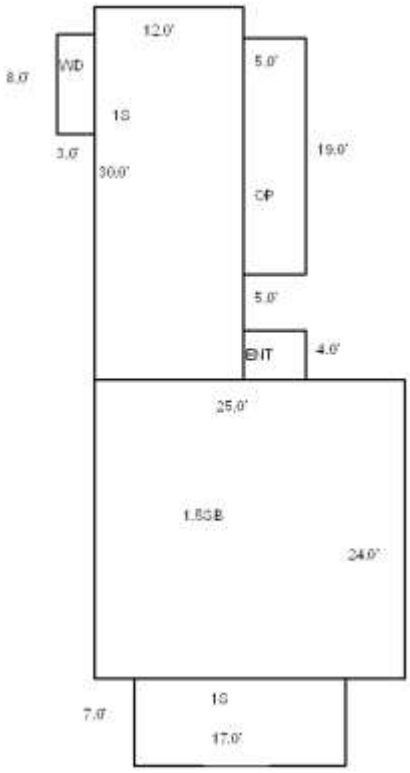
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	GOOD	GOOD	Above Average	Typical	173,823

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	133,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1998	360	C 100	32.969	Avg+	73%	100%	105%	25.270
BSMT ENTRY.....	1952	20	C 100	313	Avg+	73%	100%	105%	239
Open Frame Porch	1999	95	C 100	4.015	Avg+	73%	100%	105%	3.078
Wood Deck	1952	24	C 100	301	Avg+	73%	100%	105%	231
1 STORY	1952	119	C 100	10.898	Avg+	73%	100%	105%	8.354
Frame Garage	1999	624	C 100	23.075	Avg+	73%	100%	105%	17.687
Open Frame Porch	1999	192	C 100	8.114	Avg+	73%	100%	105%	6.219
Frame Shed	1987	96	C 100	1.502	Avg-	73%	100%	105%	1.151
1,379 SFLA							Outbuilding Total		62,229

Accpt Land 81,000 Accepted Bldg 195,500 Total 276,500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Name: CUTLER, JASON D
MERENESS-CUTLER, AMY E
Map/Lot: 018-099
Account: 1285 Card: 1 of 1 Location: 14 CHURCH AVE

Neighborhood 41	CHURCH ST
Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B17837P499
Reference 2	LOT SIZE: .33
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Sale Data

Sale Date	04/26/2019
Sale Price	230,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.33	Acres-Homesite (Fract)	112,000	70,773	100%		70,773
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.33					Land Total	81,773

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	193,781
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,780
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,440
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

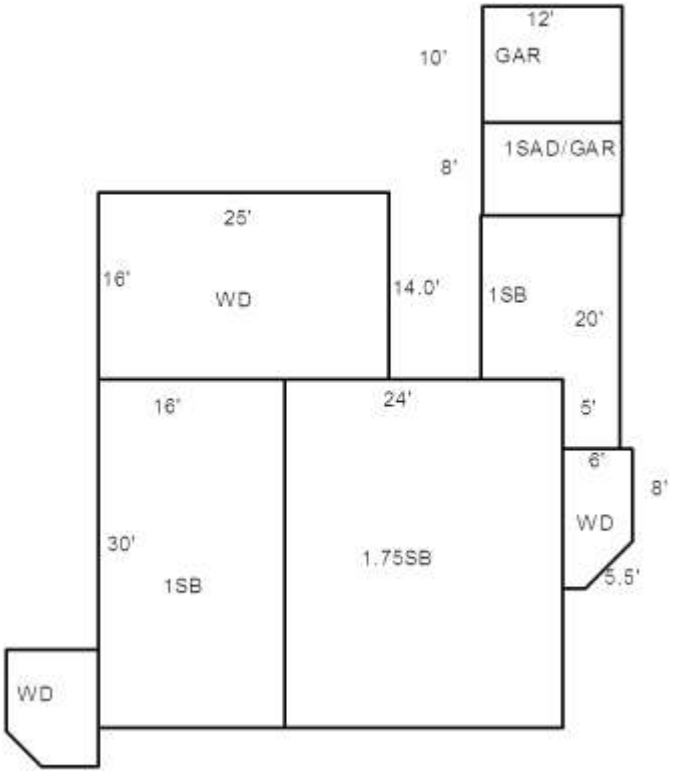
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1899	1960	TYPICAL	GOOD	Average	Typical	200,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	134,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1899	64	C 100	802	Ava.	67%	100%	100%	537
1 STORY/BASEMENT	1899	480	C 100	50.717	Ava.	67%	100%	100%	33.980
WOOD DECK	1899	76	C 100	952	Ava.	67%	100%	100%	638
Wood Deck	1899	400	C 100	5.012	Ava.	67%	100%	100%	3.358
1 Story/BSMT	1899	198	C 100	20.921	Ava.	67%	100%	100%	14.017
1S AD/GAR.....	1899	96	C 100	10.143	Ava.	67%	100%	100%	6.796
Frame Garage	1899	120	C 100	4.926	Ava.	67%	100%	100%	3.300
Jacuzzi #	1	4	C 100	3.300	Ava.	67%	100%	100%	2.211
2,034 SFLA								Outbuilding Total	64,837

Accpt Land	81,800	Accepted Bldg	199,400	Total	281,200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1.75SB
5.5'
WD

Name: SAUNDERS, JUSTIN
SAUNDERS, ORCHIE
Map/Lot: 003-123
Account: 1286 Card: 1 of 1 Location: 426 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/10/2020
Sale Price	259,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18146P793
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	72,675.00	81,413	100%		81,413
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.20					Land Total	97,088

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,536 Sqft	Grade C 90	Base	221,007
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,074
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,147
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,376
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

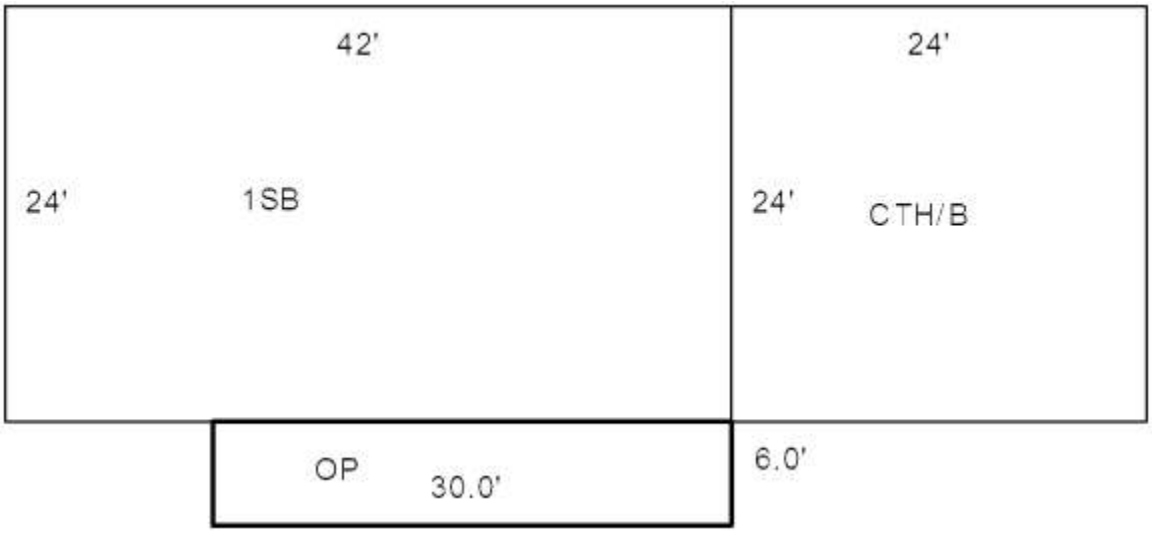
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	229,604

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	191,949

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2002	180	C 90	6.846	Avg.	88%	100%	95%	5.723
Frame Garage	2002	336	C 100	12.704	Avg.	87%	90%	95%	9.450
1,536 SFLA							Outbuilding Total		15,173

Accpt Land	97,100	Accepted Bldg	207,100	Total	304,200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Name: CUCINOTTA, CHRISTOPHER
CUCINOTTA, ROBIN
Map/Lot: 010-055
Account: 1287 Card: 1 of 1 Location: 323 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Reference 1	B8148P0336
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.50					Land Total	103,289

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,408 Sqft	Grade C 100	Base	198,062
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	2,112
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,224
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

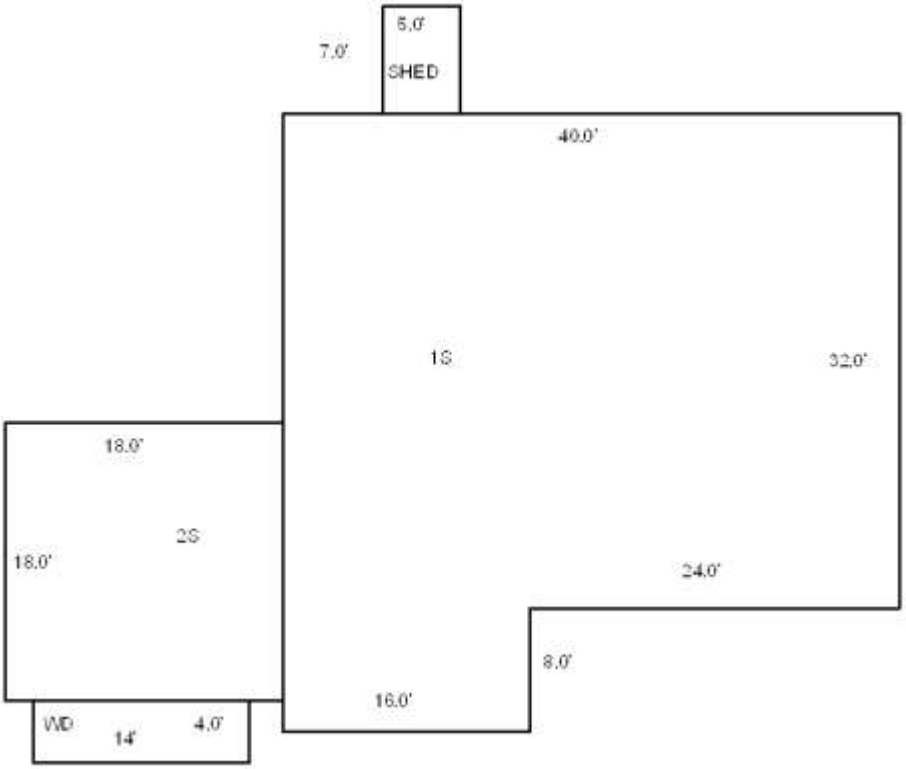
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	221,008

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	140,672

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	1989	324	C 100	52.491	Avg.	67%	100%	95%	33.411
Wood Deck	1960	56	C 100	702	Avg.	67%	100%	95%	446
Frame Shed	1960	35	C 100	548	Avg.	67%	100%	95%	349
Frame Garage	1998	864	C 100	31.718	Avg.	67%	100%	95%	20.188
STABLE	1960	360	C 100	12.482	Avg.	67%	100%	95%	7.945
2,056 SFLA							Outbuilding Total		62,339

Accpt Land 103,300 Accepted Bldg 203,000 Total 306,300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Name: BIDODEAU, JONATHAN
BILODEAU, KELSEY
Map/Lot: 014-005
Account: 1288 Card: 1 of 1 Location: 32 PLEASANT ST

Neighborhood 12 PLEASANT ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/24/2018
Sale Price	245,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17788P434
Reference 2	LOT SIZE:1
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	672 Sqft	Grade C 100	Base	220,724
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,040
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

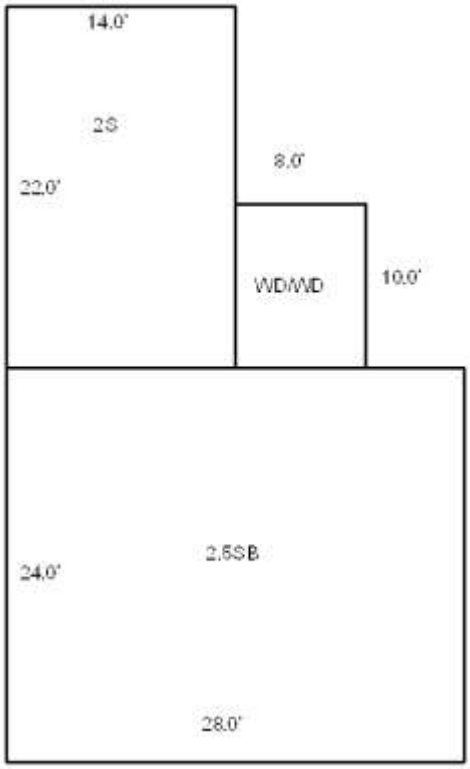
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	TYPICAL	TYPICAL	Average	Typical	236,996

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	166,727

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	1900	308	C 100	49.899	Avg.	67%	100%	105%	35.104
WD/WD	1900	80	C 100	2.004	Avg.	67%	100%	105%	1.410
1.25 ST GARAGE..	1930	520	C 100	22.325	Avg-	60%	100%	105%	14.065
Wood Deck	1900	140	C 100	1.754	Avg.	67%	100%	105%	1.234
2,296 SFLA							Outbuilding Total		51,813

Accpt Land	93,100	Accepted Bldg	218,500	Total	311,600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Map/Lot: 022-077
Account: 1289 Card: 1 of 1 Location: 11 CANAL ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	LevelBelow Street
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B6214P0287
Reference 2	LOT SIZE:3.75
Tran/Land/Bldg	900 12 89
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.75	Acres-Homesite (Fract)	70,600.00	88,634	100%		88,634
Total Acres 3.75					Land Total	88,634

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GAZEBO	0	361	C 100	11,424	Avg.	67%	100%	100%	7,654
							Outbuilding Total		7,654

Accpt Land	88,600	Accepted Bldg	7,700	Total	96,300

Account: 1290 Card: 1 of 1 Map/Lot: 022-078 Location: 10 CANAL ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	11/14/2008
Sale Price	960,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15521P735
Reference 2	LOT SIZE: 3.8
Tran/Land/Bldg	300 2 2
X.....	PLT Y..... 0
Exemption(s)	Land Schedule 4

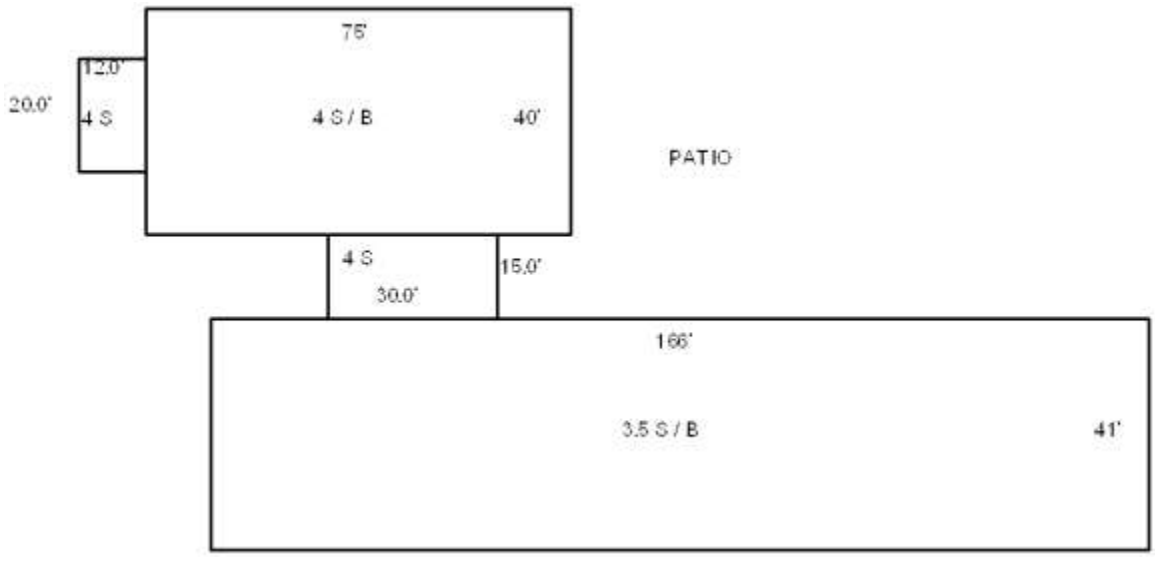
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.80	Acres-Homesite (Fract)	70,600.00	88,752	100%		88,752
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.80					Land Total	99,752

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
MAN MAS.....	1			- - - - S O U N D V A L U E - - - -					5,051,200
							Outbuilding Total		5,051,200

Accpt Land	99,800	Accepted Bldg	5,051,200	Total	5,151,000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Name: MCCARTHY, JOHN P III - TRUSTEE
MCCARTHY, JOHN P III REV. LIVING TRUST
Map/Lot: 002-010-2
Account: 1291 Card: 1 of 1 Location: 20 JERICHO RD

Neighborhood 13 LOWER MAIN

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/17/2021
Sale Price	359,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:1.04
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Homesite (Fract)	74,130.00	81,863	100%		81,863
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.04					Land Total	93,413

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	192,820
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	4,368
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

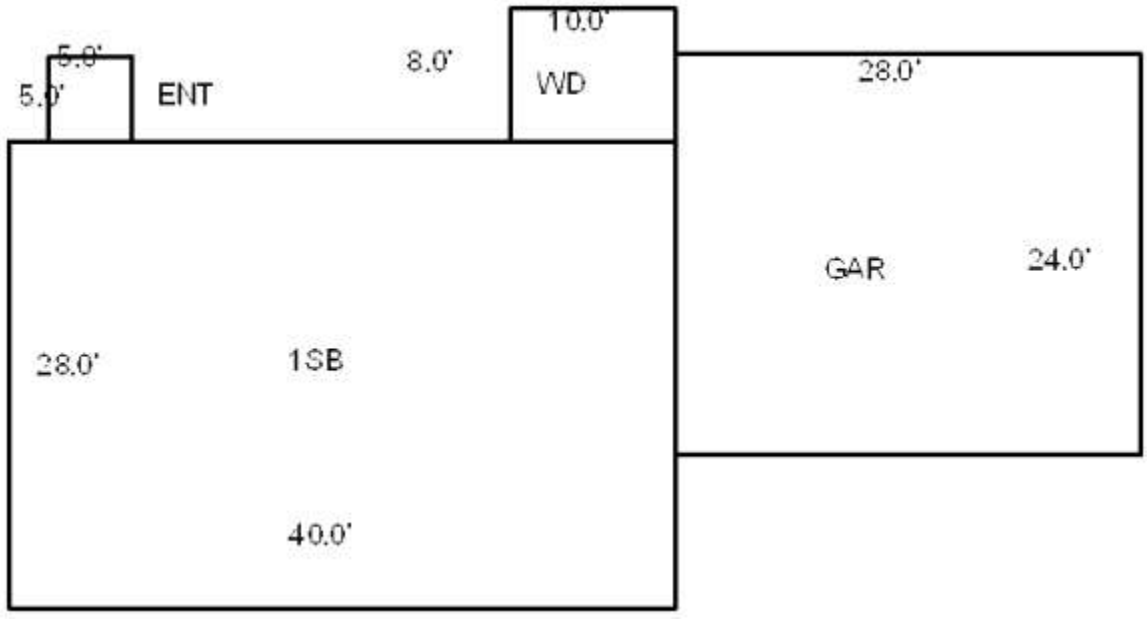
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Above Average	Typical	206,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	105%	180,216

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1983	672	C 100	24.804	Avg+	83%	100%	105%	21.616
BSMT ENTRY.....	1983	25	C 100	391	Avg+	83%	100%	105%	341
Wood Deck	1983	80	C 100	1.002	Avg+	83%	100%	105%	874
1.50 ST GARAGE..	1983	576	B 100	36.217	Avg+	83%	100%	105%	31.563
Generator	2020	1	C 100	5.000	Avg+	83%	100%	105%	4.358
1,120 SFLA							Outbuilding Total		58,752

Accpt Land 93,400 Accepted Bldg 239,000 Total 332,400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Account: 1292 Card: 1 of 1 Map/Lot: 017-052 Location: 73 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	
Utilities	Public WaterPublic Sewer
Street	Paved

Sale Data

Sale Date	07/30/2020
Sale Price	625,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1	B18330P789
Reference 2	LOT SIZE: .43
Tran/Land/Bldg	300 2 80
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.43	Acres-Homesite (Fract)	147,000	148,613	100%		148,613
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.43					Land Total	160,163

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	546 Sqft	Grade C 100	Base	204,077
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-3	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	546
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,095
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	3	Plumbing	15,840
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

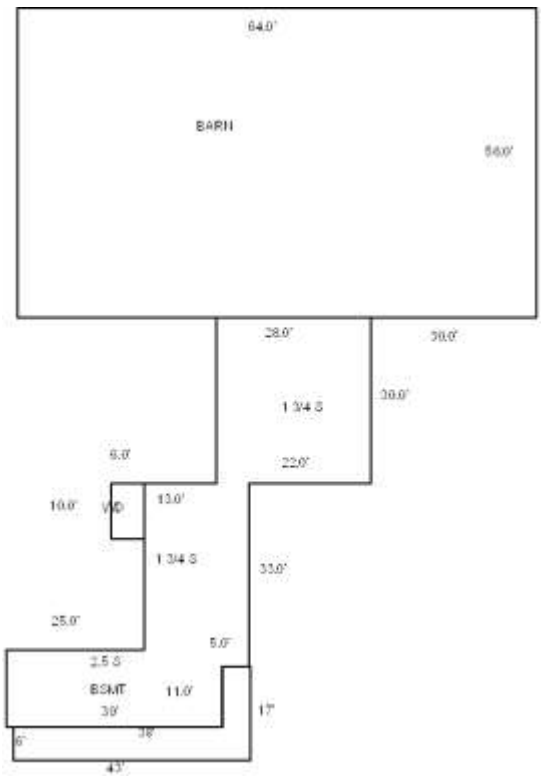
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	224,558

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	83%	105%	142,863

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 Story/BSMT	1900	585	C 100	92.717	Avg+	73%	83%	105%	58.986
1 & 3/4 STORY FR	1900	840	C 100	121.296	Avg+	73%	83%	105%	77.168
Wood Deck	1900	60	C 100	752	Avg+	73%	100%	105%	576
Open Frame Porch	1900	313	C 100	13.227	Avg+	73%	100%	105%	10.139
1 ST BARN.....	1900	5264	C 100	166.026	Avg+	73%	100%	105%	127.259
3,859 SFLA							Outbuilding Total		274,128

Accpt Land	160,200	Accepted Bldg	417,000	Total	577,200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BARN
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Name: BRITTANY D. SAPIENZA, TRUSTEE
BARTFAM IRREVOCABLE TRUST
Map/Lot: 003-078
Account: 1293 Card: 1 of 1 Location: 71 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/25/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.00	Acres-Rear Land 1-10	3,045.00	3,350	100%		3,349
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.00					Land Total	108,567

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	660 Sqft	Grade C 100	Base	199,547
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Forced Warm	Cooling	0% None	Heat	2,112
Rooms	10				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	Floor & Stairs			Attic	1,320
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

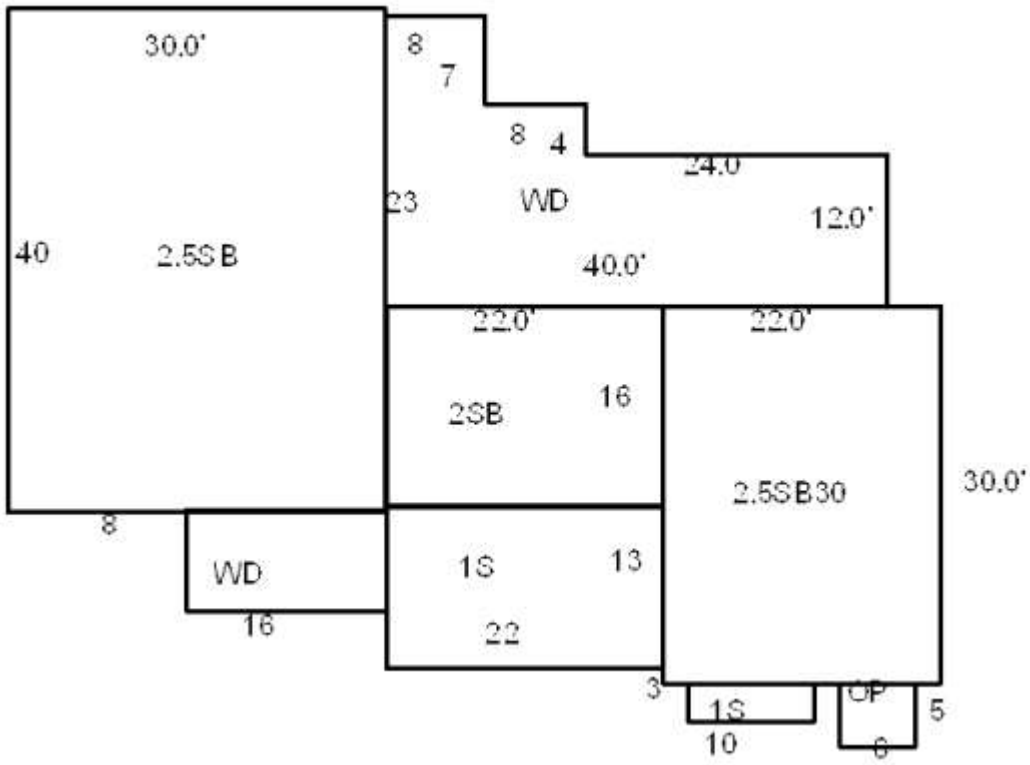
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2000	GOOD	GOOD	Above Average	Typical	219,479

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	168,231

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	1890	1200	C 100	126.792	Avg+	73%	100%	105%	97.186
2 Story/BSMT	1890	352	C 100	59.506	Avg+	73%	100%	105%	45.611
ONE STORY FRAME	1890	286	C 100	26.192	Avg+	73%	100%	105%	20.076
Wood Deck	1890	128	C 100	1.604	Avg+	73%	100%	105%	1.230
WOOD DECK	1890	600	C 100	7.518	Avg+	73%	100%	105%	5.762
1 STORY	1890	30	C 100	2.747	Avg+	73%	100%	105%	2.105
Open Frame Porch	1890	30	C 100	1.268	Avg+	73%	100%	105%	972
Jacuzzi #	2000	1	C 100	3.300	Avg+	73%	100%	105%	2.529
Unfinished Attic	1890	1200	C 100	7.512	Avg+	73%	100%	105%	5.758
3,540 SFLA								Outbuilding Total	181,229

Accpt Land 108,600 Accepted Bldg 349,500 Total 458,100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6

Account: 1294 Card: 1 of 1 Map/Lot: 003-125 Location: 29 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/15/2019
Sale Price	89,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17926P624
Reference 2	LOT SIZE:0.7
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	72,675.00	77,141	100%		77,141
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.70					Land Total	92,816

Dwelling Description

				Replacement Cost New	
Ranch	One Story	924 Sqft	Grade D 100	Base	134,376
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,848
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

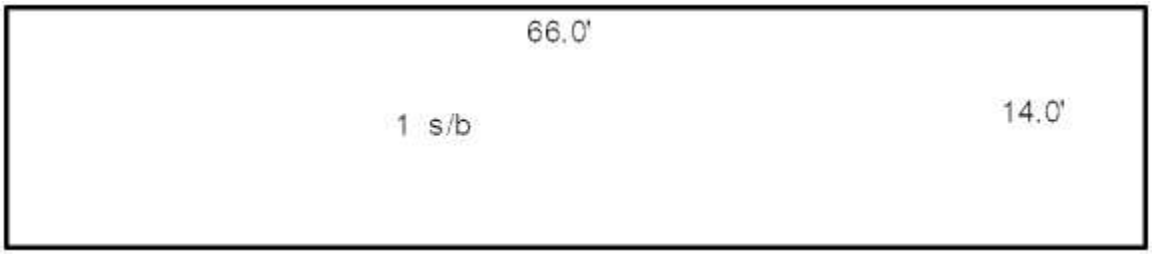
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	143,669

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	131,026

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1978	81	D 100	1.014	Fair	63%	100%	95%	607
924 SFLA							Outbuilding Total		607

Accpt Land	92,800	Accepted Bldg	131,600	Total	224,400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Map/Lot: 006-004
Account: 1295 Card: 1 of 1 Location: 153 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B5641P0060
Reference 2 LOT SIZE:2.5
Tran/Land/Bldg 106 1 98
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

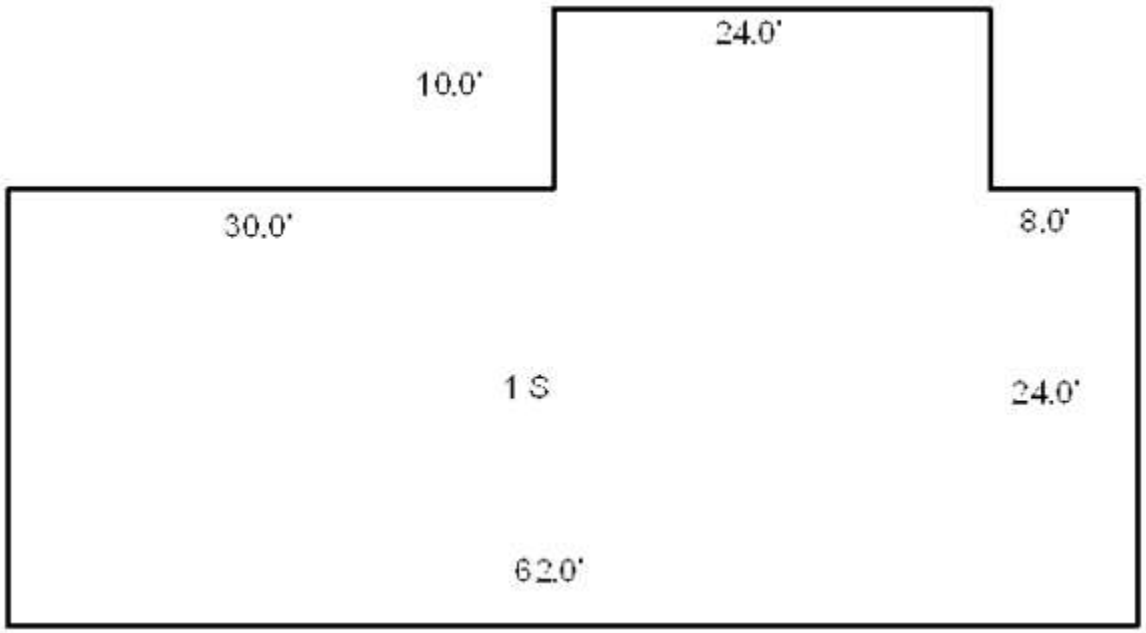
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
0.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		0
Total Acres 2.50					Land Total	87,614

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1	1728	D 100	21,634	Avg.	67%	100%	95%	13,770
								Outbuilding Total	13,770

Accpt Land 87,600 Accepted Bldg 13,800 Total 101,400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Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1852P0366
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	131 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	09/01/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	10%	Size/Shape	8,325
Total Acres 1.50					Land Total	8,325

Accpt Land	8,300	Accepted Bldg	0	Total	8,300

Name: DELANO, BETH A
SYREK, STEPHEN C
Map/Lot: 018-115
Account: 1297 Card: 1 of 1 Location: 48 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1
Reference 2 LOT SIZE: .28
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.28	Acres-Homesite (Fract)	74,130.00	71,796	100%		71,796
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.28					Land Total	83,346

Dwelling Description

				Replacement Cost New	
Ranch	One Story	920 Sqft	Grade C 105	Base	175,836
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,449
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,898
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

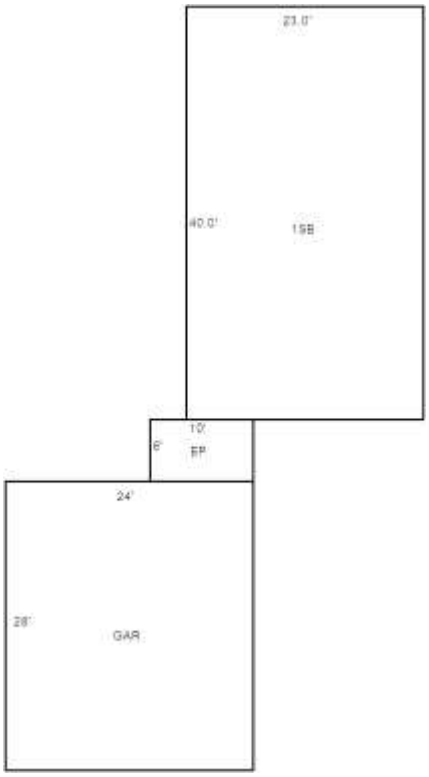
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	180,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	87%	97%	105%	159,659

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	2001	60	C 105	5.020	Avg.	87%	97%	105%	4.448
Frame Garage	2001	672	C 105	26.044	Avg.	87%	97%	105%	23.077
920 SFLA							Outbuilding Total		27,525

Accpt Land 83,300 Accepted Bldg 187,200 Total 270,500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GAR

Name: BERARD, JAMES P
BERARD, JENNIFER D (F/K/A JENNIFER D
Account: 1298 Card: 1 of 1 Map/Lot: 017-024 Location: 32 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/13/2013
Sale Price	214,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16624P784
Reference 2	LOT SIZE: .52
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	74,130.00	76,381	100%		76,381
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.52					Land Total	87,931

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	720 Sqft	Grade C 100	Base	206,700
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,600
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Floor & Stairs			Attic	1,440
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

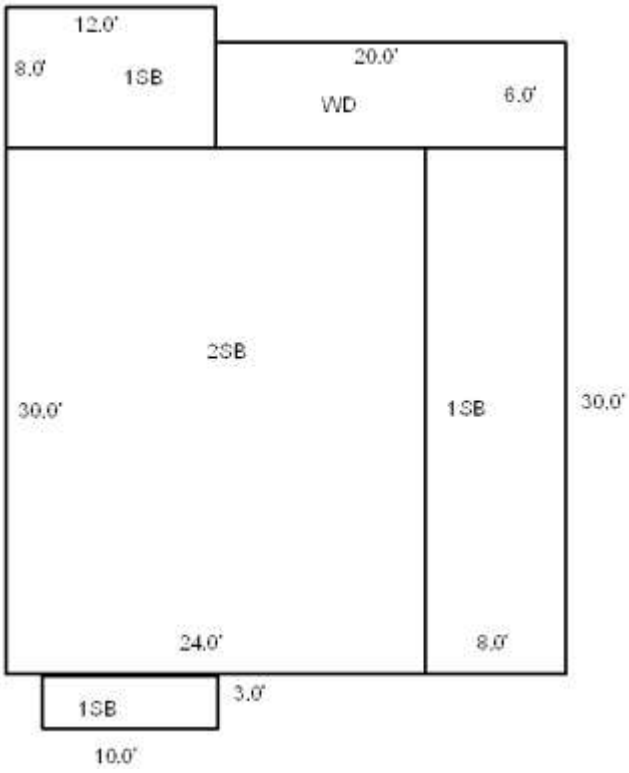
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1970	TYPICAL	TYPICAL	Above Average	Typical	218,720

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	167,649

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1900	96	C 100	10.143	Avg+	73%	100%	105%	7.774
Wood Deck	1900	120	C 100	1.504	Avg+	73%	100%	105%	1.153
1 STORY/BASEMENT	1900	240	C 100	25.358	Avg+	73%	100%	105%	19.437
1 STORY/BSMT	1900	30	C 100	3.170	Avg+	73%	100%	105%	2.430
1.75 ST GARAGE..	1900	1152	B 100	79.512	Avg.	67%	100%	105%	55.937
Wood Deck	1900	200	C 100	2.506	Avg+	73%	100%	105%	1.920
Frame Shed	1900	192	B 100	3.906	Avg.	67%	100%	105%	2.748
1,806 SFLA								Outbuilding Total	91,399

Accpt Land	87,900	Accepted Bldg	259,000	Total	346,900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Account: 1299 Card: 1 of 1 Map/Lot: 017-026 Location: 24 NOWELL ST

Neighborhood 38	NOWELL ST
Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/15/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14046P479
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	74,130.00	79,744	100%		79,744
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	91,294

Dwelling Description

				Replacement Cost New	
Ranch	One Story	916 Sqft	Grade D 100	Base	133,565
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,099
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,466
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

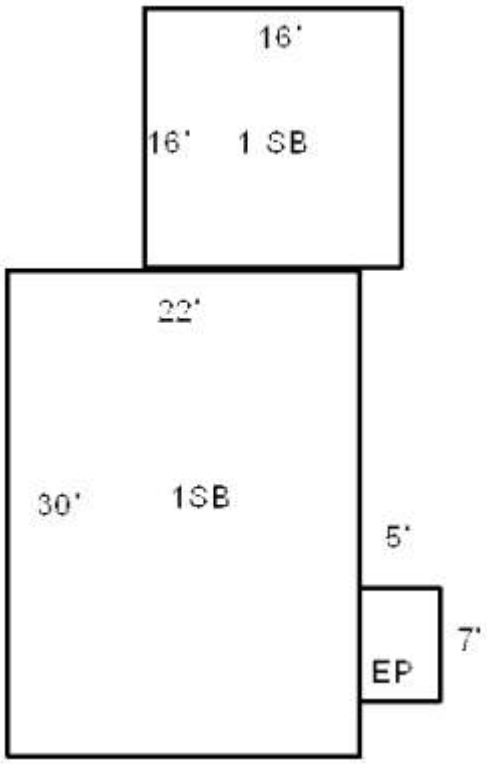
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	1979	TYPICAL	TYPICAL	Average	Typical	136,130

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	92,894

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1950	35	D 100	2.231	Fair	55%	100%	105%	1.288
1.25 ST BARN....	1950	504	C 100	20.392	Avg-	60%	100%	105%	12.847
Frame Shed	1950	240	C 100	3.756	Avg-	60%	100%	105%	2.367
916 SFLA							Outbuilding Total		16,502

Accpt Land	91,300	Accepted Bldg	109,400	Total	200,700


16'
16'
1 SB
22'
30'
1SB
5'
7'
EP

Account: 1300 Card: 1 of 1 Map/Lot: 018-038 Location: 102 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	COMMERCIAL
Topography	Level
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B14985P543
Reference 2	LOT SIZE: .15
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/24/2022
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	70,600.00	64,240	100%		64,240
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.15					Land Total	75,240

Dwelling Description

				Replacement Cost New	
Conventional	One Story	735 Sqft	Grade C 90	Base	117,824
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	331
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	2,249
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,752
Attic	Full Finished			Attic	18,099
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

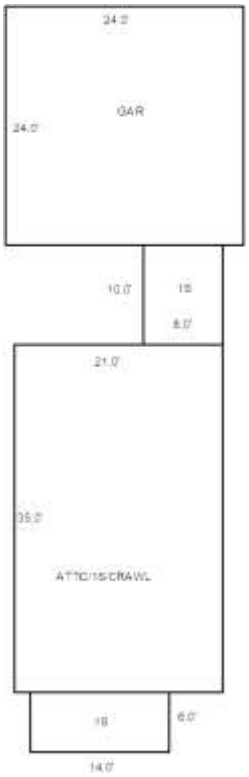
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1980	TYPICAL	TYPICAL	Good	Typical	143,255

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	78%	45%	100%	50,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1930	576	C 90	19.212	Avg.	67%	100%	100%	12.872
1 STORY	1930	80	C 90	6.593	Good	78%	45%	100%	2.314
1 STORY	1930	84	C 90	6.924	Good	78%	45%	100%	2.430
Frame Shed	1990	112	C 100	1.753	Avg-	75%	100%	100%	1.315
899 SFLA							Outbuilding Total		18,931

Accpt Land	75,200	Accepted Bldg	69,200	Total	144,400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GAR
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ATTC/1S/CRAWL
16
6.0
14.0

Name: LADRIE, LAWRENCE W
LANDRIE, DOREEN
Map/Lot: 014-012
Account: 1301 Card: 1 of 1 Location: 71 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B18084P234
Reference 2	LOT SIZE: .64
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.64	Acres-Homesite (Fract)	74,130.00	77,984	100%		77,984
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.64					Land Total	89,534

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,456 Sqft	Grade C 100	Base	224,719
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	1400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	27,720
Heating	100% HW BB	Cooling	0% None	Heat	4,368
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

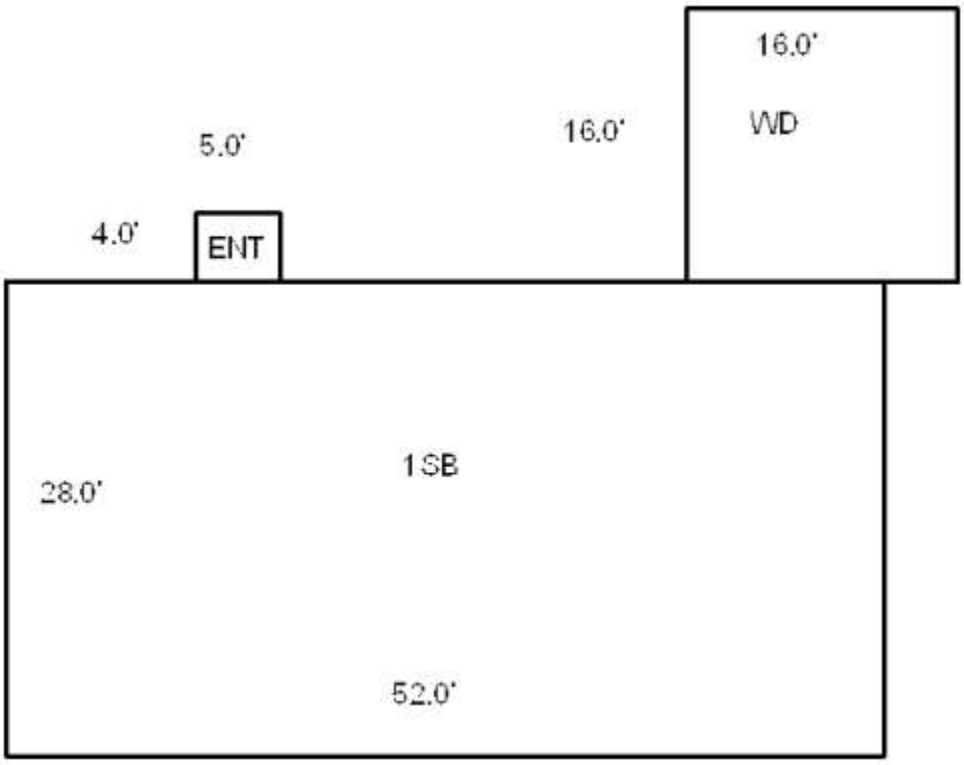
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	269,551

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	89%	100%	105%	251,895

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	2005	20	C 100	313	Avg.	89%	100%	105%	293
Wood Deck	2005	256	C 100	3.208	Avg.	89%	100%	105%	2.998
1,456 SFLA							Outbuilding Total		3,291

Accpt Land 89,500 Accepted Bldg 255,200 Total 344,700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28.0'
52.0'

Map/Lot: 022-069
Account: 1302 Card: 1 of 1 Location: 58 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B5554P0232
Reference 2 LOT SIZE:0 .37
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	74,130.00	73,826	100%		73,826
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.37					Land Total	85,376

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	175,985
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	960
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

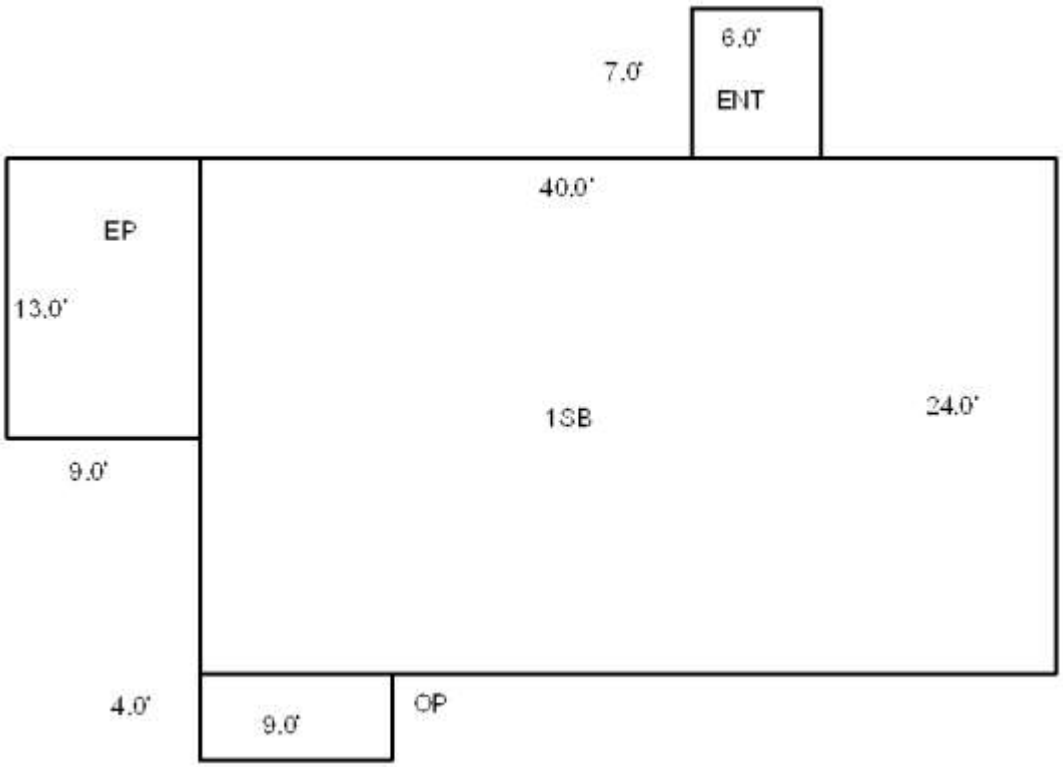
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	179,825

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	126,507

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1950	117	C 100	9.323	Avg.	67%	100%	105%	6.558
Open Frame Porch	1950	36	C 100	1.521	Avg.	67%	100%	105%	1.070
BSMT ENTRY.....	1950	42	C 100	657	Avg.	67%	100%	105%	462
Frame Shed	1970	528	C 100	8.263	Avg.	69%	100%	105%	5.986
960 SFLA							Outbuilding Total		14,076

Accpt Land 85,400 Accepted Bldg 140,600 Total 226,000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Neighborhood 42 PORTLAND ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B10521P327
Reference 2 LOT SIZE: .50
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description — Replacement Cost New

Conventional	Two Story	945 Sqft	Grade C 100	Base	248,193
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	945
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,780
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Floor & Stairs			Attic	1,890
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

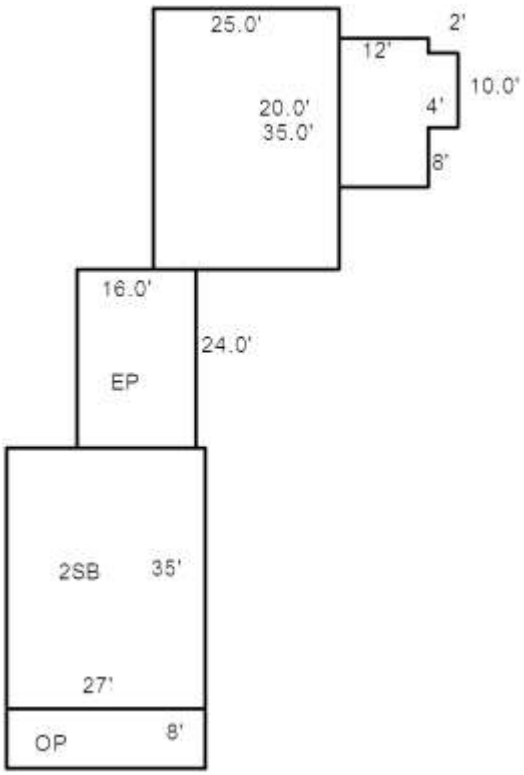
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1990	GOOD	TYPICAL	Average	Typical	260,888

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	183,535

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	384	C 100	30.597	Avg.	67%	100%	105%	21.525
Open Frame Porch	1900	216	C 100	9.128	Avg.	67%	100%	105%	6.422
LOFT BARN BSMT	1900	875	D 100	29.451	Avg-	60%	100%	105%	18.555
WOOD DECK	2005	280	C 100	3.508	Avg.	88%	100%	105%	3.241
WOOD DECK	2005	132	C 100	1.654	Avg.	88%	100%	105%	1.529
1,890 SFLA							Outbuilding Total		51,272

Accpt Land 87,600 Accepted Bldg 234,800 Total 322,400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Name: HALL, ELIZABETH G
ELIZABETH G HALL, LIVING TRUST
Account: 1304 Card: 1 of 1 Map/Lot: 008-013-2
Location: 30 ACORN LANE

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	05/30/2019
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B18039P154
Reference 2	LOT SIZE:10.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.80	Acres-Rear Land 1-10	1,710.00	12,791	100%		12,791
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.80					Land Total	120,296

Dwelling Description

				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade D 100	Base	113,685
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,152
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

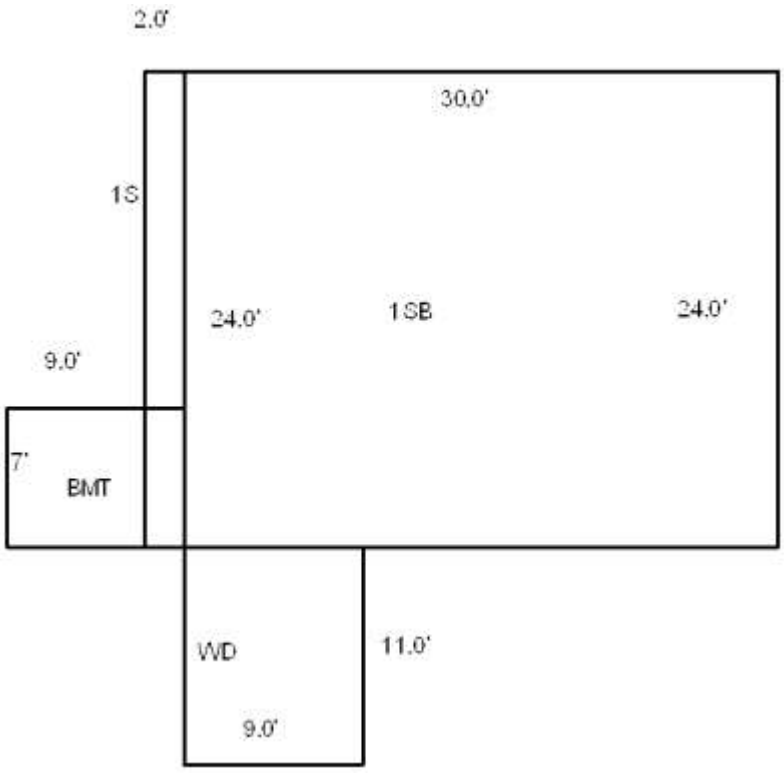
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Fair	Typical	115,701

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	64%	100%	95%	70,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	48	D 100	3.517	Fair	64%	100%	95%	2.138
BSMT ENTRY.....	1976	63	D 100	789	Fair	64%	100%	95%	480
Wood Deck	1976	99	D 100	992	Fair	64%	100%	95%	603
Frame Shed	1976	80	D 100	1.002	Fair	64%	100%	95%	609
768 SFLA							Outbuilding Total		3,830

Accpt Land 120,300 Accepted Bldg 74,200 Total 194,500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24.0'
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24.0'
9.0'
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BMT
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11.0'
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Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/03/2018
Sale Price	234,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B17633P92
Reference 2	LOT SIZE:0.62
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.62	Acres-Homesite (Fract)	74,130.00	77,737	100%		77,737
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.62					Land Total	89,287

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	546 Sqft	Grade B 100	Base	208,551
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	887
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,194
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1949	0	GOOD	GOOD	Very Good	Typical	212,632

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	105%	189,774

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1949	252	B 100	34.614	V.G.	85%	100%	105%	30.893
ONE STORY FRAME	1949	50	B 100	5.953	V.G.	85%	100%	105%	5.313
1.25 ST GARAGE..	1949	384	C 100	16.692	Avg.	67%	90%	105%	10.569
Wood Deck	1949	120	B 100	1.955	V.G.	85%	100%	105%	1.745
1,121 SFLA							Outbuilding Total		48,520

Accpt Land	89,300	Accepted Bldg	238,300	Total	327,600

5.0'
10.0'
EP
1SB
21.0'
12.0'
1SB
21.0'
26.0'

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B4039P0119
Reference 2 LOT SIZE:5.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.20	Acres-Rear Land 1-10	1,710.00	2,257	100%		2,257
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.20					Land Total	109,762

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	960 Sqft	Grade C 100	Base	230,569
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,320
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

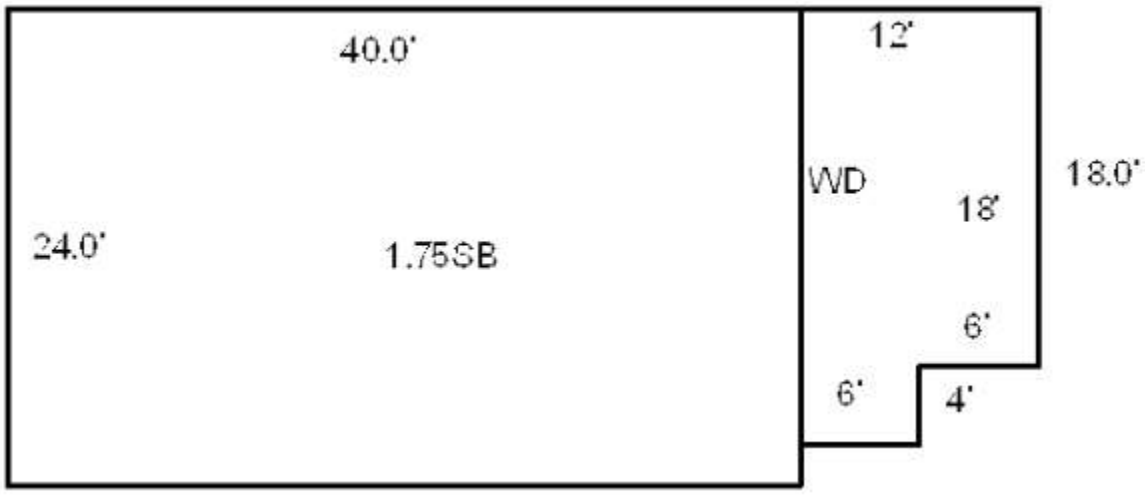
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	236,329

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	95%	166,139

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	240	C 100	3.007	Avg.	74%	100%	95%	2,114
1.25 ST GARAGE..	1975	576	B 100	32.037	Avg.	72%	100%	95%	21,914
1,440 SFLA							Outbuilding Total		24,028

Accpt Land 109,800 Accepted Bldg 190,200 Total 300,000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1.75SB
6'
6'
4'

Map/Lot: 009-016-04
Account: 1307 Card: 1 of 1 Location: 23 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/18/2014
Sale Price	155,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16861P182
Reference 2	LOT SIZE:0.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	72,675.00	79,449	100%		79,449
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.94					Land Total	95,124

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	234,203
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,780
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

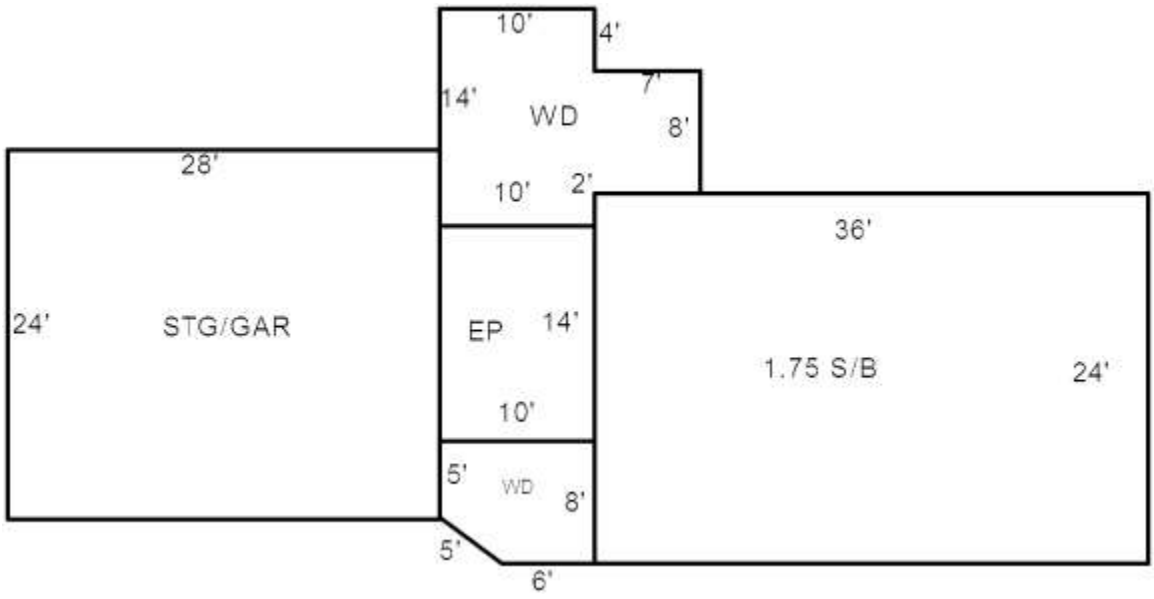
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	GOOD	Average	Typical	244,559

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	80%	95%	137,540

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1975	196	C 100	2.456	Avg.	74%	80%	95%	1.381
Encl Frame Porch	1975	140	C 100	11.155	Avg.	74%	80%	95%	6.274
STORAGE/GAR	1975	672	C 100	28.621	Avg.	74%	80%	95%	16.097
WOOD DECK	1975	74	C 100	927	Avg.	74%	80%	95%	522
1,512 SFLA								Outbuilding Total	24,274

Accpt Land 95,100 Accepted Bldg 161,800 Total 256,900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28'
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36'
24'
STG/GAR
EP
14'
1.75 S/B
24'
10'
5'
WD
8'
5'
6'

Account: 1308 Card: 1 of 1 Map/Lot: 018-044 Location: 76 MADISON ST

Neighborhood 8 MADISON ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date	12/01/2022
Sale Price	495,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE: .23
Tran/Land/Bldg 105 1 7
X..... GRD Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,092 Sqft	Grade C 110	Base	353,935
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	0% None	Heat	7,508
Rooms	24				
Bedrooms	8	Add Fixtures	0		
Baths	6	Half Baths	0	Plumbing	58,080
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

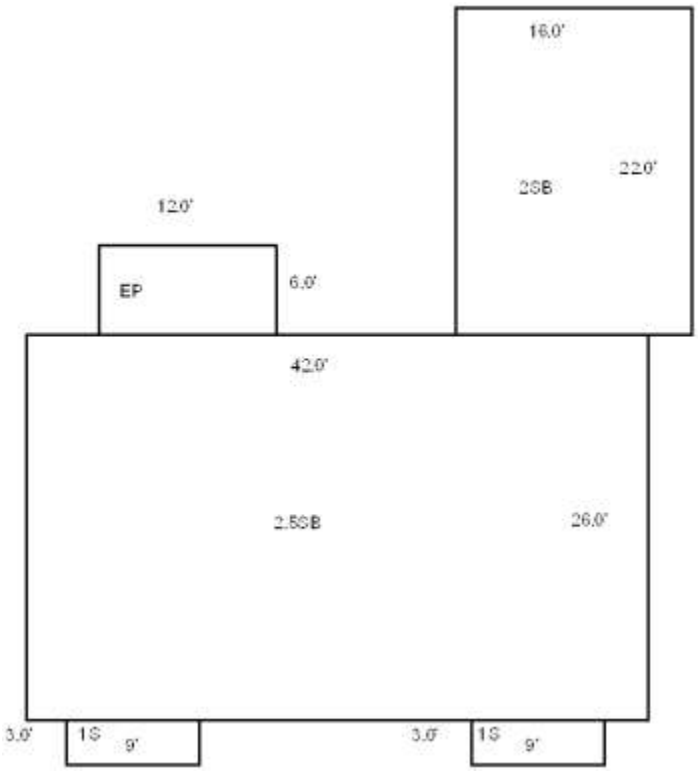
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2000	TYPICAL	TYPICAL	Above Average	Typical	420,724

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	95%	105%	306,361

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1900	72	C 110	6.311	Avg+	73%	100%	105%	4.837
2 Story/BSMT	1900	352	C 110	65.457	Avg+	73%	95%	105%	47.664
1 STORY	1900	27	C 110	2.720	Avg+	73%	95%	105%	1.981
1 STORY	1900	27	C 110	2.720	Avg+	73%	95%	105%	1.981
3,488 SFLA							Outbuilding Total		56,463

Accpt Land 81,900 Accepted Bldg 362,800 Total 444,700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2SB
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3.0'
1S
9'

Name: HARRIS, SCOTT A
KING-HARRIS, CAROLINE J
Map/Lot: 017-057
Account: 1309 Card: 1 of 1 Location: 23 MADISON ST

Neighborhood 8 MADISON ST

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B16973P641
Reference 2	LOT SIZE:1.63
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	02/23/2015
Sale Price	182,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.63	Acres-Homesite (Fract)	74,130.00	85,626	100%		85,626
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.63					Land Total	97,176

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	192,820
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,360
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

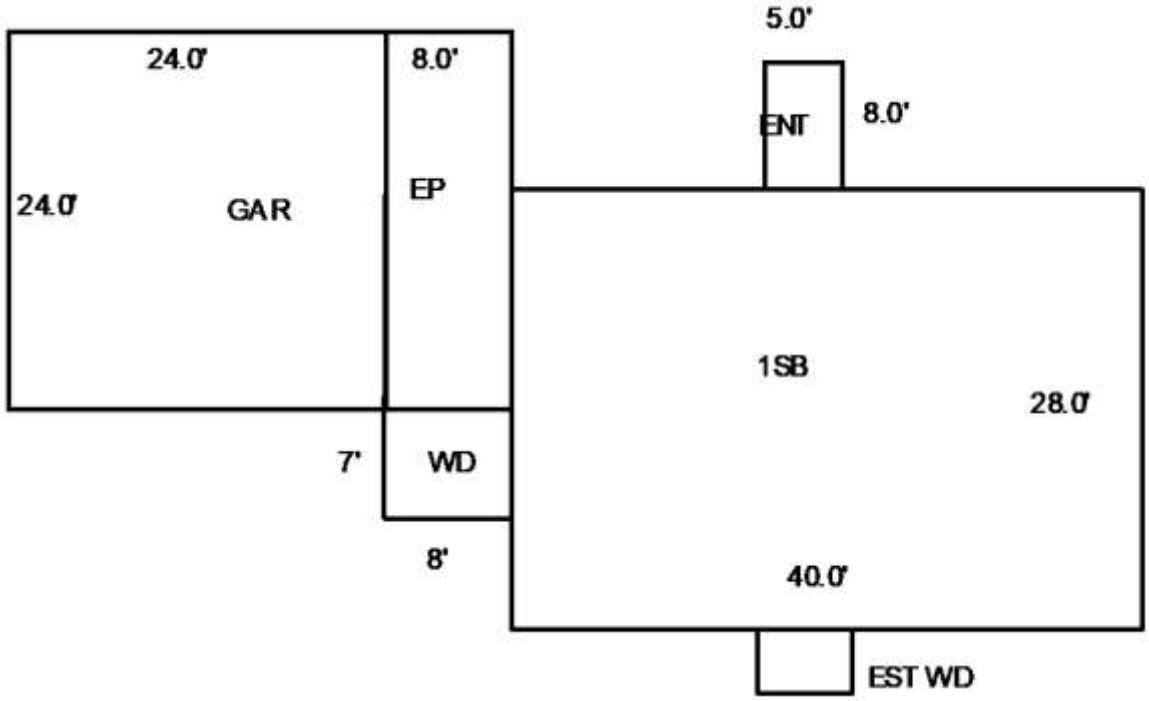
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Average	Typical	197,580

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	138,998

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1955	576	C 100	21.347	Ava.	67%	100%	105%	15.017
Encl Frame Porch	1955	192	C 100	15.299	Ava-	60%	100%	105%	9.638
BSMT ENTRY.....	1955	40	C 100	626	Ava.	67%	100%	105%	440
Frame Garage	1955	780	C 100	28.693	Ava.	67%	100%	105%	20.185
Frame Shed	1955	112	C 100	1.753	Ava-	60%	100%	105%	1.105
Wood Deck	2021	56	C 100	702	Ava-	95%	100%	105%	700
Wood Deck	2021	256	C 100	3.208	Ava.	67%	80%	105%	1.805
WOOD DECK	2022	24	C 100	301	Ava.	67%	80%	105%	170
1,120 SFLA							Outbuilding Total		49,060

Accpt Land 97,200 Accepted Bldg 188,100 Total 285,300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24.0'
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ENT
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24.0'
GAR
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1SB
28.0'
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WD
8'
40.0'
EST WD

Map/Lot: 017-064
Account: 1310 Card: 1 of 1 Location: 22 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/23/2014
Sale Price	227,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16780P780
Reference 2	LOT SIZE: 10 sale
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
6.00	Acres-Rear Land 1-10	3,045.00	20,097	75%	Topography	15,073
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 10.00					Land Total	120,291

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	792 Sqft	Grade C 110	Base	222,315
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,307
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,920
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

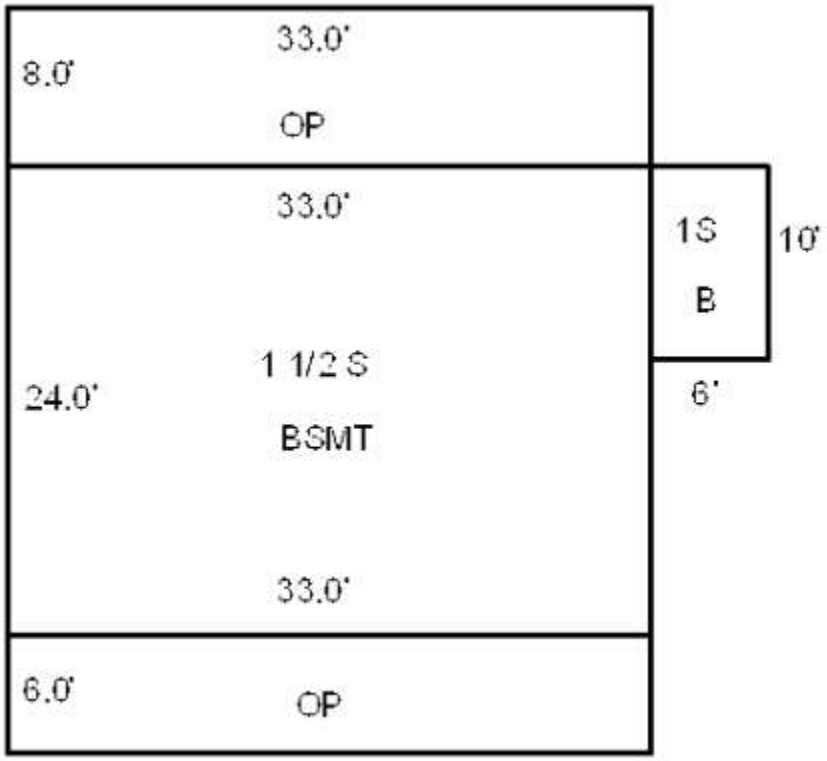
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	228,422

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	90%	105%	192,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BASEMENT	2005	60	C 110	6.974	Avg.	89%	90%	105%	5,865
Open Frame Porch	2005	264	C 110	12.273	Avg.	89%	90%	105%	10,323
OPEN PORCH	2005	198	C 110	9.337	Avg.	89%	90%	105%	7,853
1,248 SFLA							Outbuilding Total		24,041

Accpt Land	120,300	Accepted Bldg	216,200	Total	336,500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8.0'
OP
33.0'
1S
B
10'
1 1/2 S
24.0'
BSMT
6'
33.0'
6.0'
OP

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
Reference 1	B9710P0153
Reference 2	LOT SIZE: .15
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	74,130.00	67,452	100%		67,452
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.15					Land Total	79,002

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	616 Sqft	Grade C 100	Base	179,316
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	616
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,695
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

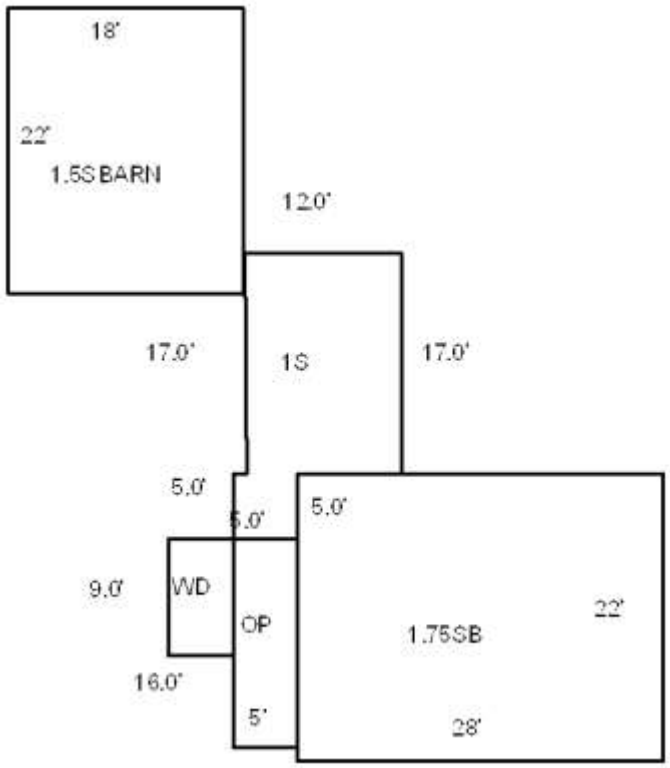
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1930	OLD TYPE	TYPICAL	Average	Typical	182,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	128,478

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST BARN....	1860	396	C 100	19.047	Avg.	67%	100%	105%	13.399
ONE STORY FRAME	1860	229	C 100	20.972	Avg.	67%	100%	105%	14.754
Open Frame Porch	1860	80	C 100	3.381	Avg.	67%	100%	105%	2.378
Wood Deck	1860	45	C 100	564	Avg.	67%	100%	105%	397
1,307 SFLA								Outbuilding Total	30,928

Accpt Land	79,000	Accepted Bldg	159,400	Total	238,400


18'
22'
1.5SBARN
12.0'
17.0'
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17.0'
5.0'
5.0'
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WD
OP
22'
1.75SB
16.0'
5'
28'

Account: 1312 Card: 1 of 1 Map/Lot: 018-107 Location: 47 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	07/12/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B17999P654
Reference 2	LOT SIZE: .58
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	Acres-Homesite (Fract)	117,600	98,518	100%		98,518
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.58					Land Total	110,068

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	832 Sqft	Grade C 100	Base	239,692
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	80% Forced Warm	Cooling	0% None	Heat	2,330
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	1/4 Finished			Attic	5,658
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

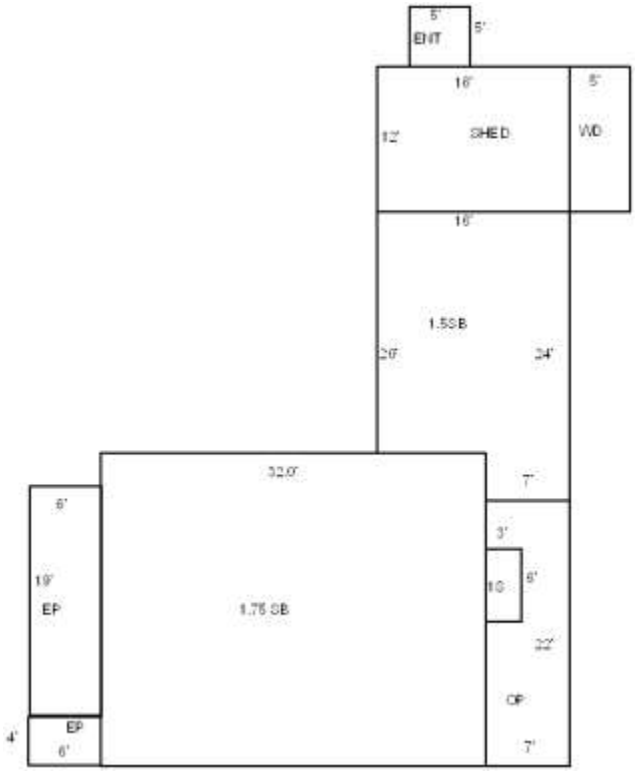
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1940	TYPICAL	TYPICAL	Below Average	Inadeq.	251,152

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	95%	105%	150,314

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1880	192	C 100	3.005	Ava-	60%	95%	105%	1.799
Wood Deck	1880	60	C 100	752	Ava-	60%	95%	105%	449
1.5 Story/BSMT	1880	348	C 100	51.480	Ava-	60%	95%	105%	30.810
Encl Frame Porch	1880	114	C 100	9.084	Ava-	60%	95%	105%	5.437
Encl Frame Porch	1880	24	C 100	1.912	Ava-	60%	95%	105%	1.144
Open Frame Porch	1880	136	C 100	5.747	Ava-	60%	95%	105%	3.440
BSMT ENTRY.....	1880	25	C 100	391	Ava-	60%	95%	105%	234
1,978 SFLA								Outbuilding Total	43,313

Accpt Land 110,100 Accepted Bldg 193,600 Total 303,700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10'
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22'
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EP
6'
7'

Map/Lot: 004-028-01
Account: 1313 Card: 1 of 1 Location: 1 STAPLES DR

Neighborhood 54 STAPLES

Zoning/Use VILLAGE A, B, C
Topography Rolling
Utilities Well & SepticWell & Septic
Street Private

Sale Data

Sale Date 10/03/2018
Sale Price 0
Sale Type Land & Buildings
Financing
Verified Family Member
Validity Other Non Valid

Reference 1 B17815P397
Reference 2 LOT SIZE:1.5
Tran/Land/Bldg 101 1 11
X..... S Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	730 Sqft	Grade C 100	Base	209,391
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,095
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,834
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

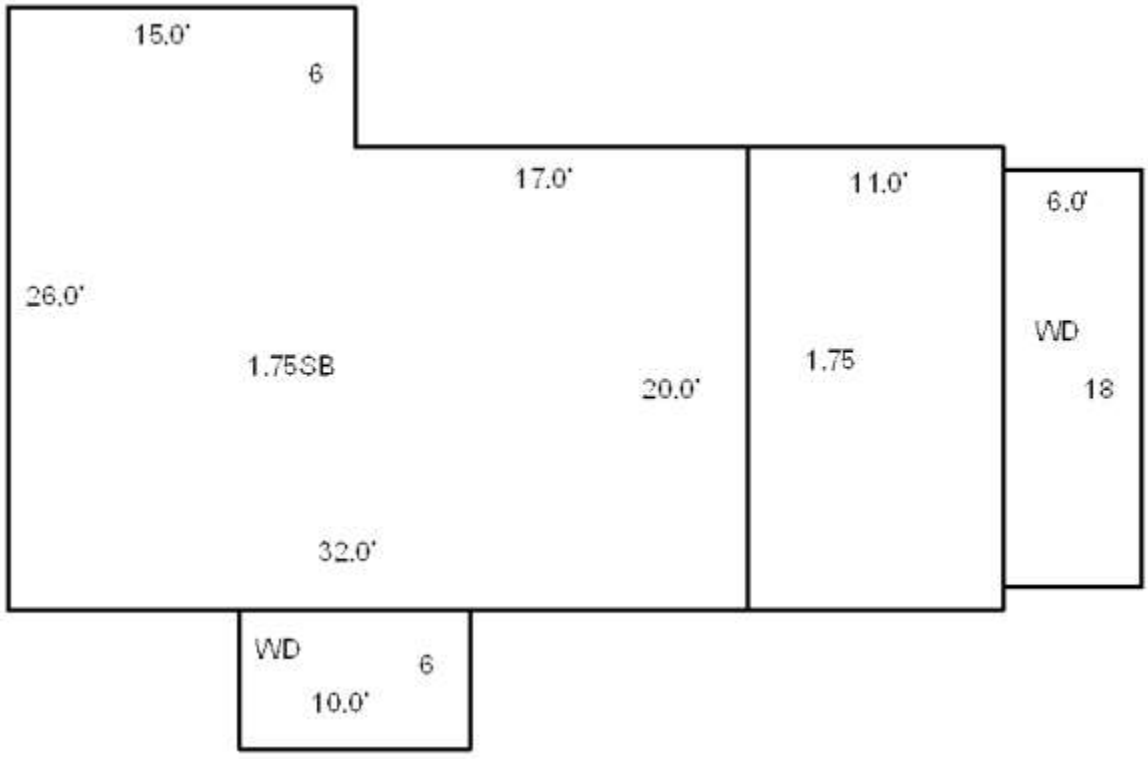
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	216,960

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	73%	100%	105%	166,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 3/4 STORY FR	1973	220	C 100	31.768	Avg.	73%	100%	105%	24.351
Wood Deck	1973	108	C 100	1.353	Avg.	73%	100%	105%	1.037
WOOD DECK	1973	60	C 100	752	Avg.	73%	100%	105%	576
1,663 SFLA							Outbuilding Total		25,964

Accpt Land 96,500 Accepted Bldg 192,300 Total 288,800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WD
6
10.0'

Account: 1314 Card: 1 of 1 Map/Lot: 003-096-14 Location: PINE MEADOW CT

Neighborhood 54 STAPLES

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B11613P176
Reference 2 LOT SIZE:14
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
Total Acres 14.00					Land Total	127,163

Accpt Land 127,200 Accepted Bldg 0 Total 127,200

Name: TUVESON, JARED M
LARSEN, ANNE SOFIE H
Map/Lot: 003-022
Account: 1315 Card: 1 of 1 Location: 24 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/02/2008
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15414P963
Reference 2	LOT SIZE:3.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.20	Acres-Homesite (Fract)	76,500.00	88,200	100%		88,200
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.20					Land Total	99,200

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 100	Base	243,476
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	6,802
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

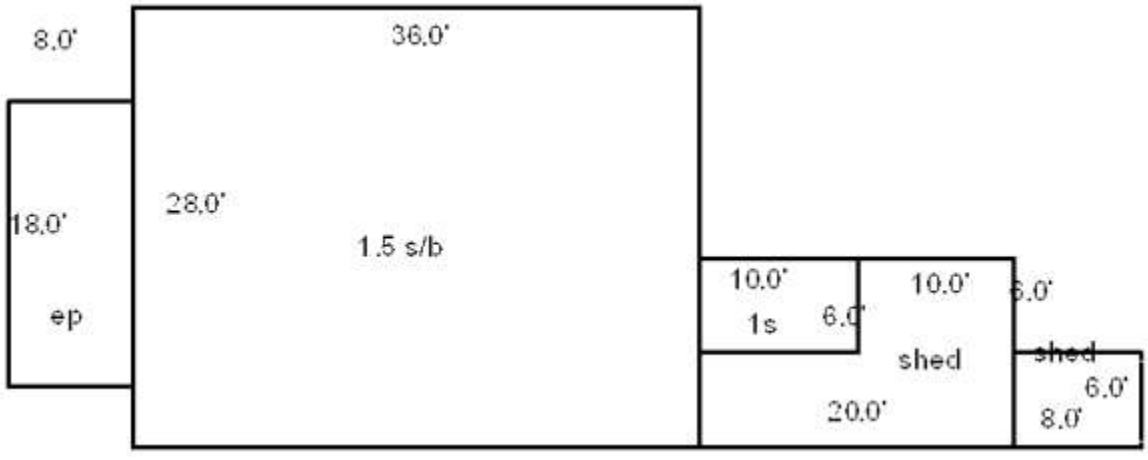
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1940	GOOD	TYPICAL	Below Average	Typical	256,622

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	97%	100%	149,354

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1790	144	C 100	11.474	Ava-	60%	97%	100%	6.677
Frame Shed	1790	180	C 100	2.817	Ava-	60%	97%	100%	1.639
ONE STORY FRAME	1790	60	C 100	5.495	Ava-	60%	97%	100%	3.198
Shed.....	1790	48	C 100	751	Ava-	60%	97%	100%	437
1 ST BARN.....	1970	720	C 100	23.753	Ava-	60%	97%	100%	13.824
1,572 SFLA								Outbuilding Total	25,775

Accpt Land	99,200	Accepted Bldg	175,100	Total	274,300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28.0'
18.0'
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ep
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6.0'
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shed
20.0'
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shed
6.0'
8.0'

Account: 1316 Card: 1 of 1 Map/Lot: 004-086 Location: 625 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/25/2017
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17460P410
Reference 2	LOT SIZE:2.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.20	Acres-Homesite (Fract)	72,675.00	86,501	100%		86,501
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.20					Land Total	102,176

Dwelling Description

Ranch	One Story	728 Sqft	Grade C 100	Replacement Cost New Base	143,120
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,092
Fin. Basement Area	255 Sqft, Grade D	Basement Gar	None	Fin Bsmt	4,039
Heating	100% Electric	Cooling	0% None	Heat	910
Rooms	4				
Bedrooms	1	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

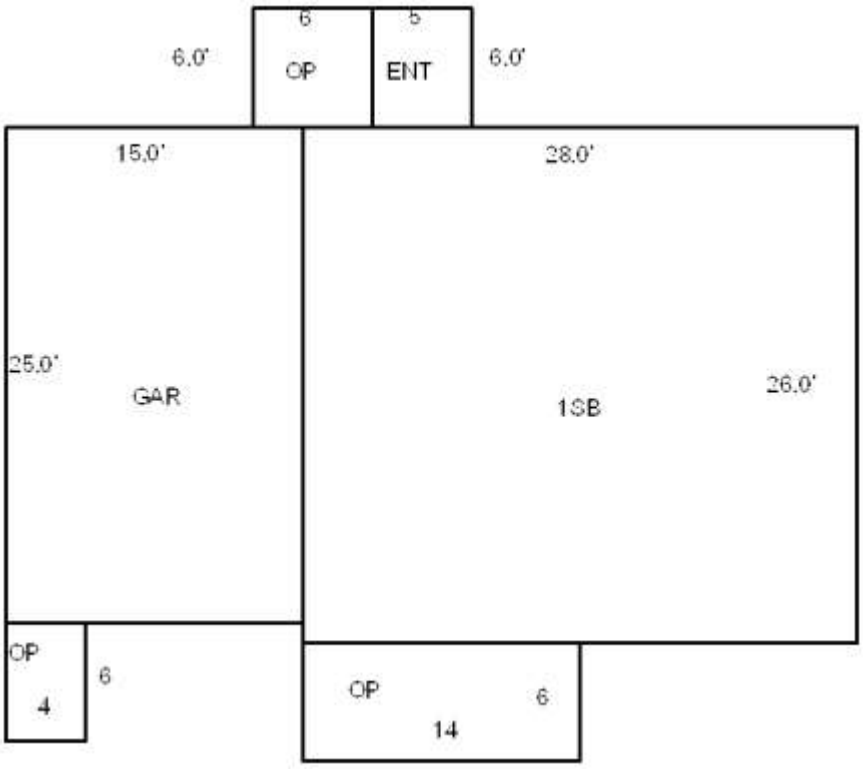
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	OLD TYPE	Old Type	Average	Typical	143,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	95%	97,048

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1970	375	C 100	14.109	Avg.	71%	100%	95%	9.516
Open Frame Porch	1970	24	C 100	1.014	Avg.	71%	100%	95%	684
OPEN PORCH	1970	36	C 100	1.642	Avg.	71%	100%	95%	1.108
BSMT ENTRY.....	1970	30	C 100	470	Avg.	71%	100%	95%	317
Open Frame Porch	1970	84	C 100	3.550	Avg.	71%	100%	95%	2.394
Frame Garage	1970	624	C 100	23.075	Avg.	69%	100%	95%	15.126
Frame Shed	1970	156	D 100	1.953	Avg.	69%	100%	95%	1.281
Shed.....	1970	135	D 100	1.690	Avg.	69%	100%	95%	1.108
728 SFLA								Outbuilding Total	31,534

Accpt Land 102,200 Accepted Bldg 128,600 Total 230,800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5
6.0'
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ENT
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15.0'
28.0'
25.0'
GAR
1SB
26.0'
OP
6
4
OP
6
14

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	04/28/2004
Sale Price	8,000
Sale Type	Land Only
Financing	Unknown
Verified	Seller
Validity	Partial Interest

Reference 1	B14068P043 HALF INTEREST
Reference 2	LOT SIZE:0.05
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.05	Acres-Homesite (Fract)	74,130.00	60,434	100%	Size/Shape	60,434
Total Acres 0.05					Land Total	60,434

Accpt Land	60,400	Accepted Bldg	0	Total	60,400

Account: 1318 Card: 1 of 1 Map/Lot: 018-016 Location: 24 MEADER ST

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/12/2008
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15376P979
Reference 2	LOT SIZE: .35
Tran/Land/Bldg	102 1 12
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	74,130.00	73,416	100%		73,416
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.35					Land Total	84,966

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,058 Sqft	Grade C 100	Base	282,484
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,348
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

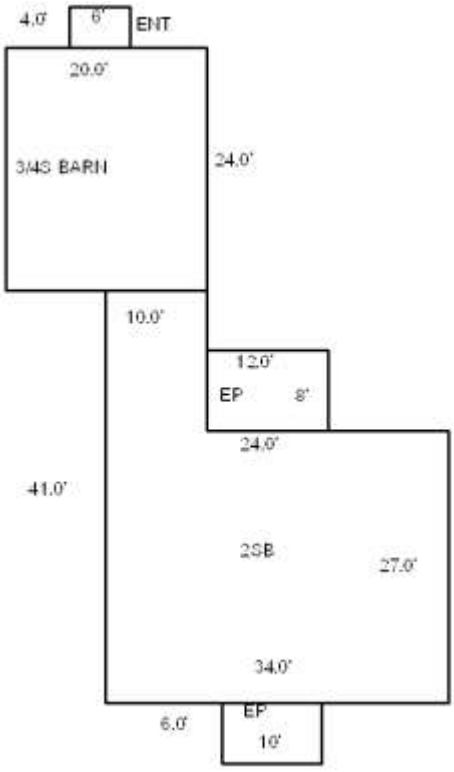
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	1960	TYPICAL	TYPICAL	Average	Typical	299,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	210,994

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST BARN....	1910	480	C 100	24.356	Avg.	67%	100%	105%	17.135
BSMT ENTRY.....	1910	24	C 100	376	Avg.	67%	100%	105%	265
Encl Frame Porch	1910	96	C 100	7.649	Avg.	67%	100%	105%	5.381
Encl Frame Porch	1910	60	C 100	4.781	Avg.	67%	100%	105%	3.363
Frame Shed	1910	320	C 100	5.008	Avg-	60%	100%	105%	3.155
2,116 SFLA								Outbuilding Total	29,299

Accpt Land 85,000 Accepted Bldg 240,300 Total 325,300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3/4S BARN
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EP
8'
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2SB
27.0'
34.0'
6.0'
EP
10'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	LevelBelow Street
Utilities	Well & SepticWell & Septic
Street	Gravel

Reference 1	B8666P0175
Reference 2	LOT SIZE:7.34
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.34	Acres-Rear Land 1-10	1,710.00	6,283	100%		6,283
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
1.00	# -CAMP LOT	5,225.00	5,748	200%		11,495
Total Acres 7.34					Land Total	125,283

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	840 Sqft	Grade C 110	Base	247,779
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,386
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,851
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

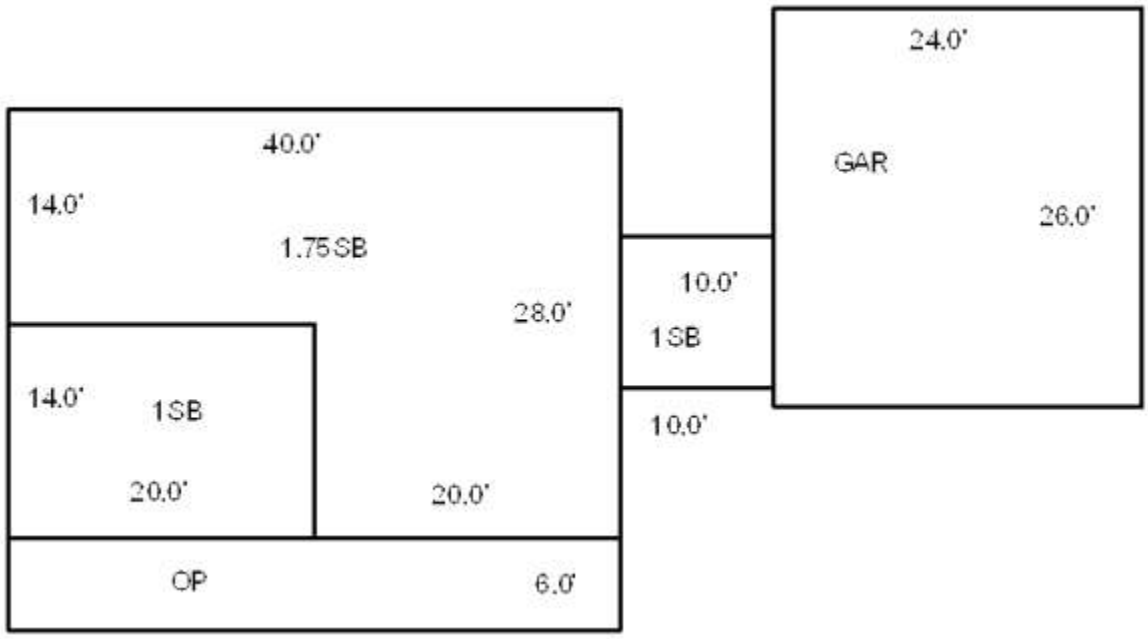
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	266,512

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	200,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1985	280	C 110	32.544	Avg.	79%	100%	95%	24,424
Open Frame Porch	1985	240	C 110	11.156	Avg.	79%	100%	95%	8,372
1 STORY/BASEMENT	1985	100	C 110	11.623	Avg.	79%	100%	95%	8,723
Frame Garage	1985	624	C 110	25.383	Avg.	79%	100%	95%	19,050
1,850 SFLA							Outbuilding Total		60,569

Accpt Land	125,300	Accepted Bldg	260,600	Total	385,900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1 SB
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1 SB
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OP
6.0'

Map/Lot: 006-093
Account: 1320 Card: 1 of 1 Location: 160 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B11005P074
Reference 2 LOT SIZE:3.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	72,675.00	90,612	100%		90,612
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.50					Land Total	106,287

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

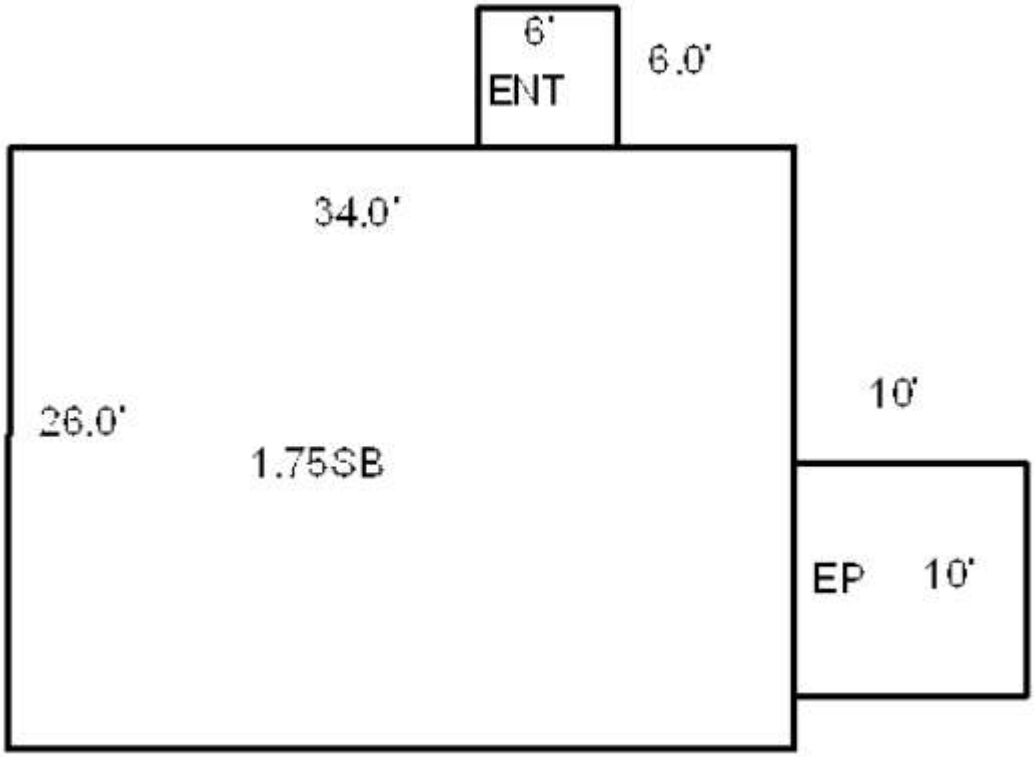
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1938	0	TYPICAL	TYPICAL	Above Average	Typical	238,987

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	165,737

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1938	100	D 100	6.374	Avg+	73%	100%	95%	4.420
BSMT ENTRY.....	1938	36	C 100	563	Avg+	73%	100%	95%	390
1,547 SFLA							Outbuilding Total		4,810

Accpt Land 106,300 Accepted Bldg 170,500 Total 276,800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26.0'
1.75SB
10'
EP
10'

Name: LAFLAMME, GUY N & ROMAINE, TRUSTEES
THE LAFLAMME FAMILY REV TRUST
Account: 1321 Card: 1 of 1
Map/Lot: 019-017
Location: 55 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography RollingAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date	10/18/2013
Sale Price	166,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16719P234
Reference 2 LOT SIZE: .23
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	214,303
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,240
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

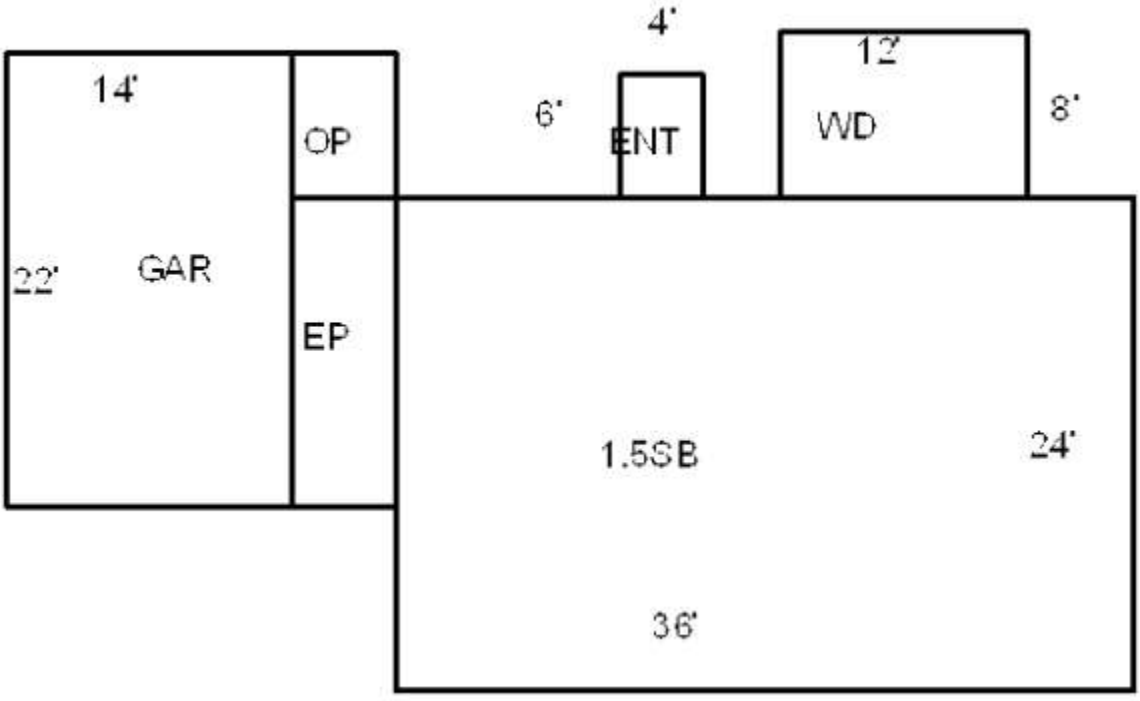
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1951	0	TYPICAL	TYPICAL	Above Average	Typical	223,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	171,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1951	96	C 100	1.203	Avg+	73%	100%	105%	922
BSMT ENTRY.....	1951	24	C 100	376	Avg+	73%	100%	105%	288
Encl Frame Porch	1951	75	C 100	5.976	Avg+	73%	100%	105%	4.580
Open Frame Porch	1951	35	C 100	1.479	Avg+	73%	100%	105%	1.134
Frame Garage	1951	308	C 100	11.696	Avg+	73%	100%	105%	8.965
1,296 SFLA							Outbuilding Total		15,889

Accpt Land 81,900 Accepted Bldg 187,500 Total 269,400


4'
12'
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OP
ENT
WD
22'
GAR
EP
1.5SB
24'
36'

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Reference 1	B18011P561
Reference 2	LOT SIZE:12.18
Tran/Land/Bldg	109 1 13
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
8.18	Acres-Rear Land 1-10	3,045.00	27,399	70%	Wetland	19,179
2.00	# -SITE IMPROVEMENT	10,500.00	23,100	100%		23,100
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
Total Acres 11.18					Land Total	211,218

Dwelling Description / Replacement Cost New

Garrison	Two Story	960 Sqft	Grade C 100	Base	276,683
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,760
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

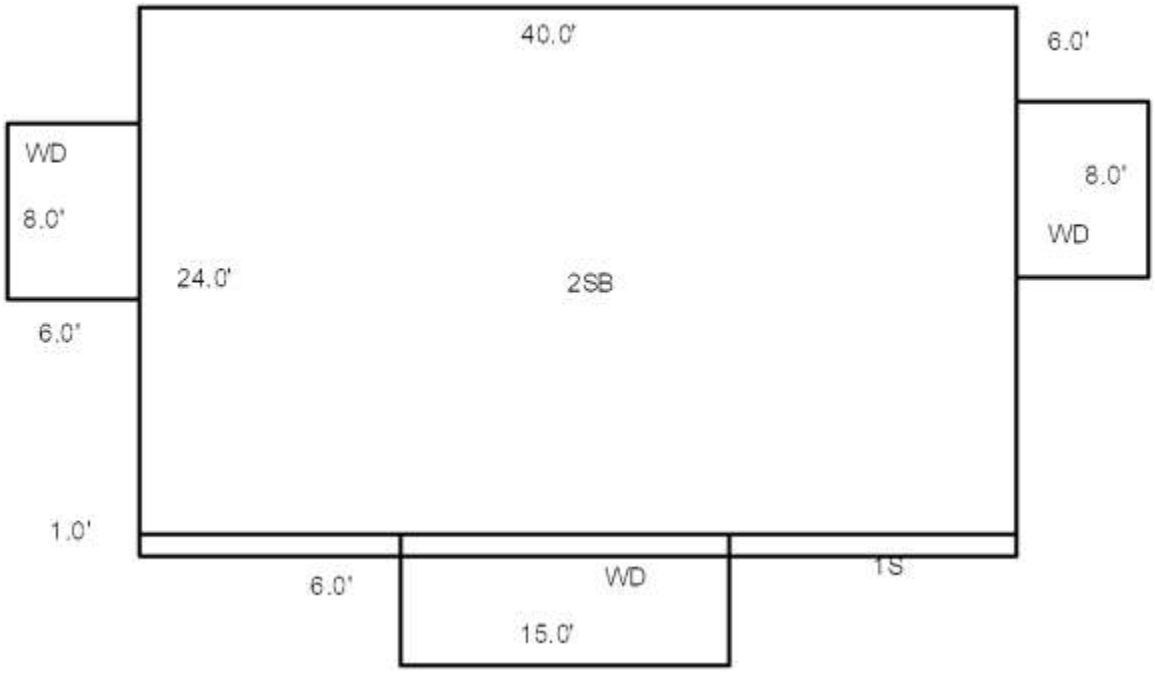
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	294,443

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	105%	250,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	48	C 100	601	Avg.	80%	100%	105%	505
WOOD DECK	1990	48	C 100	601	Avg.	80%	100%	105%	505
ONE STORY FRAME	1990	40	C 100	3,663	Avg.	80%	100%	105%	3,076
Wood Deck	1990	90	C 100	1,128	Avg.	80%	100%	105%	947
1,960 SFLA							Outbuilding Total		5,033

Accpt Land	211,200	Accepted Bldg	255,500	Total	466,700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1S

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved

Reference 1	B2856P0195
Reference 2	LOT SIZE:12.18
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Dwelling Description / Replacement Cost New

Conventional	One Story	1,402 Sqft	Grade C 100	Base	207,795
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,103
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% None	Heat	4,206
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

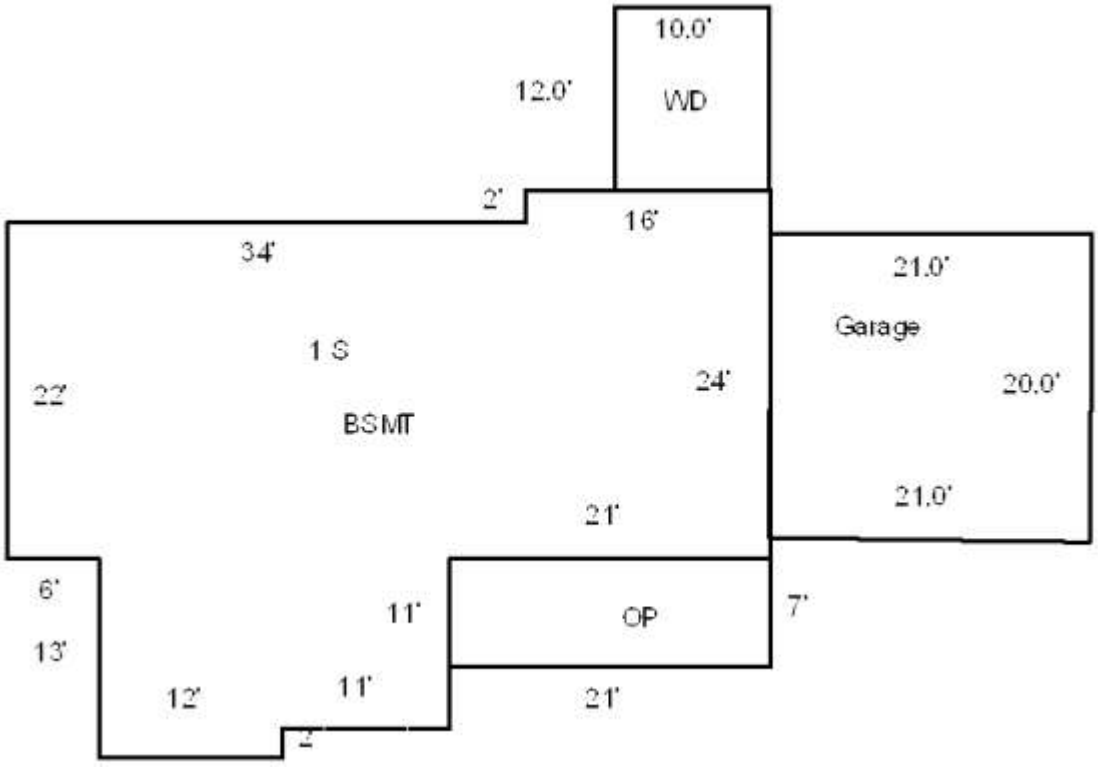
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	214,104

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	89%	100%	105%	200,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	147	C 100	6.212	Avg.	89%	100%	105%	5.805
Wood Deck	2004	120	C 100	1.504	Avg.	89%	100%	105%	1.406
Frame Garage	2004	420	C 100	15.729	Avg.	89%	100%	105%	14.699
CATH XTRA FEATURE	2004	1402	C 100	19.950	Avg.	89%	100%	105%	18.644
1,402 SFLA							Outbuilding Total		40,554

Accpt Land		0 Accepted Bldg		240,600 Total	240,600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Garage
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BSMT
21.0'
21'
6'
11'
OP
7'
13'
12'
11'
21'
2'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	211,200	255,500	466,700	211,200	255,500	466,700
2	0	240,600	240,600	0	240,600	240,600
TOTAL	211,200	496,100	707,300	211,200	496,100	707,300

Account: 1323 Card: 1 of 1 Map/Lot: 004-072A
Location: 453 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/03/2017
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17598P342
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	12 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	824 Sqft	Grade C 110	Base	163,056
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,360
Fin. Basement Area	100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	59
Heating	100% HW BB	Cooling	0% None	Heat	2,719
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,314
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

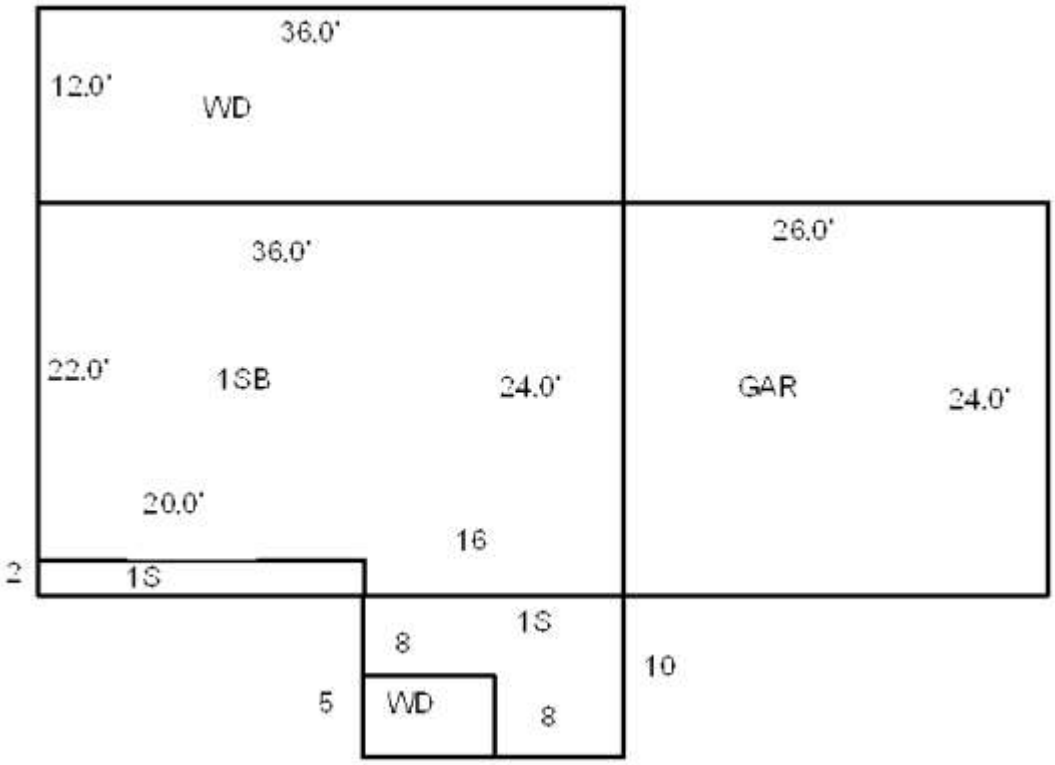
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	1990	TYPICAL	GOOD	Above Average	Typical	187,220

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	135,173

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1964	432	C 110	5.954	Avg+	76%	100%	95%	4.299
Frame Garage	1964	624	C 110	25.383	Avg+	76%	100%	95%	18.326
ONE STORY FRAME	1964	120	C 110	12.089	Avg+	76%	100%	95%	8.729
1 STORY	1964	40	C 110	4.029	Avg+	76%	100%	95%	2.909
1 STORY	1964	0	C 110	0	Avg+	76%	100%	95%	0
WOOD DECK	1964	40	C 110	551	Avg+	76%	100%	95%	398
984 SFLA							Outbuilding Total		34,661

Accpt Land 101,400 Accepted Bldg 169,800 Total 271,200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22.0'
1SB
24.0'
GAR
24.0'
20.0'
16
2
1S
1S
8
10
5
WD
8

Map/Lot: 017-018
Account: 1324 Card: 1 of 1 Location: 14 BREWER RD

Neighborhood 39 BREWER RD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/01/2016
Sale Price	88,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17314P987
Reference 2	LOT SIZE: .27
Tran/Land/Bldg	103 1 9
X.....	H Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.27	Acres-Homesite (Fract)	74,130.00	71,536	100%		71,536
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.27					Land Total	83,086

Dwelling Description

				Replacement Cost New	
Other	One Story	1,080 Sqft	Grade C 90	Base	130,571
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	729
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,430
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,128
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

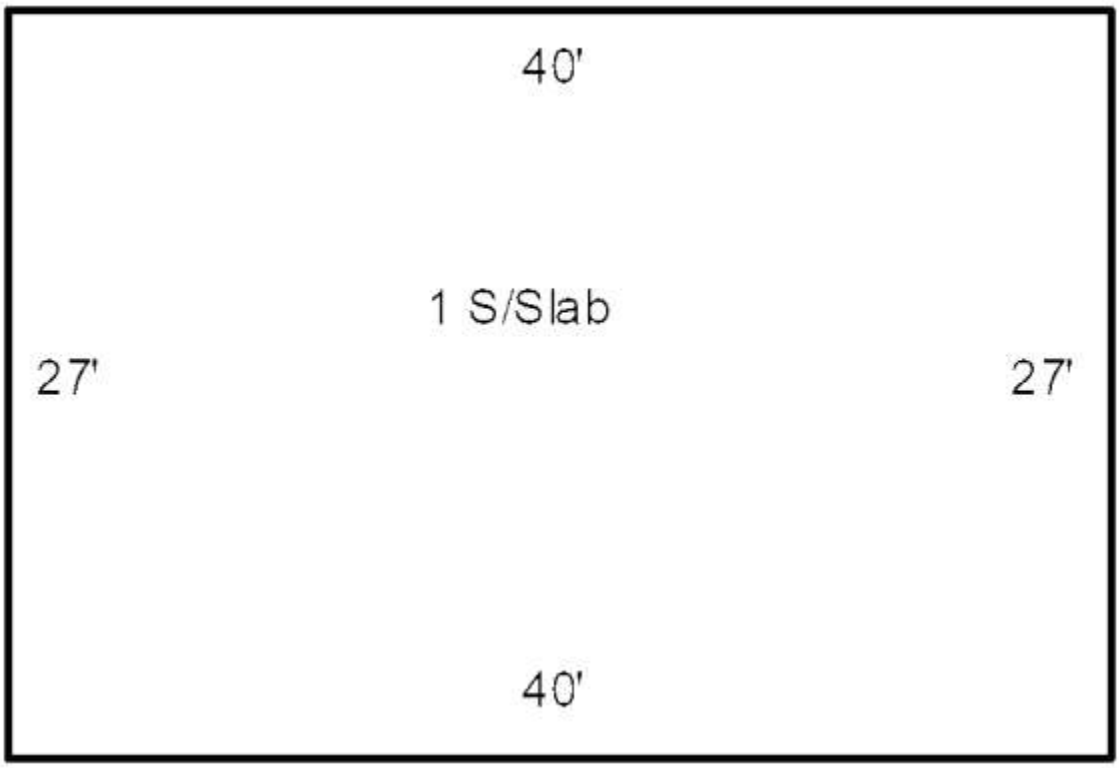
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	140,858

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	105%	143,464

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2020	432	C 100	16.161	Avg.	97%	100%	105%	16,460
1,080 SFLA							Outbuilding Total		16,460

Accpt Land	83,100	Accepted Bldg	159,900	Total	243,000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1 S/Slab
27'
27'
40'

Map/Lot: 017-039
Account: 1325 Card: 1 of 1 Location: 9 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17657P400
Reference 2 LOT SIZE: .50
Tran/Land/Bldg 105 1 14
X..... 71 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	02/02/2018
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,450 Sqft	Grade C 110	Base	416,873
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,595
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	11,963
Rooms	15				
Bedrooms	5	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	34,848
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,314
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

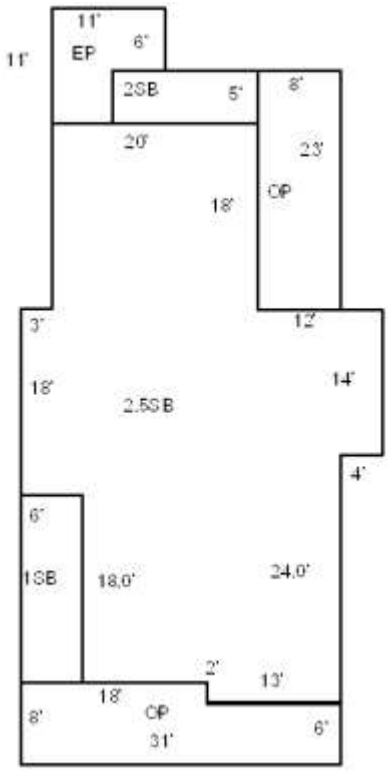
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1972	TYPICAL	TYPICAL	Average	Typical	476,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	83%	105%	278,285

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1890	96	C 110	8.414	Avg.	67%	100%	105%	5.919
2 Story/BSMT	1890	70	C 110	13.017	Avg.	67%	83%	105%	7.600
Open Frame Porch	1890	184	C 110	8.554	Avg.	67%	100%	105%	6.018
OPEN PORCH	1890	222	C 110	10.453	Avg.	67%	100%	105%	7.354
1 Story/BSMT	1890	108	C 110	12.552	Avg.	67%	83%	105%	7.329
Frame Garage	1890	1012	C 110	40.752	Avg.	67%	100%	105%	28.669
3,873 SFLA							Outbuilding Total		62,889

Accpt Land 87,600 Accepted Bldg 341,200 Total 428,800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1SB
18.0'
24.0'
2'
13'
18'
8'
OP
31'
6'

Name: COOKE, EMILY
COOKE, KERRI
Map/Lot: 005-045
Account: 1326 Card: 1 of 1 Location: 65 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/08/2017
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17623P443
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	24 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	832 Sqft	Grade C 100	Base	238,722
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,248
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,992
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

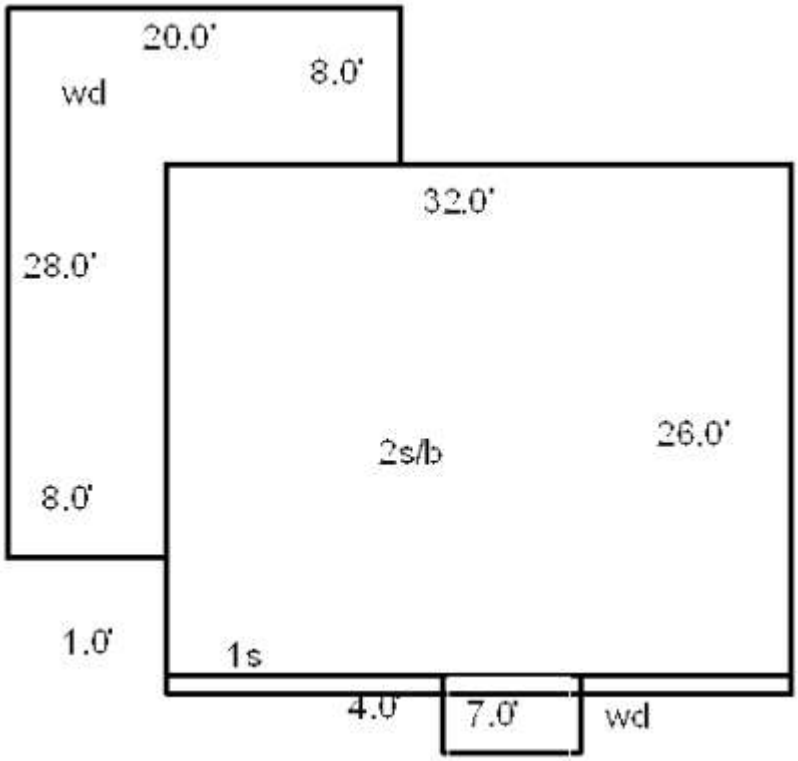
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	257,092

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	178,293

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1974	32	C 100	2.931	Avg.	73%	100%	95%	2.033
Wood Deck	1974	28	C 100	351	Avg.	73%	100%	95%	243
WOOD DECK	1974	320	C 100	4.010	Avg.	73%	100%	95%	2.781
1,696 SFLA							Outbuilding Total		5,057

Accpt Land 118,800 Accepted Bldg 183,400 Total 302,200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7.0'
wd

Account: 1327 Card: 1 of 1 Map/Lot: 022-019 Location: 30 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/03/1987
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B4516P0045
Reference 2	LOT SIZE: 1.14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.14	Acres-Homesite (Fract)	74,130.00	82,618	100%		82,618
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.14					Land Total	94,168

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	952 Sqft	Grade B 100	Base	356,762
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,238
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% HW CI or	Cooling	0% None	Heat	2,927
Rooms	10				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	3,432
Attic	Floor & Stairs			Attic	2,475
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	1988	TYPICAL	GOOD	Average	Typical	366,834

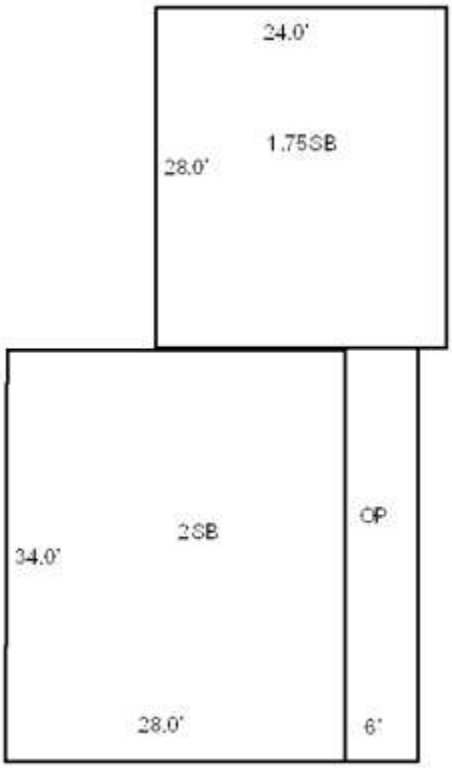
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	258,068

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1820	204	B 100	11.207	Avg.	67%	100%	105%	7.884
1.75 Story/BSMT	1820	672	B 100	138.456	Avg.	67%	100%	105%	97.404
Frame Garage	2004	660	B 100	31.684	Avg.	67%	100%	105%	22.289
3,080 SFLA							Outbuilding Total		127,577

Accpt Land	94,200	Accepted Bldg	385,600	Total	479,800

STOP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2SB
34.0'
OP
28.0'
6'

Account: 1328 Card: 1 of 1 Map/Lot: 015-004B Location: 15 LOON LN

Neighborhood 55	LOON
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B15065P124
Reference 2	LOT SIZE: .44
Tran/Land/Bldg	101 1 11
X.....	NBHD Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	01/03/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.44	Acres-Homesite (Fract)	74,130.00	75,116	100%		75,116
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.44					Land Total	86,666

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

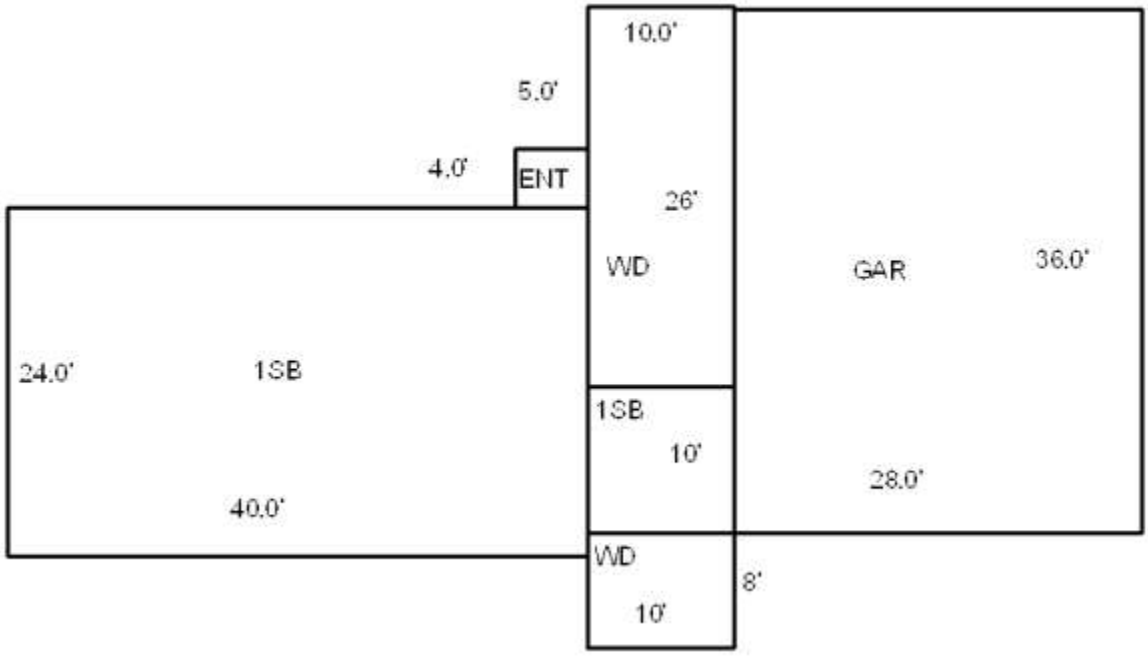
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	176,615

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	97%	105%	129,515

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1972	20	C 100	313	Ava.	72%	97%	105%	229
Wood Deck	1972	80	C 100	1.002	Ava.	72%	97%	105%	734
1 Story/BSMT	1992	100	C 100	10.566	Ava.	72%	97%	105%	7.748
WOOD DECK	1972	260	C 100	3.258	Ava.	72%	97%	105%	2.390
Frame Garage	1992	1008	C 100	36.903	Ava.	72%	97%	105%	27.062
Swimming Pool	1972	1	C 100	12.100	Ava.	99%	100%	105%	12.578
1,060 SFLA							Outbuilding Total		50,741

Accpt Land	86,700	Accepted Bldg	180,300	Total	267,000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5.0'
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36.0'
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Name: CARR, RONNIE G
CARR, PAMELA A
Map/Lot: 003-103
Account: 1329 Card: 1 of 1 Location: 54 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Gravel

Sale Data

Sale Date	09/17/2008
Sale Price	104,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15490P88
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

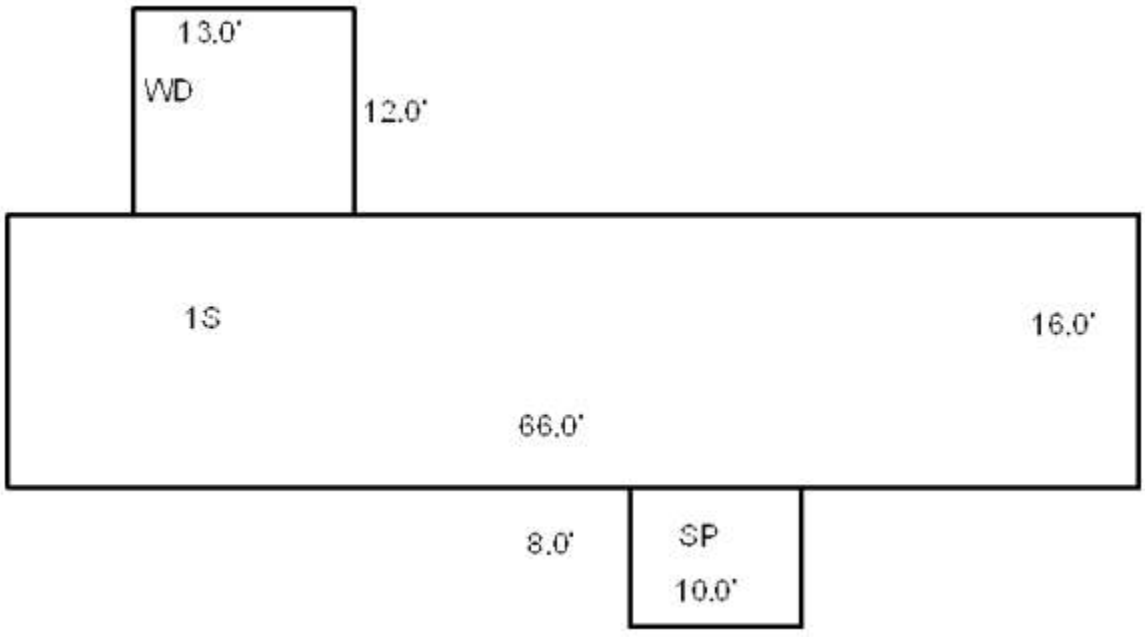
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	61,200.00	58,605	100%		58,605
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.25					Land Total	71,805

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
16 Mobile Home	2000	16X66	A 100	39.190	Avg.	55%	90%	95%	18.496
Wood Deck	1980	156	C 100	1.955	Avg.	74%	90%	95%	1.237
OPEN SCR PORCH	1980	80	C 100	3.986	Avg.	74%	90%	95%	2.522
Frame Garage	1980	576	D 100	17.078	Fair	64%	90%	95%	9.345
1,056 SFLA								Outbuilding Total	31,600

Accpt Land 71,800 Accepted Bldg 31,600 Total 103,400


13.0'
WD
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16.0'
66.0'
8.0'
SP
10.0'

Neighborhood 9	EASTERN AV
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B10578P072
Reference 2	LOT SIZE:0.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	74,130.00	72,293	100%		72,293
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.30					Land Total	83,843

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	520 Sqft	Grade C 95	Base	154,268
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Field4	Basement	494
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,594
Rooms	6	HEARTHS		HEARTHS	760
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-865
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

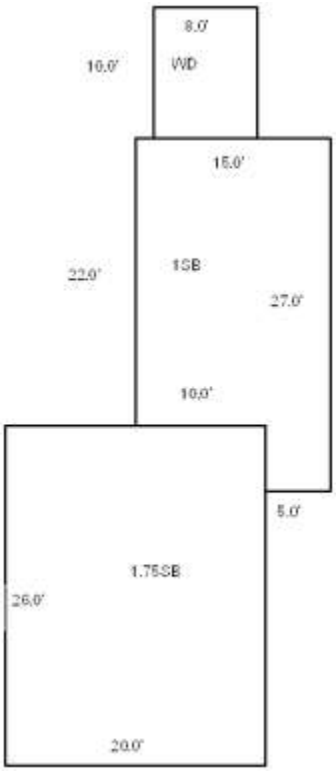
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1940	OLD TYPE	TYPICAL	Average	Typical	157,251

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	67%	100%	105%	110,626

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1992	355	C 95	35.634	Avg.	67%	100%	105%	25,069
Wood Deck	1900	80	C 95	952	Avg.	67%	100%	105%	670
Frame Shed	1900	96	C 100	1.502	Avg.	67%	100%	105%	1,056
1,265 SFLA							Outbuilding Total		26,795

Accpt Land	83,800	Accepted Bldg	137,400	Total 221,200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Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B10334P0255
Reference 2 LOT SIZE:4.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
0.50	Acres-Rear Land 1-10	2,280.00	1,254	100%		1,254
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 4.50					Land Total	110,496

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	464 Sqft	Grade D 100	Base	119,569
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	371
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,392
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

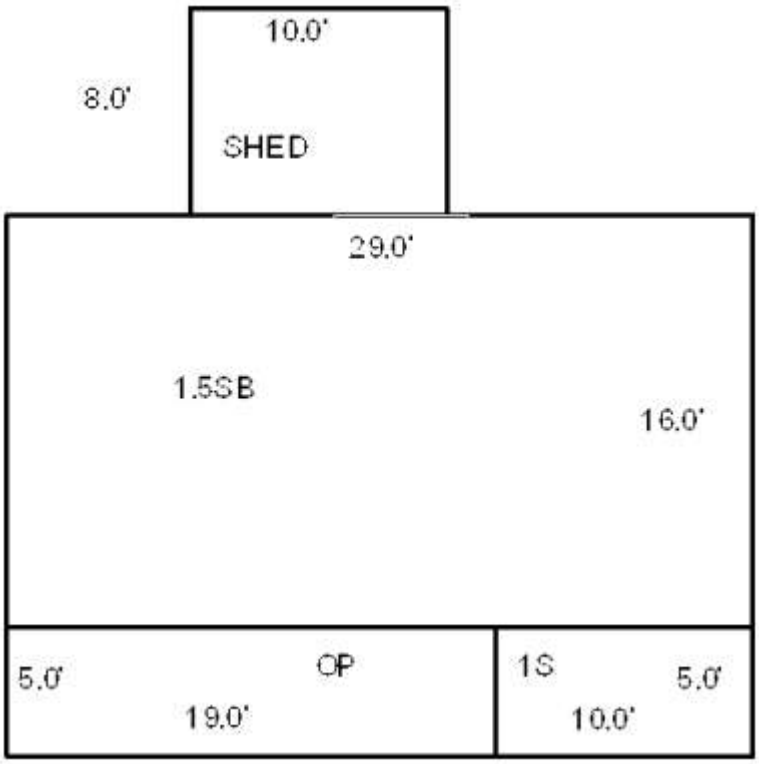
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	127,668

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	81,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1920	80	D 100	1.002	Fair	55%	100%	95%	523
Open Frame Porch	1920	95	D 100	3.212	Fair	55%	100%	95%	1,679
ONE STORY FRAME	1920	50	D 100	3.663	Avg.	67%	100%	95%	2,331
746 SFLA							Outbuilding Total		4,533

Accpt Land 110,500 Accepted Bldg 85,800 Total 196,300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Account: 1332 Card: 1 of 1 Map/Lot: 003-130 Location: 19 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 RTODD B19223P392 4/18/23
Reference 2 LOT SIZE:4.5
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 17 0 Land Schedule 1

Sale Data

Sale Date	04/16/2003
Sale Price	208,000
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.50	Acres-Rear Land 1-10	1,710.00	941	100%		941
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.50					Land Total	108,446

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,264 Sqft	Grade C 100	Base	322,373
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,584
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

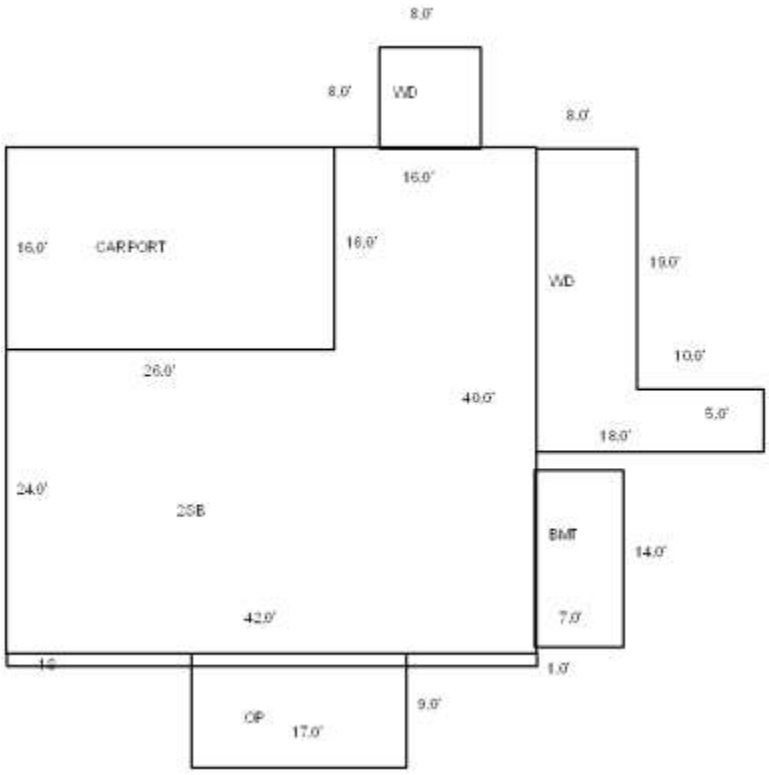
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Below Average	Typical	352,657

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	95%	227,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1976	42	C 100	3.846	Ava-	68%	100%	95%	2.484
Open Frame Porch	1976	153	C 100	6.466	Ava-	68%	100%	95%	4.177
BSMT ENTRY.....	1976	98	C 100	1.534	Ava-	68%	100%	95%	991
Wood Deck	1976	64	C 100	802	Ava-	68%	100%	95%	518
WOOD DECK	1976	242	C 100	3.032	Ava-	68%	100%	95%	1.959
CARPORT.....	1976	416	C 100	4.564	Ava-	68%	100%	95%	2.949
2,570 SFLA							Outbuilding Total		13,078

Accpt Land 108,400 Accepted Bldg 240,900 Total 349,300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CARPORT
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Name: SMITH, DONALD G, TRUSTEE
DONALD G. SMITH LIVING TRUST

Map/Lot: 005-004
Account: 1333 Card: 1 of 1 Location: 402 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Tree Growth	2018
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/22/2016
Sale Price	286,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17224P174 TG
Reference 2	LOT SIZE:46
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
22.00	Acres-Softwood	421.00	9,262	100%		9,262
17.00	Acres-Mixed Wood	436.00	7,412	100%		7,412
3.00	Acres-Hardwood	344.00	1,032	100%		1,032
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 46.00					Land Total	125,211

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	666 Sqft	Grade C 110	Base	220,743
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	733
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,396
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,465
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

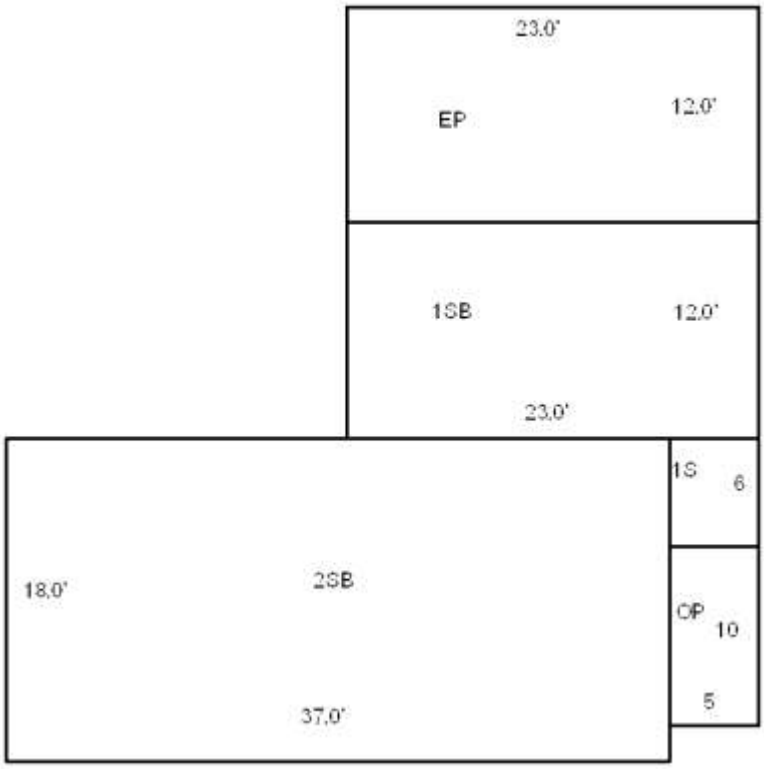
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	0	OLD TYPE	Old Type	Below Average	Typical	228,217

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	95%	130,084

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1860	30	C 110	3.022	Avg-	60%	100%	95%	1.722
Open Frame Porch	1860	50	C 110	2.324	Avg-	60%	100%	95%	1.324
Encl Frame Porch	1860	276	C 110	24.191	Avg-	60%	100%	95%	13.789
1 Story/BSMT	1860	276	C 110	32.078	Avg-	60%	100%	95%	18.285
Frame Garage	1860	260	D 100	7.974	Fair	55%	100%	95%	4.167
1,638 SFLA							Outbuilding Total		39,287

Accpt Land 125,200 Accepted Bldg 169,400 Total 294,600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Map/Lot: 012-011
Account: 1334 Card: 1 of 1 Location: 29 WEST FORTY FIRST ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17096P672
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	RENO Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	09/14/2015
Sale Price	1
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	210,000	231,000	80%	Size/Shape	184,800
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.50					Land Total	198,550

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	800 Sqft	Grade D 110	Base	179,045
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	880
Fin. Basement Area	800 Sqft, Grade D	Basement Gar	None	Fin Bsmt	13,939
Heating	100% Forced Warm	Cooling	100% Central	Heat	3,590
Rooms	6	HEARTHS		HEARTHS	704
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,970
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

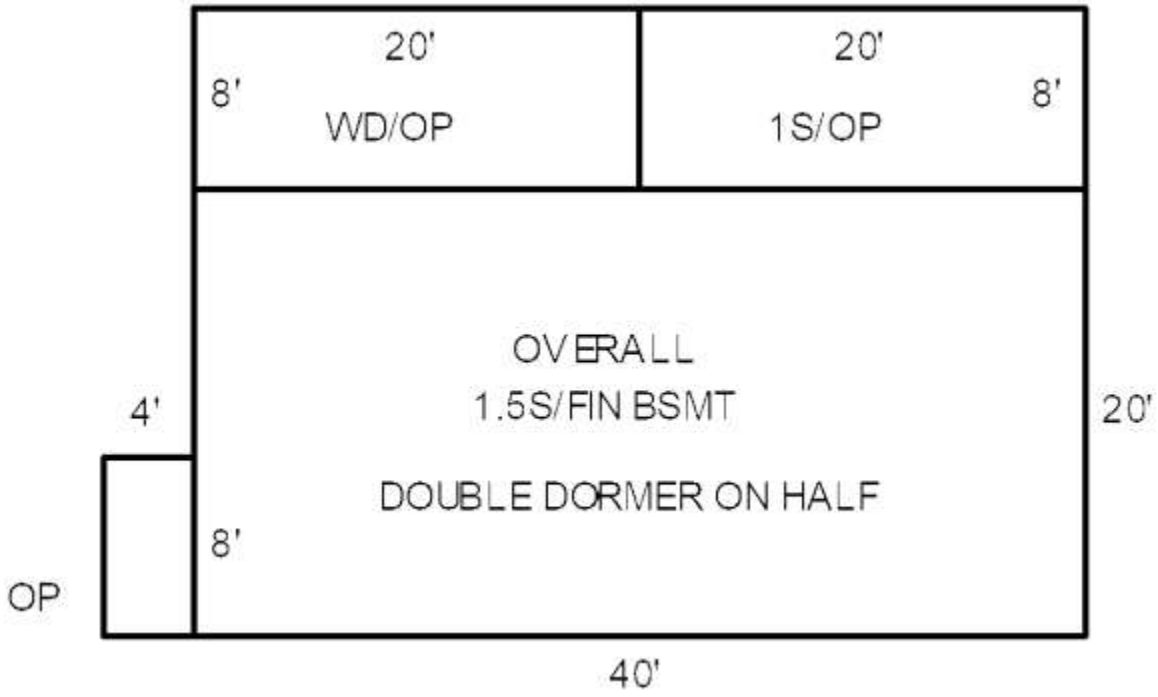
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	2016	TYPICAL	TYPICAL	Very Good	Typical	205,128

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	85%	92%	125%	200,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1948	160	D 110	12.894	V.G.	85%	92%	125%	12.604
Wood Deck	1948	160	D 110	1.764	V.G.	85%	90%	125%	1.686
Open Frame Porch	1948	32	D 110	1.190	V.G.	85%	90%	125%	1.139
OPEN PORCH	1948	320	D 100	10.915	Avg.	67%	100%	125%	9.141
Unfinished Attic	1948	400	D 100	2.003	Avg.	67%	100%	125%	1.678
1,360 SFLA							Outbuilding Total		26,248

Accpt Land	198,600	Accepted Bldg	226,800	Total	425,400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OVERALL
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DOUBLE DORMER ON HALF
4'
20'
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OP
40'

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/10/1980
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B2612P0051
Reference 2	LOT SIZE:7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.00	Acres-Rear Land 1-10	1,710.00	5,643	100%		5,643
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.00					Land Total	113,148

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,320 Sqft	Grade C 110	Base	239,995
Exterior	ALUM/VINYL	Masonry Trim	600Sqft	Trim	3,300
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,178
Fin. Basement Area	842 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,672
Heating	100% HW BB	Cooling	0% None	Heat	4,356
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

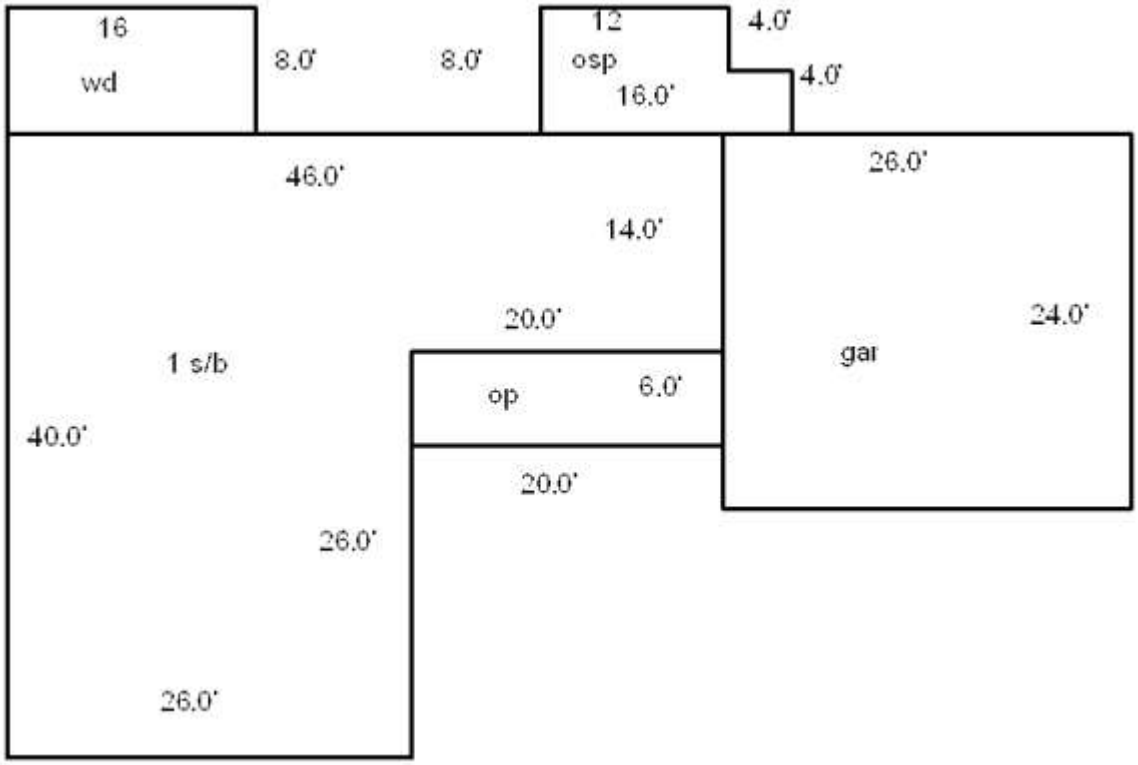
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	281,868

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	200,831

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1978	624	C 110	25.383	Avg.	75%	100%	95%	18.085
OPEN SCR PORCH	1978	112	C 110	5.872	Avg.	75%	100%	95%	4.184
Wood Deck	1978	128	C 110	1.764	Avg.	75%	100%	95%	1.257
Open Frame Porch	1978	120	C 110	5.578	Avg.	75%	100%	95%	3.975
Swimming Pool	1982	1	C 110	13.310	Avg+	99%	100%	95%	12.518
1.25 ST BARN....	1978	912	C 110	39.298	Avg.	75%	100%	95%	28.000
1 ST BARN.....	1988	700	C 110	25.440	Avg.	75%	100%	95%	18.126
1,320 SFLA							Outbuilding Total		86,145

Accpt Land	113,100	Accepted Bldg	287,000	Total	400,100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Map/Lot: 008-091
Account: 1336 Card: 1 of 1 Location: 531 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 06/11/2008
Sale Price 130,000
Sale Type Land & Buildings
Financing Unknown
Verified Family Member
Validity Related Parties

Reference 1 B15434P404
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade C 100	Base	193,056
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,365
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,276
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

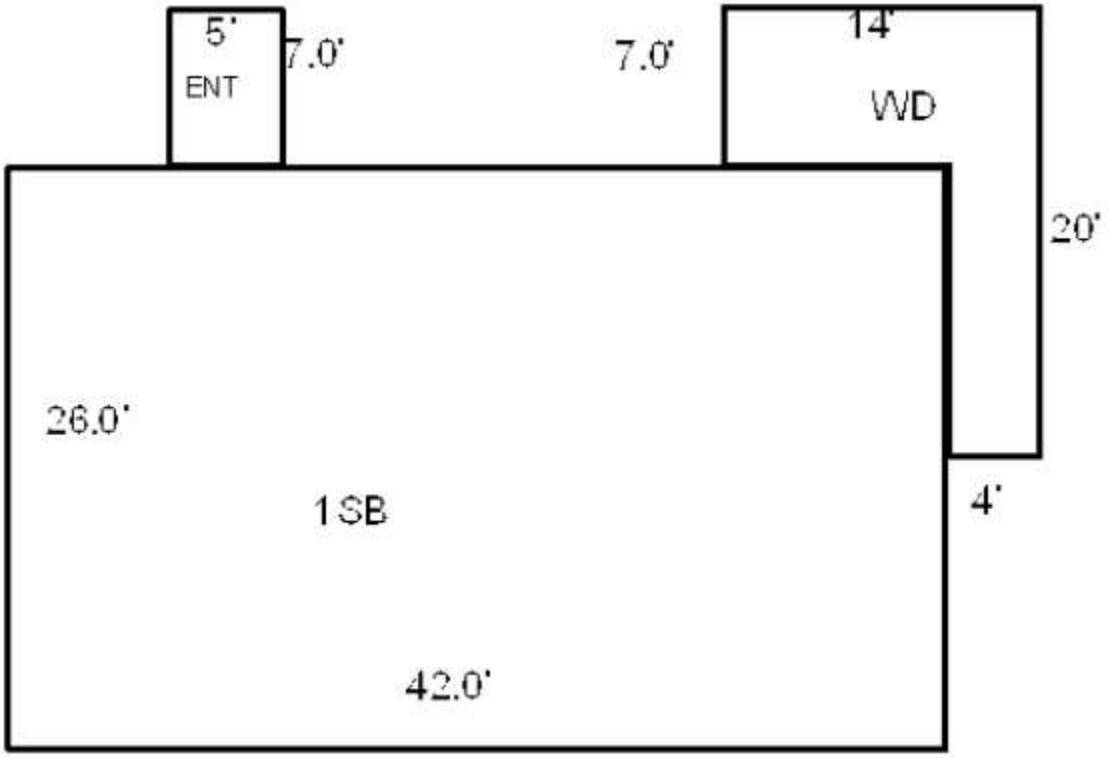
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	2002	TYPICAL	TYPICAL	Average	Typical	197,697

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	69%	100%	95%	129,590

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1965	35	C 100	548	Avg.	69%	100%	95%	359
Wood Deck	1965	150	C 100	1.880	Avg.	69%	100%	95%	1.232
1,092 SFLA							Outbuilding Total		1,591

Accpt Land 90,300 Accepted Bldg 131,200 Total 221,500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14'
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20'
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1SB
4'
42.0'

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/18/2021
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:3
Tran/Land/Bldg	109 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.00					Land Total	104,901

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,840 Sqft	Grade C 100	Base	284,106
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Wet 1/2 Bmt	Basement	1,840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	50% Warm & Cool Air	Heat	4,508
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

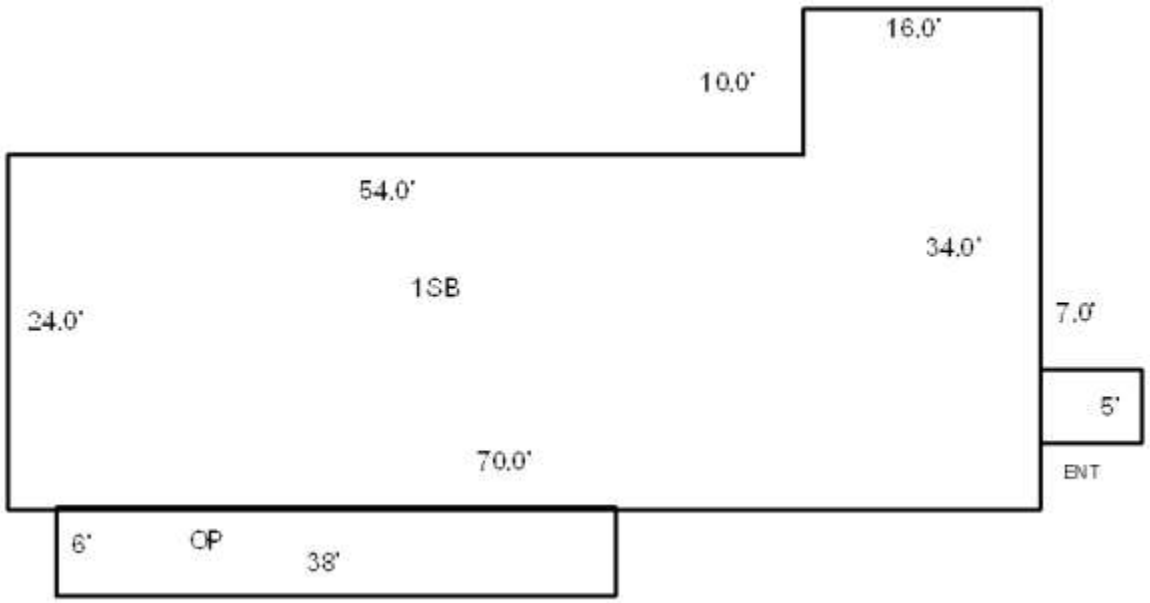
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	1972	TYPICAL	TYPICAL	Average	Typical	306,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	95%	189,432

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1958	35	C 100	548	Avg.	67%	97%	95%	338
Open Frame Porch	1958	228	C 100	9.635	Avg.	67%	97%	95%	5,948
Frame Garage	1980	832	C 100	30.565	Avg.	67%	97%	95%	18,872
Wood Deck	1980	60	C 100	752	Avg.	67%	97%	95%	465
1,840 SFLA								Outbuilding Total	25,623

Accpt Land	104,900	Accepted Bldg	215,100	Total	320,000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70.0'
ENT
6'
OP
38'

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/18/2021
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3181P0138
Reference 2	LOT SIZE:3
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Dwelling Description

				Replacement Cost New	
Ranch	One Story	732 Sqft	Grade C 90	Base	129,265
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,318
Rooms	3	HEARTHS			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

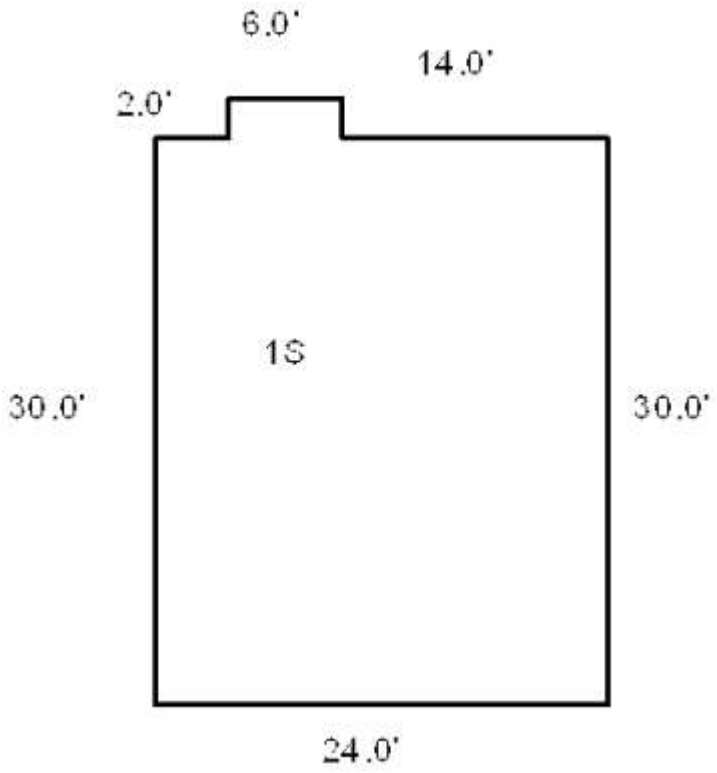
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	1980	TYPICAL	TYPICAL	Average	Typical	130,583

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	83,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1955	24	C 90	271	Avg.	67%	100%	95%	173
Open Frame Porch	1955	132	C 90	5,020	Avg.	67%	100%	95%	3,195
732 SFLA							Outbuilding Total		3,368

Accpt Land	0	Accepted Bldg	86,500	Total	86,500


6.0'
14.0'
2.0'
1S
30.0'
30.0'
24.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	104,900	215,100	320,000	104,900	215,100	320,000
2	0	86,500	86,500	0	86,500	86,500
TOTAL	104,900	301,600	406,500	104,900	301,600	406,500

Name: LATORELLA, WILLIAM P
LATORELLA, FRANCINE A
Map/Lot: 022-073
Account: 1338 Card: 1 of 1 Location: 32 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use COMMERCIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B11234P073
Reference 2 LOT SIZE: .75
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	70,600.00	75,458	100%		75,458
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.75					Land Total	86,458

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,260 Sqft	Grade B 100	Base	465,360
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	11,261
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	2			Fireplace	13,371
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

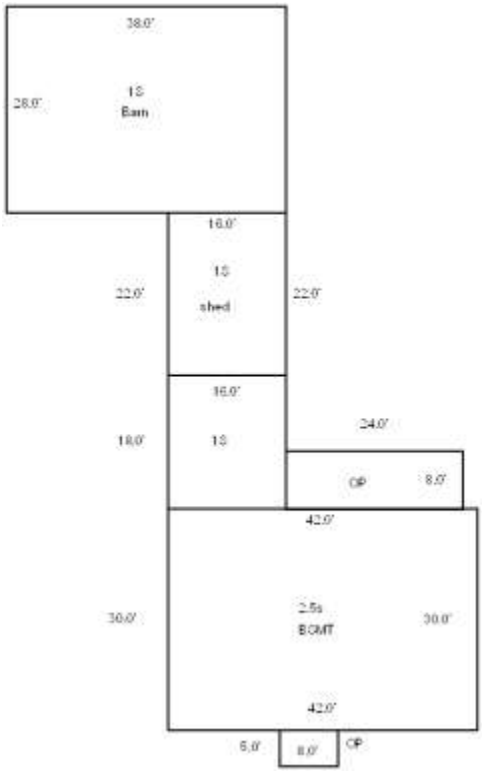
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1820	0	TYPICAL	TYPICAL	Average	Typical	498,494

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	333,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST BARN.....	1820	1064	B 100	44.881	Avg.	67%	100%	100%	30.070
1.25 ST SHED....	1820	352	B 100	8.237	Avg.	67%	100%	100%	5.519
1 S BRICK	1820	288	B 100	37.717	Avg.	67%	100%	100%	25.270
Open Frame Porch	1820	192	B 100	10.548	Avg.	67%	100%	100%	7.067
OPEN PORCH	1820	40	B 100	2.354	Avg.	67%	100%	100%	1.577
3,438 SFLA							Outbuilding Total		69,503

Accpt Land 86,500 Accepted Bldg 403,500 Total 490,000


38.0'
28.0'
1S
Barn
16.0'
1S
22.0'
22.0'
shed
16.0'
24.0'
18.0'
1S
OP
8.0'
42.0'
30.0'
2.5s
BCMT
30.0'
42.0'
6.0'
8.0'
OP

Neighborhood 37 SUNSET AV

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Reference 1 B10622P232
Reference 2 LOT SIZE: .68
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	74,130.00	78,458	100%		78,458
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.68					Land Total	90,008

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	720 Sqft	Grade C 110	Base	223,817
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,465
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

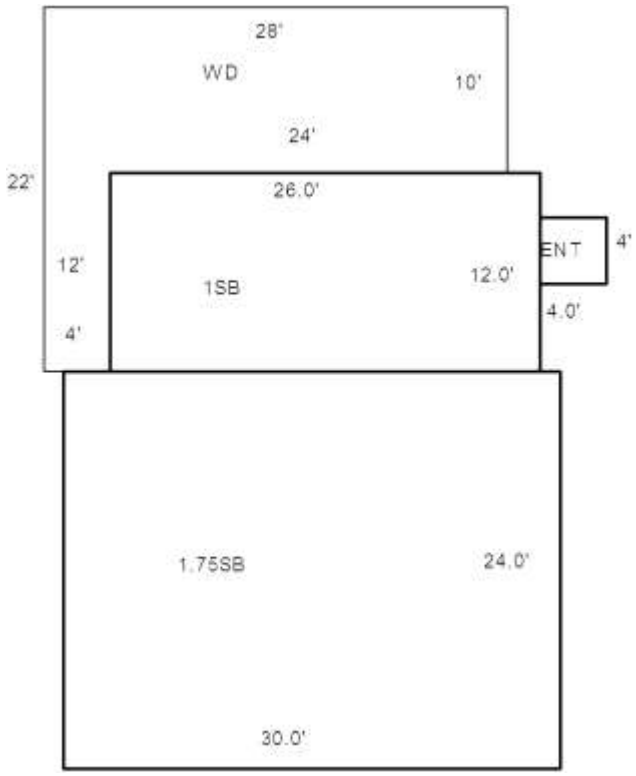
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	TYPICAL	TYPICAL	Average	Typical	243,639

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	171,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1958	328	C 100	4.110	Avg.	67%	100%	105%	2.892
1 Story/BSMT	1958	312	C 110	36.263	Avg.	67%	100%	105%	25.511
BSMT ENTRY.....	1958	16	C 100	250	Avg.	67%	100%	105%	176
Frame Garage	1958	572	C 100	21.203	Avg.	67%	100%	105%	14.916
Frame Shed	1958	96	C 100	1.502	Avg.	67%	100%	105%	1.056
1,572 SFLA								Outbuilding Total	44,551

Accpt Land 90,000 Accepted Bldg 216,000 Total 306,000


28'
WD
10'
24'
22'
26.0'
ENT
4'
12'
12.0'
1SB
4.0'
4'
1.75SB
24.0'
30.0'

Name: FROST, HERBERT J JR
FROST, BEVERLY
Map/Lot: 016-002
Account: 1340 Card: 1 of 1 Location: 10 ELMWOOD CT

Neighborhood 34 ELMWOOD CT

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B3526P0335
Reference 2	LOT SIZE: 0.55
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	74,130.00	76,811	100%		76,811
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.55					Land Total	88,361

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	1,144 Sqft	Grade C 110	Base	215,450
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,573
Fin. Basement Area	312 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	8,356
Heating	100% HW BB	Cooling	0% None	Heat	3,775
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

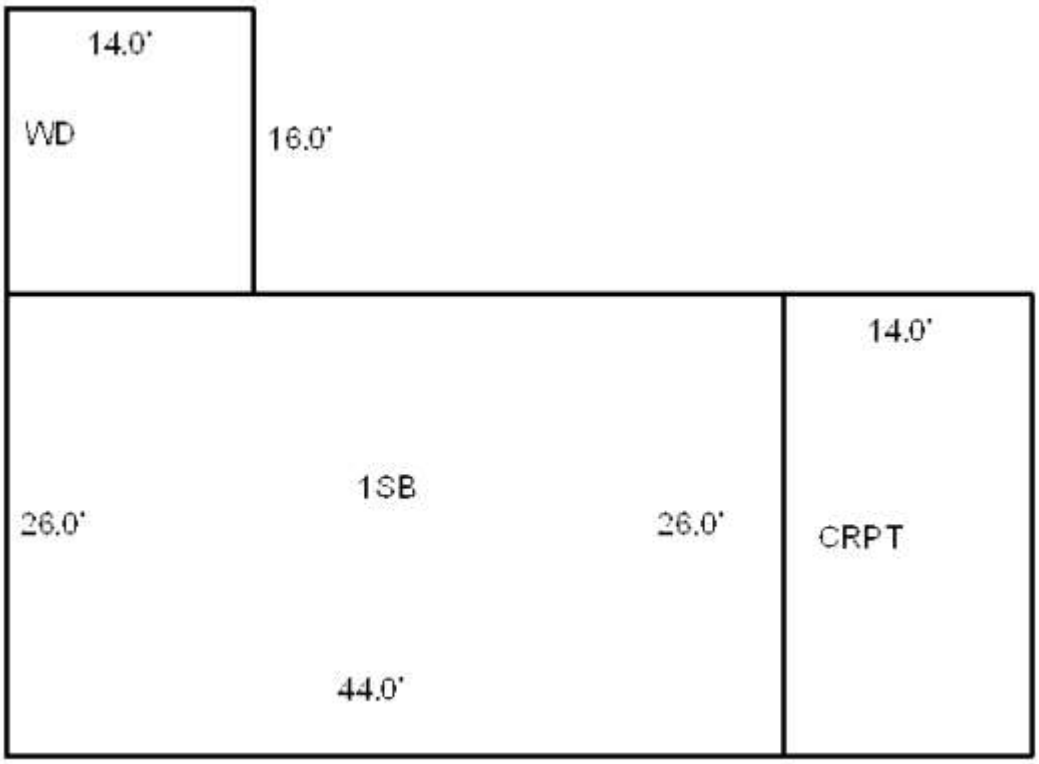
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	GOOD	TYPICAL	Above Average	Typical	236,689

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	105%	186,393

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
CARPORT.....	1962	364	C 110	4.392	Avg+	75%	100%	105%	3.459
Wood Deck	1962	224	C 110	3.088	Avg+	75%	100%	105%	2.432
Frame Shed	1962	144	C 110	2.479	Avg+	75%	100%	105%	1.952
1.25 ST BARN....	1962	640	C 100	25.503	Avg-	60%	100%	105%	16.067
Frame Shed	1962	320	C 100	5.008	Avg-	60%	100%	105%	3.155
1,144 SFLA							Outbuilding Total		27,065

Accpt Land	88,400	Accepted Bldg	213,500	Total	301,900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WD
16.0'
14.0'
1SB
26.0'
26.0'
CRPT
44.0'

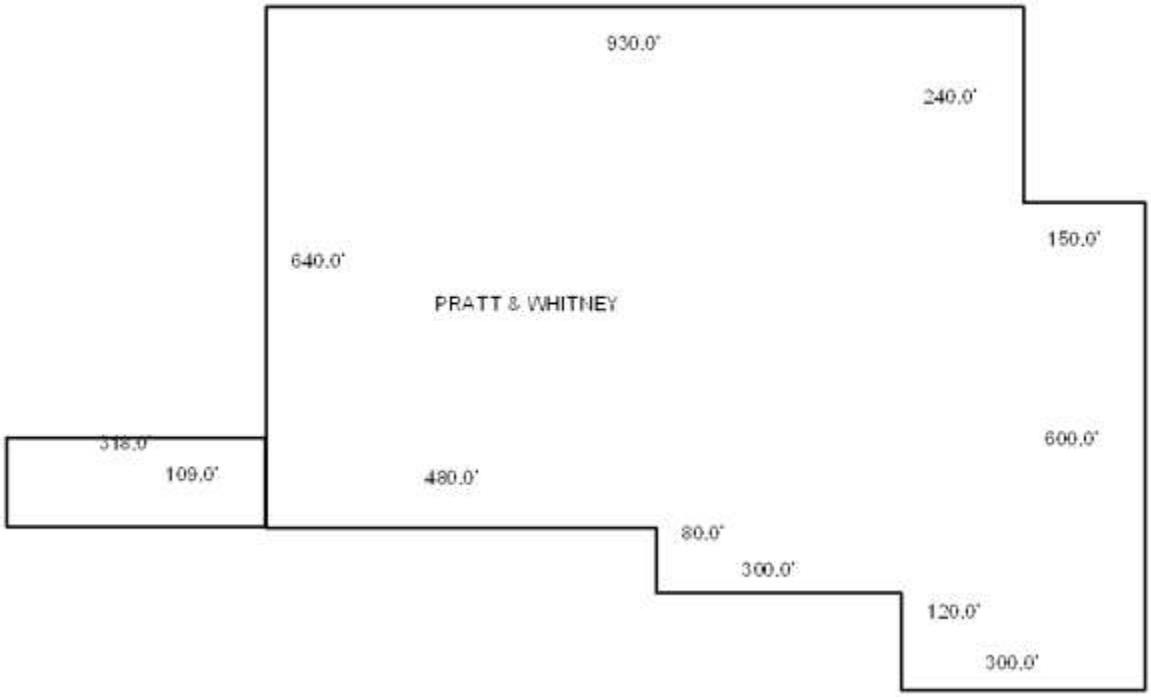
Map/Lot: 019-029
Account: 1341 Card: 1 of 1 Location: 113 WELLS ST

Neighborhood 66	WELLS ST
Zoning/Use	INDUSTRIAL
Topography	
Utilities	All Public
Street	No Street
PERMIT STATUS	OPEN PERMITS
Reference 1	B2457P0195
Reference 2	LOT SIZE:33.88
Tran/Land/Bldg	400 3 42
X.....	OV Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
9.88	Acres-Rear 21+	700.00	7,608	100%		7,608
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 33.88					Land Total	165,500

Land	2,420,000	Bldg Override	35,402,400	Total	37,822,400


930.0'
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640.0'
PRATT & WHITNEY
600.0'
316.0'
109.0'
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80.0'
300.0'
120.0'
300.0'

Name: SOUTHARD, DAVID
SOUTHARD, JOYCE M
Map/Lot: 008-059-1
Account: 1342 Card: 1 of 1 Location: 193 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/31/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1	RTODD B19218P572 4/5/23
Reference 2	LOT SIZE: 4.0
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.13	Acres-Homesite (Fract)	72,675.00	92,124	100%		92,124
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.13					Land Total	107,799

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,264 Sqft	Grade B 100	Base	400,750
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,465
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,627
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

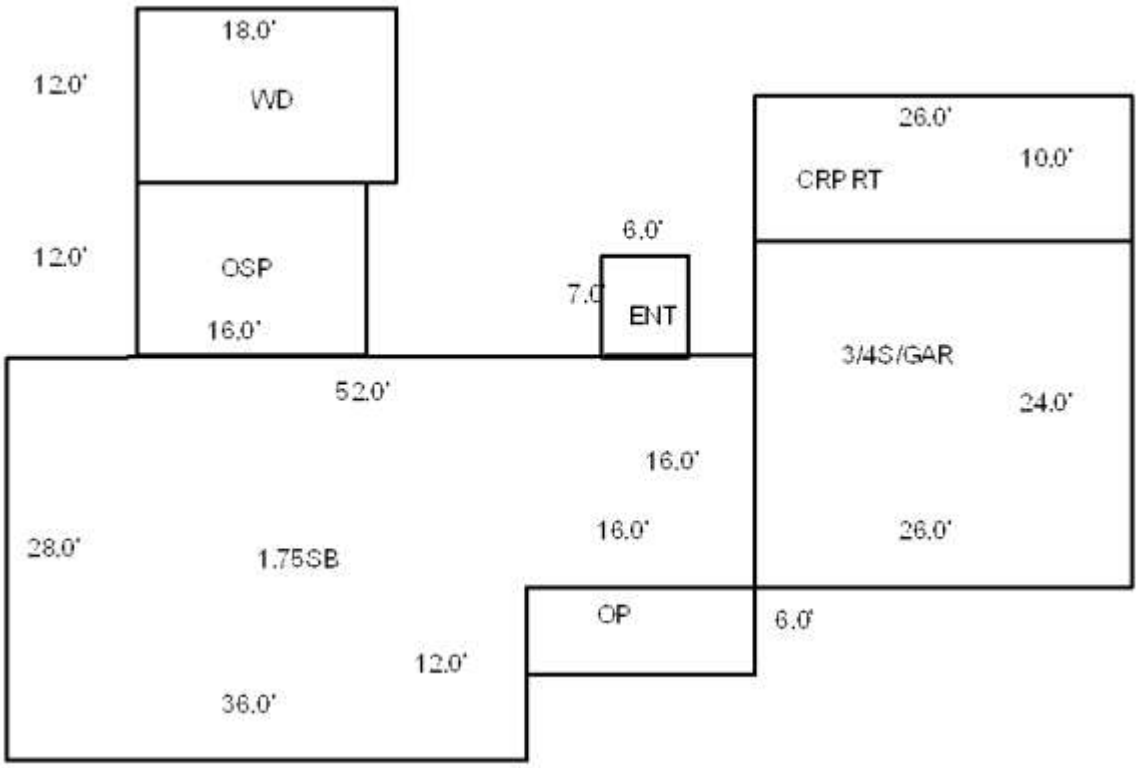
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	431,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	307,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1977	96	B 100	5.274	Ava.	75%	100%	95%	3.758
1.75 ST GARAGE..	1988	624	B 100	43.681	Ava.	75%	100%	95%	31.123
CARPORT.....	1988	260	B 100	3.708	Ava.	75%	100%	95%	2.642
OPEN SCR PORCH	1989	192	B 100	11.335	Ava.	75%	100%	95%	8.076
Wood Deck	1989	216	B 100	3.518	Ava.	75%	100%	95%	2.506
BSMT ENTRY.....	1977	42	B 100	854	Ava.	75%	100%	95%	608
Frame Shed	1977	128	C 100	2.003	Ava.	75%	100%	95%	1.427
2,212 SFLA							Outbuilding Total		50,140

Accpt Land 107,800 Accepted Bldg 357,300 Total 465,100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WD
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OSP
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ENT
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3/4S/GAR
52.0'
24.0'
16.0'
16.0'
26.0'
28.0'
1.75SB
OP
6.0'
12.0'
36.0'

Name: ROSEBUSH, SHAWN
ROSEBUSH, NICOLE D
Map/Lot: 006-082
Account: 1343 Card: 1 of 1 Location: 394 MORRELLS MILL RD

Neighborhood 77 MORRELLS MILL/BB POND

Zoning/Use	SHORELAND RESIDENTIAL
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/06/2008
Sale Price	270,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15432P720
Reference 2	LOT SIZE:9.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	80,325.00	101,496	100%		101,496
5.75	Acres-Rear Land 1-10	1,890.00	11,954	100%		11,954
1.00	# -SITE IMPROVEMENT	15,750.00	17,325	100%		17,325
Total Acres 9.75					Land Total	130,775

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	281,327
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,821
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

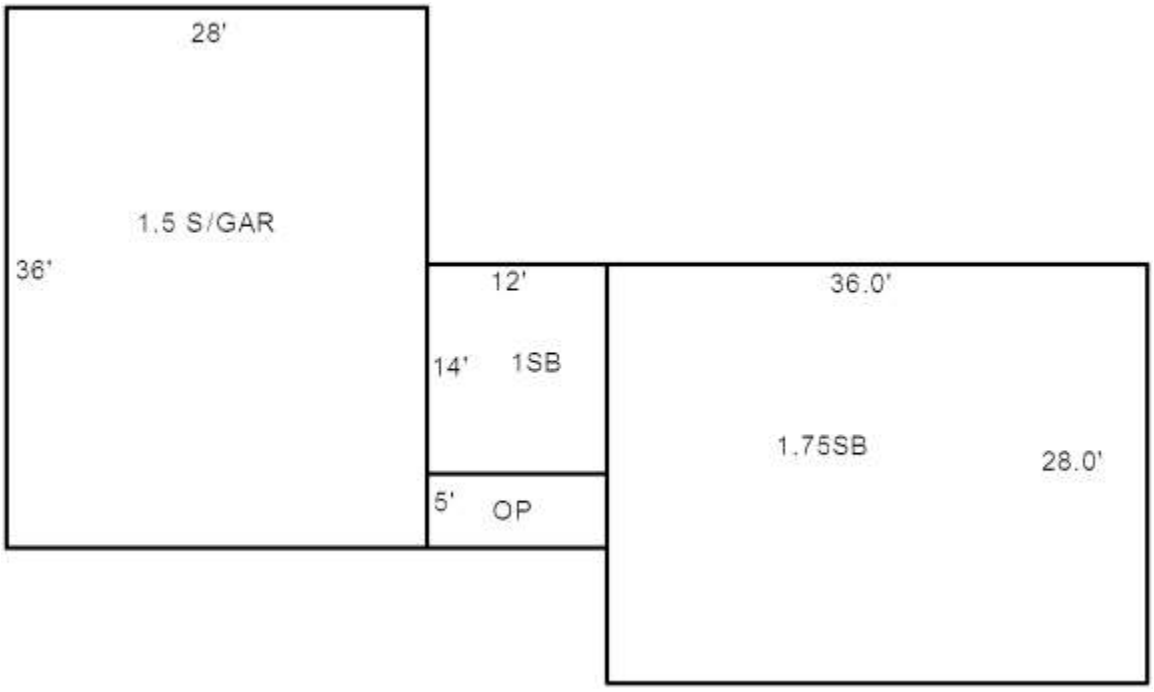
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	TYPICAL	Average	Typical	304,178

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	105%	274,673

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1999	168	C 110	19,526	Avg.	86%	100%	105%	17,632
Patio	1999	576	C 100	3,606	Avg.	86%	100%	105%	3,256
Open Frame Porch	1999	60	C 110	2,790	Avg.	86%	100%	105%	2,519
1.50 ST GARAGE..	1999	1008	C 110	52,879	Avg.	86%	100%	105%	47,750
1,932 SFLA							Outbuilding Total		71,157

Accpt Land 130,800 Accepted Bldg 345,800 Total 476,600


28'
1.5 S/GAR
36'
12'
14'
1SB
5'
OP
36.0'
1.75SB
28.0'

Account: 1344 Card: 1 of 1 Map/Lot: 004-100-13 Location: 418 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/01/2021
Sale Price	324,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B3977P0243
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	828 Sqft	Grade C 100	Base	148,717
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,242
Fin. Basement Area	414 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,197
Heating	100% HW BB	Cooling	0% None	Heat	2,484
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

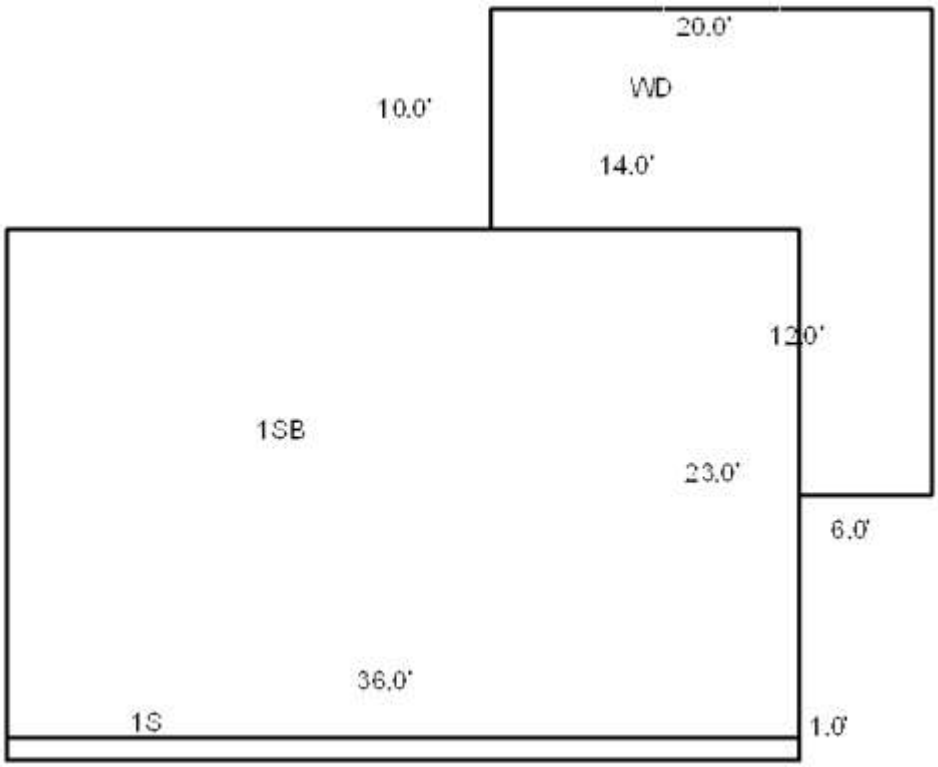
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Good	Typical	160,640

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	100%	136,544

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1979	272	C 100	3.408	Good	85%	100%	100%	2.897
1 STORY	1979	36	C 100	3.297	Good	85%	100%	100%	2.802
WOOD DECK	1979	100	C 100	1.253	Good	85%	100%	100%	1.065
Frame Shed	2017	120	C 100	1.878	Avg.	95%	100%	100%	1.784
864 SFLA							Outbuilding Total		8,548

Accpt Land	89,500	Accepted Bldg	145,100	Total	234,600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Name: SPENCER, RAYMOND D
SPENCER, MARION I

Map/Lot: 003-053
Account: 1345 Card: 1 of 1 Location: 277 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/22/1978
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B2401P0274
Reference 2	LOT SIZE:4.18
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.18	Acres-Rear Land 1-10	1,710.00	339	100%		339
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.18					Land Total	107,844

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	900 Sqft	Grade C 100	Base	240,869
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,350
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,725
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

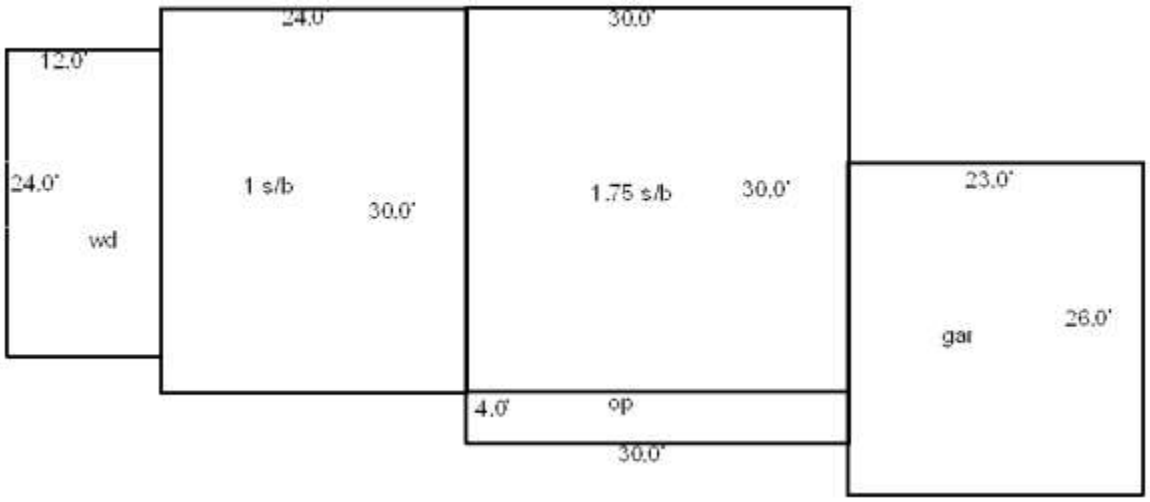
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	254,864

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	181,591

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	288	C 100	3.609	Avg.	75%	100%	95%	2.572
1 Story/BSMT	1978	720	C 100	76.075	Avg.	75%	100%	95%	54.203
Open Frame Porch	1978	120	C 100	5.071	Avg.	75%	100%	95%	3.613
Frame Garage	1978	598	C 100	22.139	Avg.	75%	100%	95%	15.774
2,295 SFLA							Outbuilding Total		76,162

Accpt Land	107,800	Accepted Bldg	257,800	Total	365,600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30.0'
23.0'
wd
26.0'
gar
4.0'
op
30.0'

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & Septic
Street	Paved

Reference 1	B4020P0316
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	106 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	74,130.00	89,368	100%		89,368
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.50					Land Total	100,918

Dwelling Description / Replacement Cost New

Cape Cod	One & 1/2 Story	600 Sqft	Grade C 100	Base	169,573
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,800
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

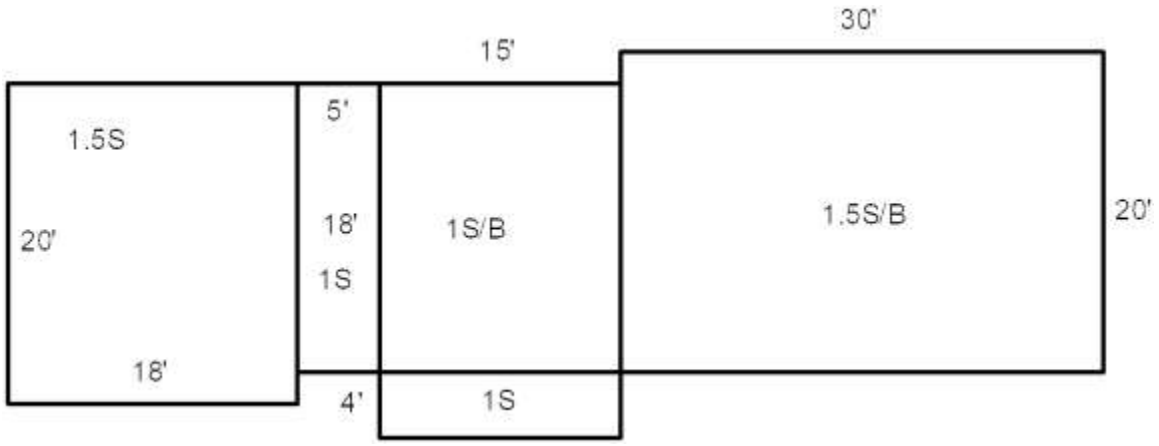
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1854	1950	TYPICAL	TYPICAL	Below Average	Typical	169,173

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	100%	105%	106,579

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BSMT	1854	270	C 100	28.528	Ava-	60%	100%	105%	17.973
ONE STORY FRAME	1854	90	C 100	8.242	Ava-	60%	100%	105%	5.192
1 & 1/2 STORY FR	1854	360	D 110	42.398	Ava-	67%	100%	105%	29.827
1 STORY	1854	60	C 100	5.495	Ava-	60%	100%	105%	3.462
1,860 SFLA							Outbuilding Total		56,454

Accpt Land	100,900	Accepted Bldg	163,000	Total	263,900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Name: STACEY, RICHARD P. SR. & MARY
STACEY, RICHARD P., FAMILY TRUST
Map/Lot: 009-006
Account: 1347 Card: 1 of 1 Location: 1399 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/07/2016
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17197P448
Reference 2	LOT SIZE: 8.07
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.07	Acres-Rear Land 1-10	1,710.00	7,656	100%		7,656
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.07					Land Total	115,161

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	960 Sqft	Grade B 100	Base	305,734
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,616
Rooms	5	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Full Finished			Attic	33,748
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

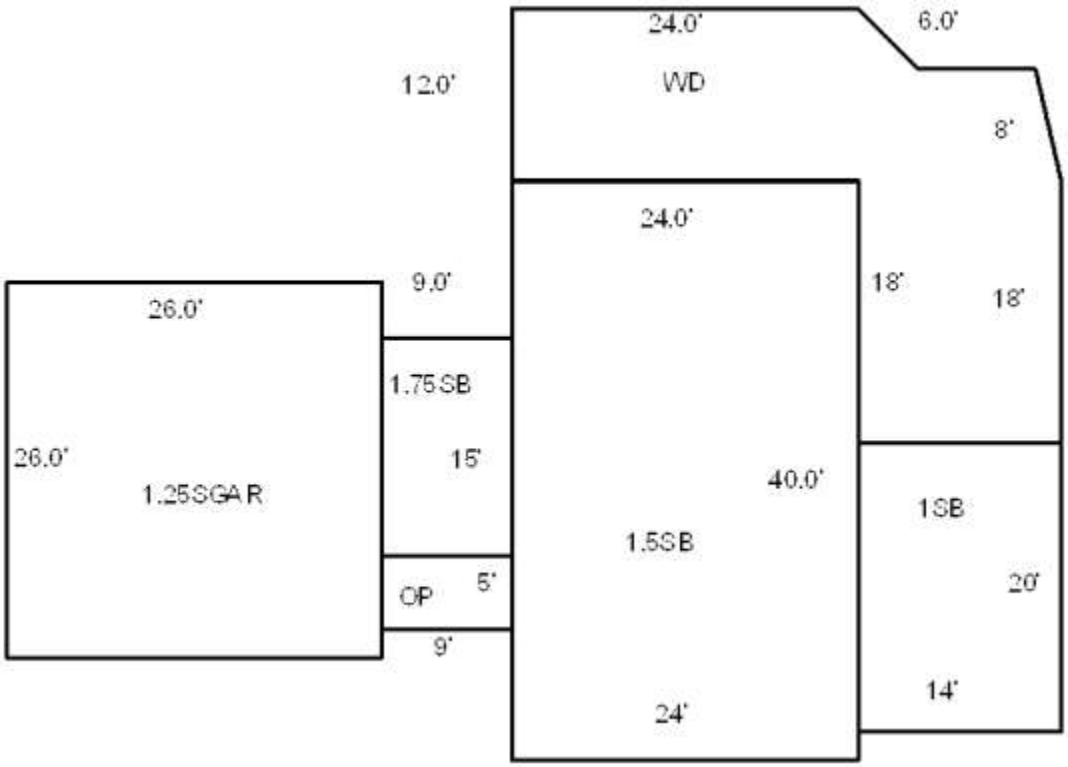
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	TYPICAL	Above Average	Typical	378,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	320,056

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1998	676	B 100	37.422	Avg+	89%	100%	95%	31.641
Open Frame Porch	1998	45	B 100	2.473	Avg+	89%	100%	95%	2.091
1 & 3/4 STORY FR	1998	135	B 100	25.342	Avg+	89%	100%	95%	21.426
Wood Deck	1998	651	B 100	10.604	Avg+	89%	100%	95%	8.966
1 Story/BSMT	1998	280	B 100	38.460	Avg+	89%	100%	95%	32.518
1,956 SFLA							Outbuilding Total		96,642

Accpt Land 115,200 Accepted Bldg 416,700 Total 531,900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24'

Neighborhood 34 ELMWOOD CT

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B1915P0477
Reference 2	LOT SIZE: .55
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	74,130.00	76,811	100%		76,811
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.55					Land Total	88,361

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 110	Base	256,581
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,702
Rooms	6	HEARTHS		HEARTHS	1,760
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	3			Fireplace	15,972
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

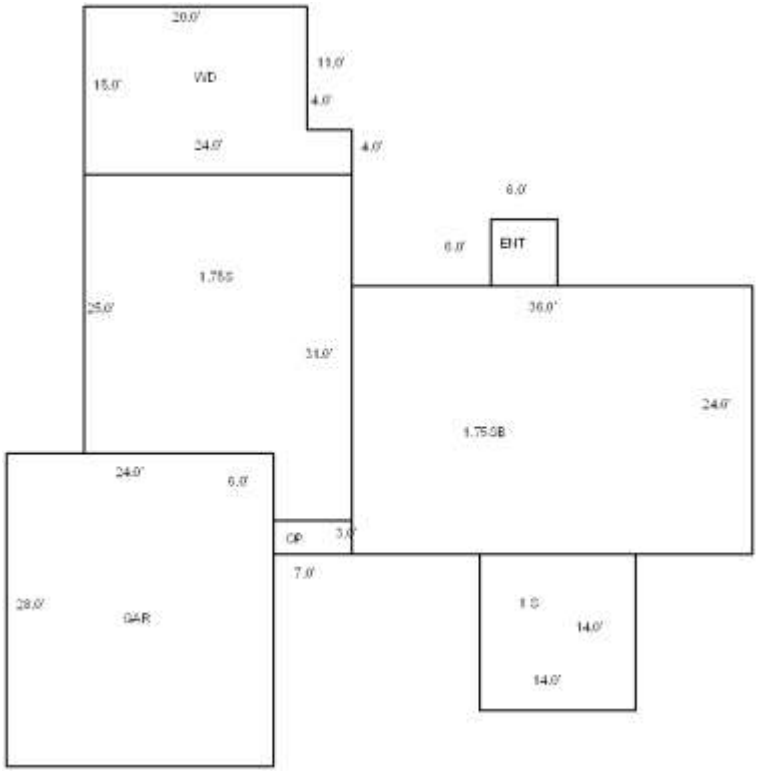
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	GOOD	GOOD	Above Average	Typical	298,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	105%	238,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1965	316	C 110	4.355	Avg+	76%	100%	105%	3.476
1 & 3/4 STORY FR	1965	642	C 110	101.976	Avg+	76%	100%	105%	81.377
Open Frame Porch	1965	21	C 110	976	Avg+	76%	100%	105%	779
BSMT ENTRY.....	1965	36	C 110	619	Avg+	76%	100%	105%	494
Frame Garage	1965	672	C 110	27.284	Avg+	76%	100%	105%	21.773
ONE STORY FRAME	1965	196	C 110	19.745	Avg+	76%	100%	105%	15.756
3,048 SFLA							Outbuilding Total		123,655

Accpt Land	88,400	Accepted Bldg	362,000	Total	450,400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GAR
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Neighborhood 34 ELMWOOD CT

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1934P0083
Reference 2 LOT SIZE:1.5
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-NON CONFORMING	3,570.00	4,089	100%		4,089
Total Acres 1.50					Land Total	4,089

Accpt Land 4,100 Accepted Bldg 0 Total 4,100

Map/Lot: 004-048-2
Account: 1350 Card: 1 of 1 Location: 302 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use RESIDENTIAL 2
Topography LevelBelow Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B10583P281
Reference 2 LOT SIZE:2.5
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	76,500.00	86,049	100%		86,049
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.50					Land Total	97,049

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	920 Sqft	Grade C 100	Base	171,201
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,380
Fin. Basement Area	920 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,216
Heating	100% HW BB	Cooling	0% None	Heat	2,760
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

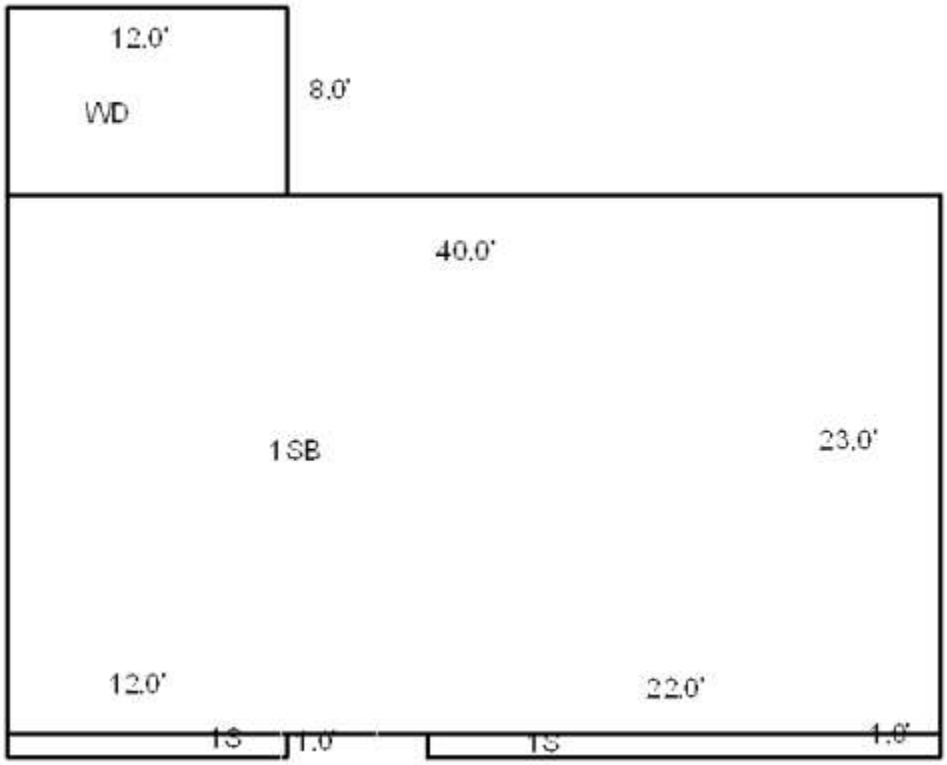
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Above Average	Typical	209,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	100%	167,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1976	96	C 100	1.203	Avg+	80%	100%	100%	962
1 STORY	1976	22	C 100	2.015	Avg+	80%	100%	100%	1.612
1 STORY	1976	12	C 100	1.099	Avg+	80%	100%	100%	879
Swimming Pool	1979	1	C 100	12.100	Avg.	99%	100%	100%	11.979
Frame Shed	1976	144	C 100	2.254	Avg+	80%	100%	100%	1.803
Frame Shed	1976	120	C 100	1.878	Avg+	80%	100%	100%	1.502
954 SFLA							Outbuilding Total		18,737

Accpt Land 97,000 Accepted Bldg 186,300 Total 283,300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Map/Lot: 003-109-08
Account: 1351 Card: 1 of 1 Location: 62 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B11470P173
Reference 2 LOT SIZE:7.15
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
3.15	Acres-Rear Land 1-10	3,045.00	10,551	100%		10,551
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 7.15					Land Total	115,769

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,060 Sqft	Grade C 100	Base	185,213
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,590
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,325
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

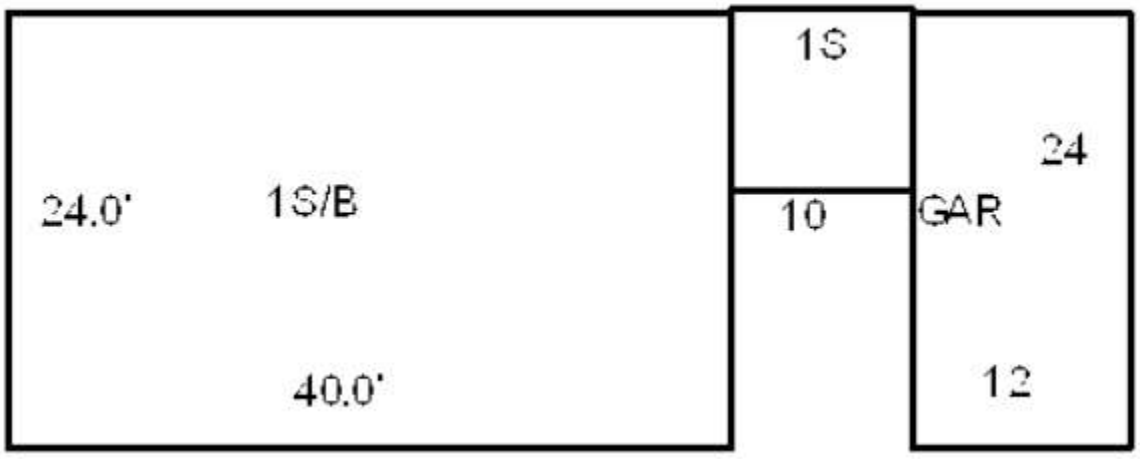
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Below Average	Typical	188,928

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	105%	128,924

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1973	288	C 100	10.976	Avg-	67%	97%	105%	7.490
ONE STORY FRAME	1973	100	C 100	9.158	Avg-	67%	97%	105%	6.250
Barn	2003	1056	C 100	34.273	Avg-	67%	97%	105%	23.388
1,160 SFLA							Outbuilding Total		37,128

Accpt Land 115,800 Accepted Bldg 166,100 Total 281,900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GAR
40.0'
12

Name: SZCZECHOWICZ, DARREN P
SZCZECHOWICZ, ELIZABETH R
Map/Lot: 017-069
Account: 1352 Card: 1 of 1 Location: 117 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/05/2007
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15298P221
Reference 2	LOT SIZE:0 1.06
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.06	Acres-Homesite (Fract)	74,130.00	82,020	100%		82,020
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.06					Land Total	93,570

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,372 Sqft	Grade C 100	Base	224,770
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,715
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,430
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

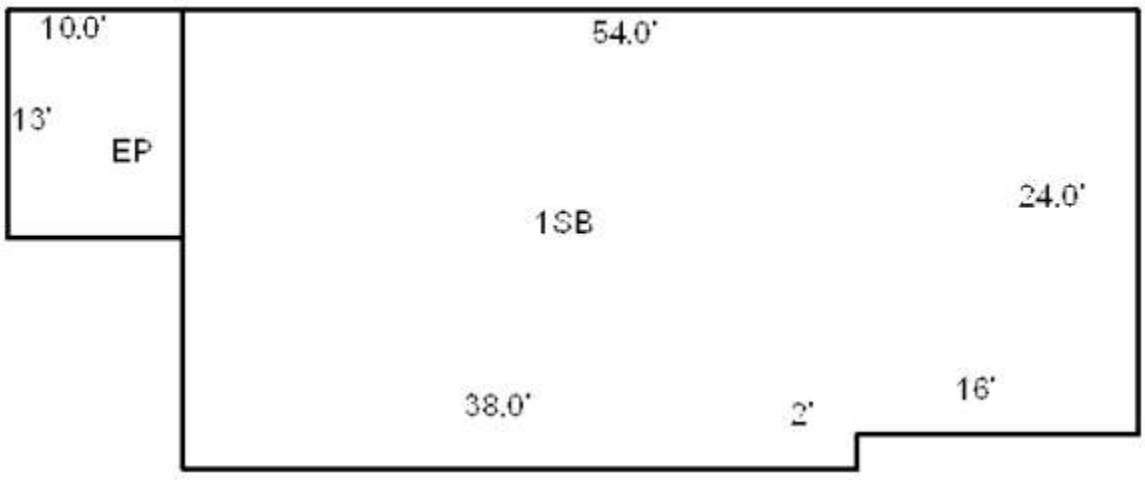
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Above Average	Typical	241,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	105%	200,113

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1972	130	B 100	13.465	Avg.	70%	100%	105%	9.897
Frame Garage	1972	384	C 100	14.433	Avg+	79%	100%	105%	11.972
Frame Shed	1972	120	C 100	1.878	Avg+	79%	100%	105%	1.558
1,372 SFLA							Outbuilding Total		23,427

Accpt Land	93,600	Accepted Bldg	223,500	Total	317,100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13'
EP
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1SB
38.0'
2'
16'

Account: 1353 Card: 1 of 1 Map/Lot: 020-006 Location: 61 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/11/2013
Sale Price	159,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16577P77
Reference 2	LOT SIZE: 3.26
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.26	Acres-Homesite (Fract)	74,130.00	91,772	100%		91,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.26					Land Total	103,322

Dwelling Description

				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	166,449
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,140
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Forced Warm	Cooling	0% None	Heat	2,280
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,824
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

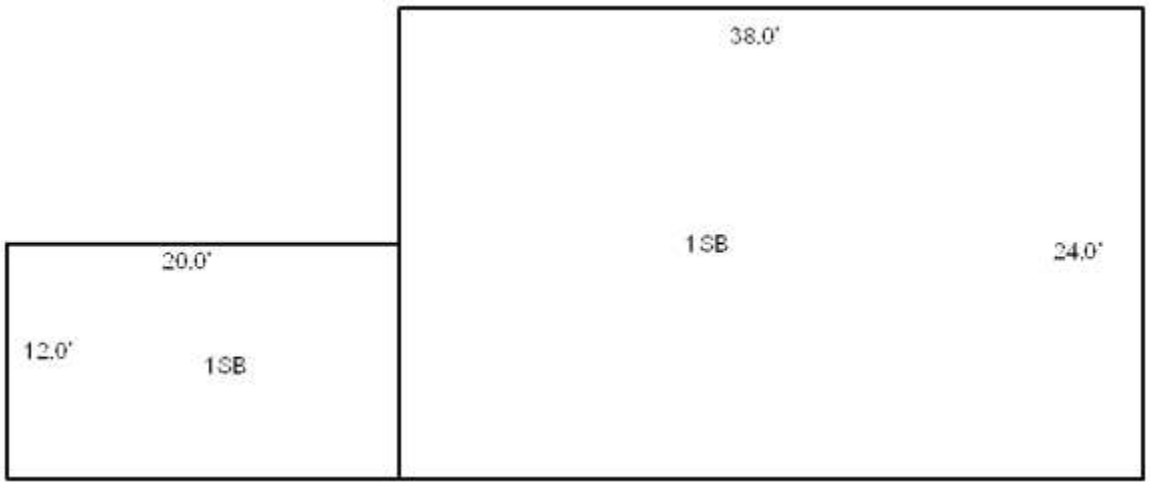
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Average	Typical	173,673

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	122,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1960	240	C 100	25.358	Avg.	67%	100%	105%	17.840
1.25 ST BARN....	1960	560	C 100	22.497	Avg.	67%	100%	105%	15.827
Frame Shed	1945	120	C 100	1.878	Avg.	67%	100%	105%	1.321
1,152 SFLA							Outbuilding Total		34,988

Accpt Land	103,300	Accepted Bldg	157,200	Total	260,500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1SB
24.0'
20.0'
12.0'
1SB

Name: MCWAIN, STEVEN
MCWAIN, PHUONG
Map/Lot: 006-057
Account: 1354 Card: 1 of 1 Location: 318 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/17/2015
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17137P244
Reference 2	LOT SIZE:3.5
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	72,675.00	90,612	100%		90,612
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.50					Land Total	106,287

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,440 Sqft	Grade C 110	Base	256,731
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,376
Fin. Basement Area	1296 Sqft, Grade C	Basement Gar	None	Fin Bsmt	28,227
Heating	100% HW BB	Cooling	0% None	Heat	4,752
Rooms	4	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

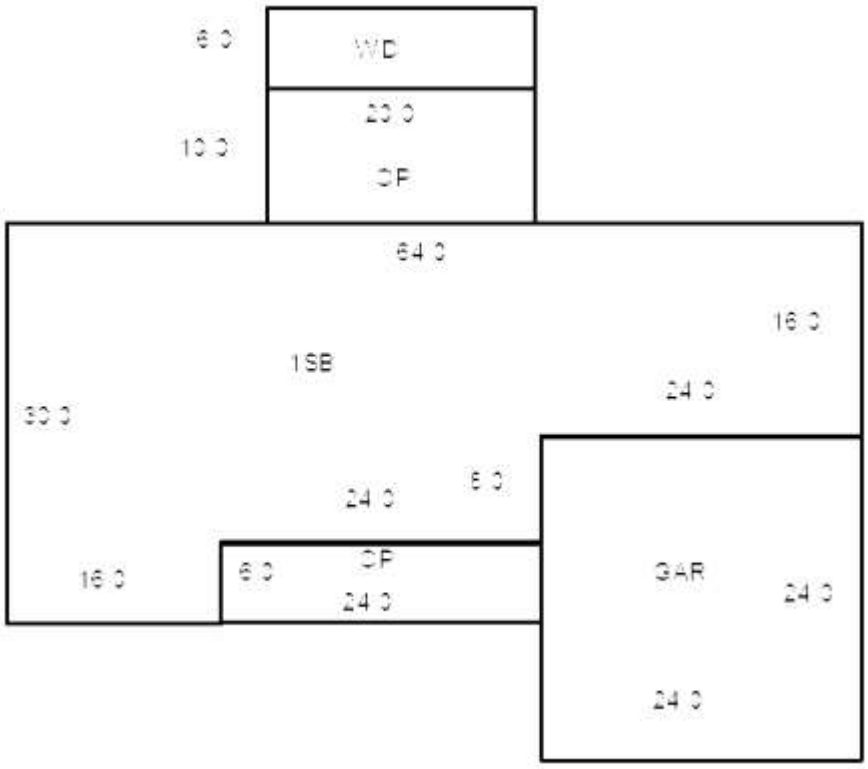
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	310,390

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	244,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1993	144	C 110	6.694	Avg.	83%	100%	95%	5.278
Frame Garage	1993	576	C 110	23.482	Avg.	83%	100%	95%	18.516
Open Frame Porch	1993	200	C 110	9.297	Avg.	83%	100%	95%	7.331
Wood Deck	1993	120	C 110	1.654	Avg.	83%	100%	95%	1.304
Frame Garage	2020	600	C 100	22.211	Avg.	97%	100%	95%	20.468
1,440 SFLA							Outbuilding Total		52,897

Accpt Land 106,300 Accepted Bldg 297,600 Total 403,900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OP
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GAR
24 0
24 0

Name: ROLLINS, PAUL R
ROLLINS, HELGA D
Map/Lot: 006-042-2
Account: 1355 Card: 1 of 1 Location: 148 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/30/2018
Sale Price	283,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17836P232
Reference 2	LOT SIZE:8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.00	Acres-Rear Land 1-10	1,710.00	7,524	100%		7,524
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.00					Land Total	115,029

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,508 Sqft	Grade C 100	Base	242,013
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,885
Fin. Basement Area	1219 Sqft, Grade C	Basement Gar	None	Fin Bsmt	24,136
Heating	100% HW BB	Cooling	0% None	Heat	4,524
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

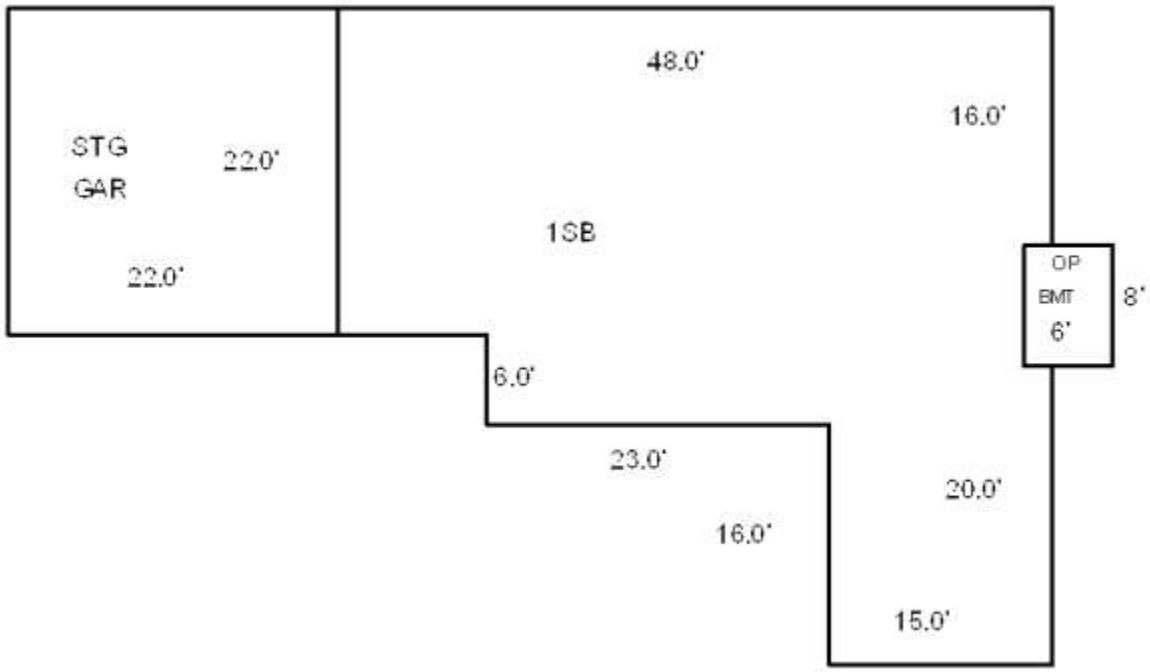
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	GOOD	TYPICAL	Above Average	Typical	285,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	197,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN PORCH/BSMT	1958	48	C 100	2.832	Avg+	73%	100%	95%	1.964
STORAGE/GAR	1958	484	C 100	20.834	Avg+	73%	100%	95%	14.449
1 ST BARN.....	1983	532	C 100	17.867	Avg+	73%	100%	95%	12.391
Wood Deck	1983	304	C 100	3.809	Avg+	73%	100%	95%	2.642
1,508 SFLA							Outbuilding Total		31,446

Accpt Land	115,000	Accepted Bldg	229,400	Total	344,400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Name: COLLINS, MICHAEL L
COLLINS, SHEA
Map/Lot: 006-059
Account: 1356 Card: 1 of 1 Location: 304 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	08/06/2018
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B17774P34
Reference 2 LOT SIZE: 23
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
9.00	Acres-Rear Land 11-20	950.00	9,405	100%		9,405
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 23.00					Land Total	135,720

Dwelling Description

Conventional	One Story	1,608 Sqft	Grade C 110	Replacement Cost New Base	254,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,653
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,306
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

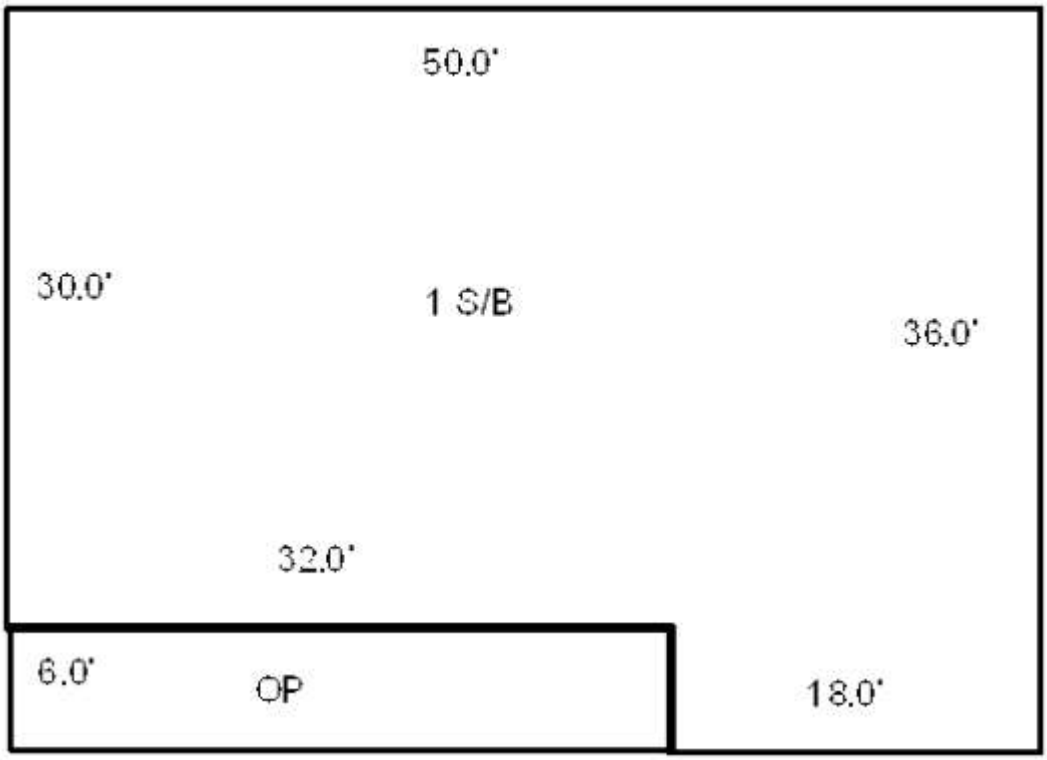
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	271,363

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	81%	100%	95%	208,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1990	192	C 110	8.925	Avg.	81%	100%	95%	6,868
Frame Shed	2018	192	C 100	3.005	Avg.	96%	100%	95%	2,741
1,608 SFLA							Outbuilding Total		9,609

Accpt Land	135,700	Accepted Bldg	218,400	Total	354,100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18.0'

Name: LAFRENIERE, WILLARD R
LAFRENIERE, JANET E
Map/Lot: 006-055
Account: 1357 Card: 1 of 1 Location: 337 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B7397P0216
Reference 2	LOT SIZE:4.2
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.20	Acres-Rear Land 1-10	1,710.00	376	100%		376
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.20					Land Total	107,881

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	428 Sqft	Grade C 100	Base	140,431
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	321
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,926
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

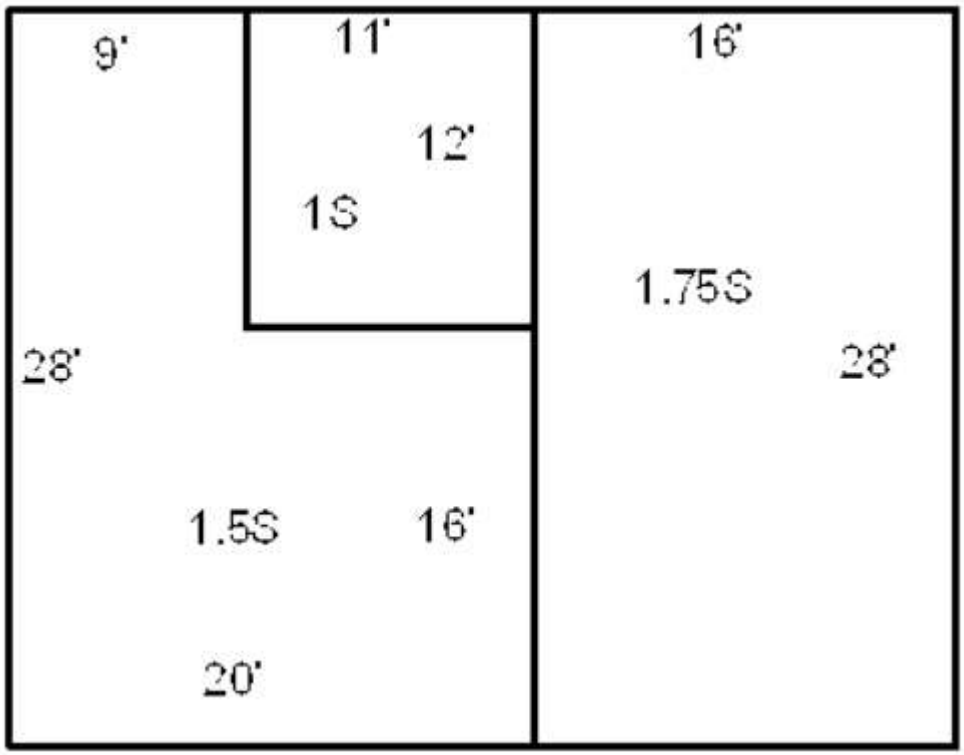
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	142,678

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	95%	104,369

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1982	132	C 100	12.089	Avg.	77%	100%	95%	8,844
1 & 3/4 STORY FR	2003	448	C 100	64.691	Avg.	87%	100%	95%	53,467
Wood Deck	1982	240	C 100	3.007	Avg.	77%	100%	95%	2,199
1.25 ST GARAGE..	1982	672	C 100	28.621	Avg.	77%	100%	95%	20,936
1,558 SFLA							Outbuilding Total		85,446

Accpt Land 107,900 Accepted Bldg 189,800 Total 297,700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1.75S
28'
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16'
20'

Account: 1358 Card: 1 of 1 Map/Lot: 004-027 Location: 144 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B9763P0226
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	160,363
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,592
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

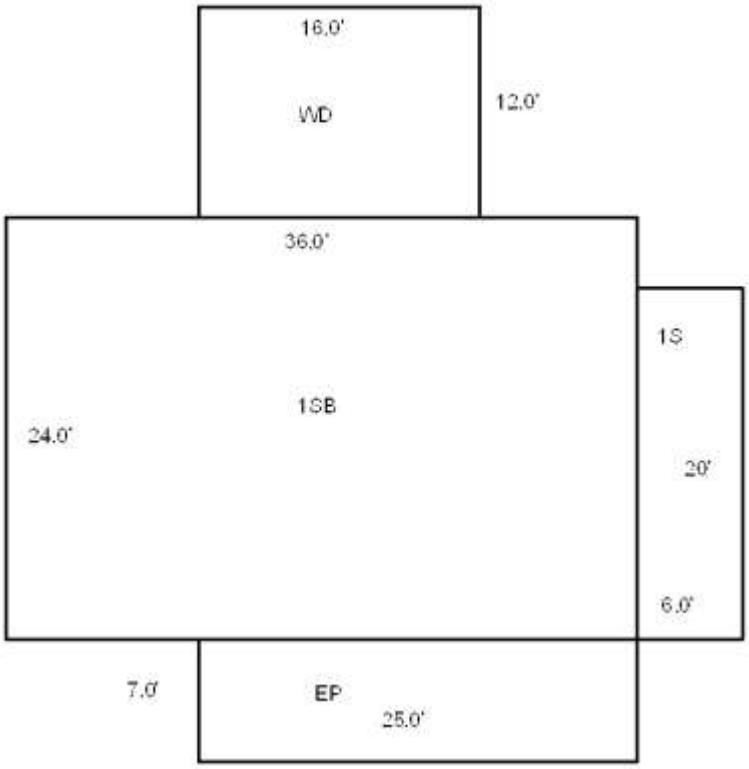
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	164,035

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	100%	105%	115,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1950	120	C 100	10.990	Avg.	67%	100%	105%	7.731
Encl Frame Porch	1950	175	C 100	13.944	Avg.	67%	100%	105%	9.809
Frame Shed	1950	240	C 100	3.756	Avg-	60%	100%	105%	2.367
Shed.....	1950	192	C 100	3.005	Avg.	67%	100%	105%	2.114
Wood Deck	2009	192	C 100	2.406	Avg.	100%	100%	105%	2.526
984 SFLA							Outbuilding Total		24,547

Accpt Land 98,900 Accepted Bldg 139,900 Total 238,800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Name: LAFOND, CLAIRE A
LAFOND, ERIC C
Map/Lot: 004-019
Account: 1359 Card: 1 of 1 Location: 368 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	02/05/2018
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17657P275
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	61 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Ranch	One Story	880 Sqft	Grade C 100	Base	162,392
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,320
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,760
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

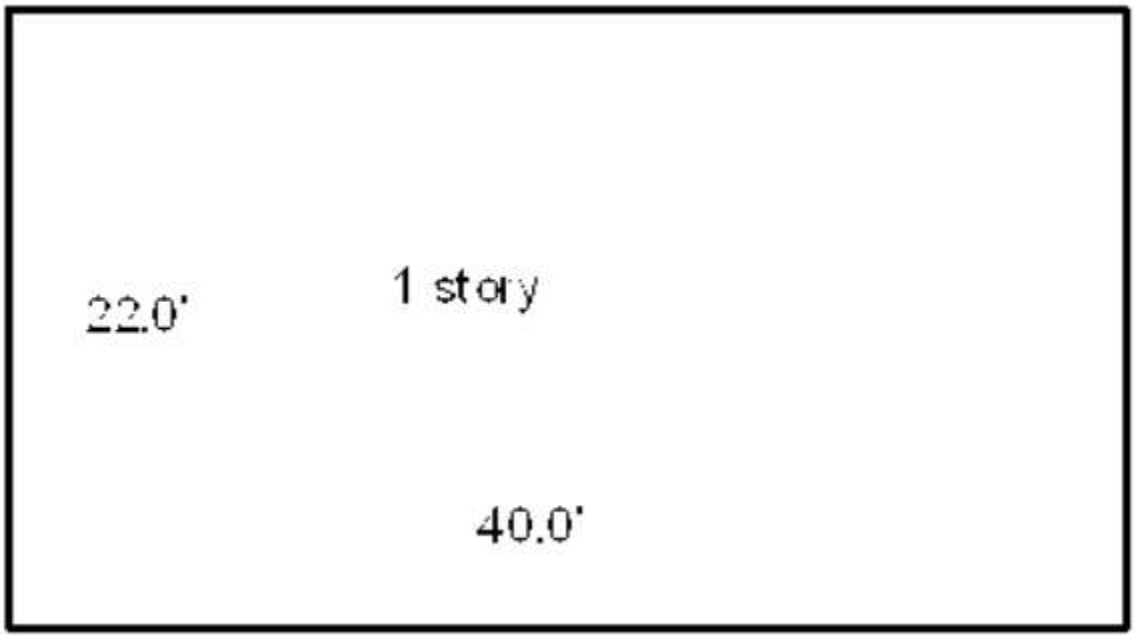
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	2002	GOOD	TYPICAL	Above Average	Typical	165,472

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	135,522

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST SHED....	1971	210	D 100	3.024	Avg+	78%	100%	105%	2.477
Frame Shed	1971	294	D 100	3.681	Avg+	78%	100%	105%	3.015
Frame Shed	1971	294	D 100	3.681	Avg+	78%	100%	105%	3.015
880 SFLA							Outbuilding Total		8,507

Accpt Land	87,600	Accepted Bldg	144,000	Total	231,600


22.0'
1 story
40.0'

Name: CHADBOURNE, EBEN J
CHADBOURNE, SARAH K
Map/Lot: 006-055-3
Account: 1360 Card: 1 of 1 Location: 323 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1

Reference 1	B17032P578
Reference 2	LOT SIZE: 3.79
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	05/28/2015
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.79	Acres-Homesite (Fract)	72,675.00	91,336	100%		91,336
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.79					Land Total	107,011

Dwelling Description

				Replacement Cost New	
Ranch	One Story	360 Sqft	Grade C 110	Base	106,109
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	594
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	1,188
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	Floor & Stairs			Attic	792
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

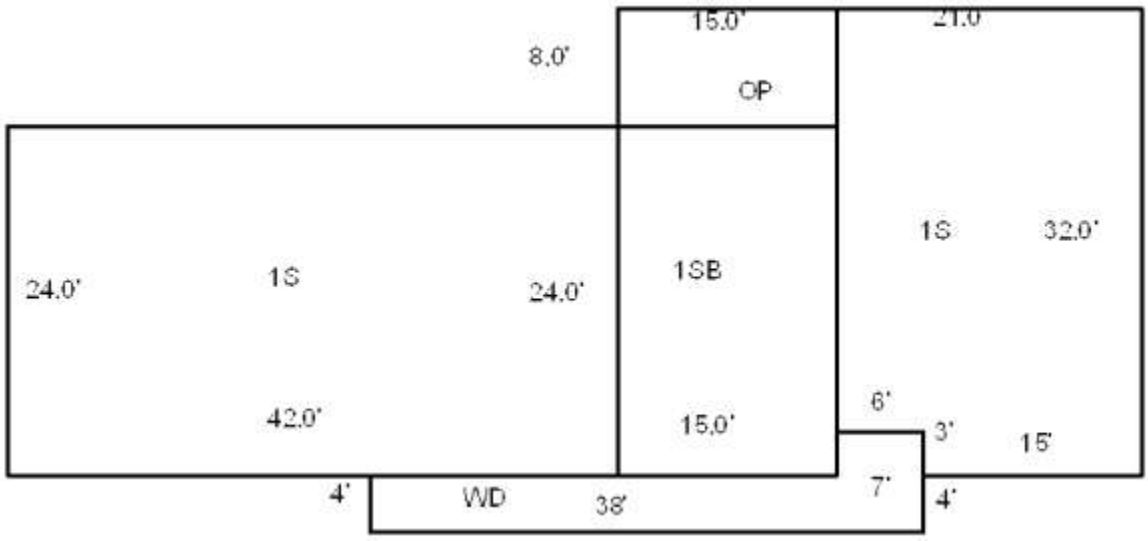
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	GOOD	GOOD	Above Average	Typical	132,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	99,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1972	1008	C 110	117.156	Avg+	79%	100%	95%	87.925
Open Frame Porch	1972	120	C 110	5.578	Avg+	79%	100%	95%	4.187
Wood Deck	1972	170	C 110	2.343	Avg+	79%	100%	95%	1.758
1 Story/BSMT	1972	654	C 110	76.012	Avg+	79%	100%	95%	57.047
WOOD DECK	1972	192	C 110	2.647	Avg+	79%	100%	95%	1.986
2,022 SFLA							Outbuilding Total		152,903

Accpt Land 107,000 Accepted Bldg 252,100 Total 359,100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Neighborhood 39 BREWER RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B6362P0328
Reference 2 LOT SIZE: .32
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	74,130.00	72,762	100%		72,762
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.32					Land Total	84,312

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,040 Sqft	Grade C 100	Base	261,561
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,460
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

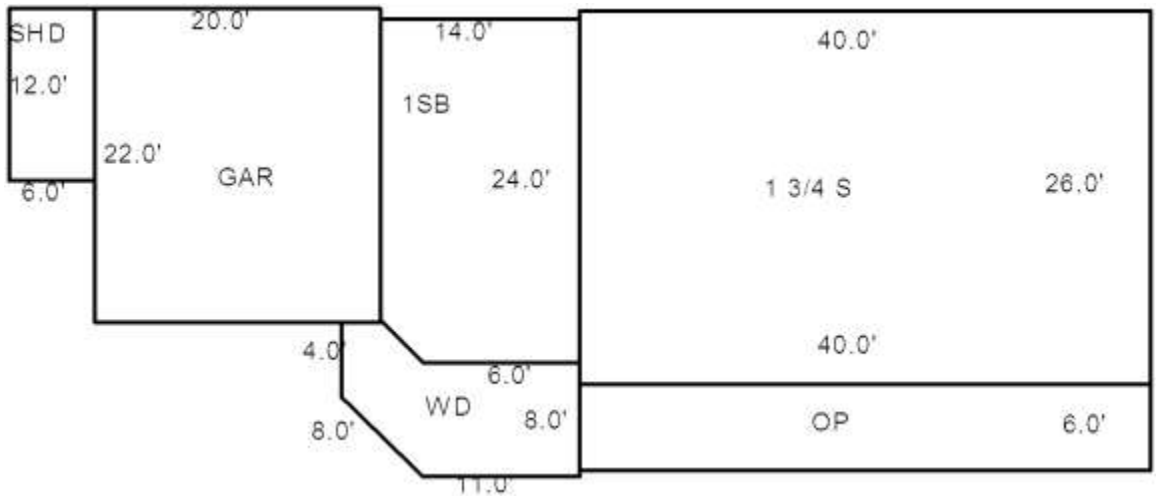
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	TYPICAL	TYPICAL	Above Average	Typical	281,001

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	98%	105%	211,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1955	440	C 100	16.449	Avg+	73%	98%	105%	12.356
1 Story/BSMT	1955	332	C 100	35.079	Avg+	73%	98%	105%	26.350
Wood Deck	1955	129	C 100	1.616	Avg+	73%	98%	105%	1.214
Open Frame Porch	1955	240	C 100	10.142	Avg+	73%	98%	105%	7.619
Frame Shed	2014	72	C 100	1.127	Avg.	93%	100%	105%	1.100
2,152 SFLA							Outbuilding Total		48,639

Accpt Land 84,300 Accepted Bldg 259,700 Total 344,000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OP
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Account: 1362 Card: 1 of 1 Map/Lot: 008-007 Location: 725 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/27/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B12732P098
Reference 2	LOT SIZE:3.46
Tran/Land/Bldg	101 1 11
X.....	BMT Y..... 2020
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.46	Acres-Homesite (Fract)	72,675.00	90,508	100%		90,508
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.46					Land Total	106,183

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,148 Sqft	Grade C 100	Base	262,422
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	861
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,166
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

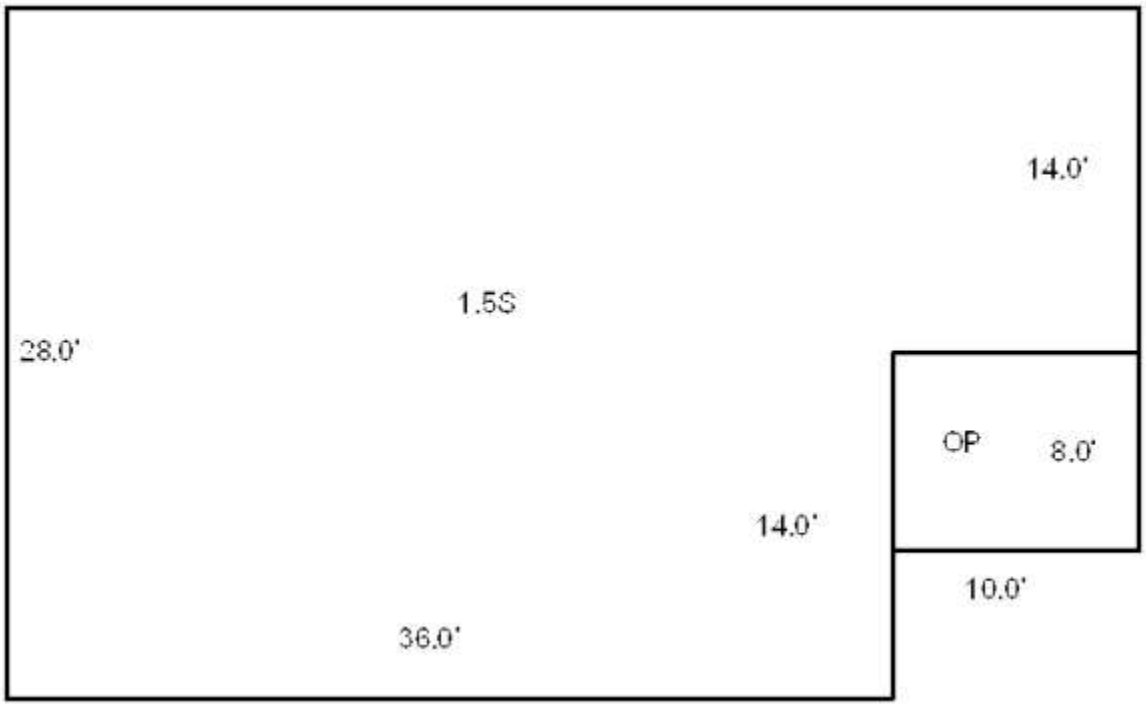
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	281,649

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	235,459

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2002	80	C 100	3.381	Avg.	88%	100%	95%	2.826
1,722 SFLA							Outbuilding Total		2,826

Accpt Land	106,200	Accepted Bldg	238,300	Total	344,500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Name: NAST, RYAN B
NAST, MICHELLE AARA
Account: 1363 Card: 1 of 1
Map/Lot: 003-118
Location: 421 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/19/2018
Sale Price	219,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17830P39
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	72,675.00	74,589	100%		74,589
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.50					Land Total	90,264

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,248 Sqft	Grade C 100	Base	209,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,744
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

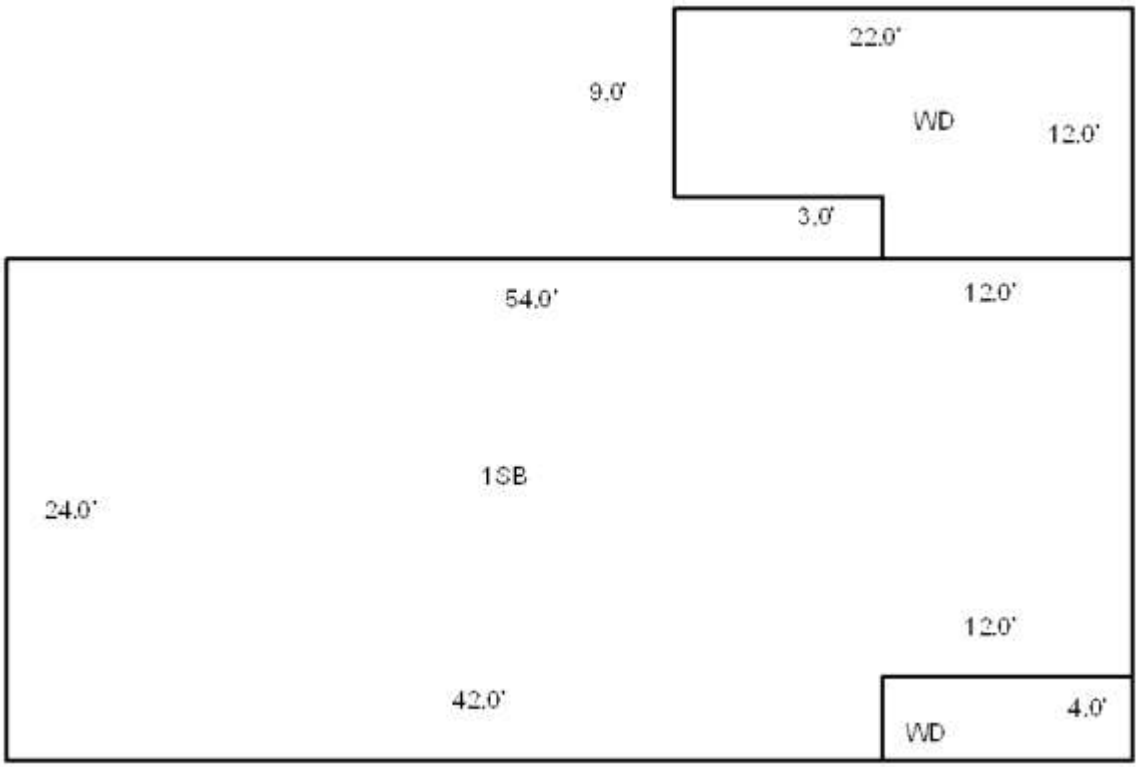
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	GOOD	GOOD	Good	Typical	222,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	166,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1960	144	C 100	1.804	Good	79%	100%	95%	1.354
WOOD DECK	1960	48	C 100	601	Good	79%	100%	95%	451
Frame Shed	2003	112	C 100	1.753	Avg.	87%	100%	95%	1.449
Jacuzzi #	1960	1	C 100	3.300	Avg.	67%	100%	95%	2.100
1,248 SFLA							Outbuilding Total		5,354

Accpt Land	90,300	Accepted Bldg	172,200	Total	262,500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Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B11714P138
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	884 Sqft	Grade B 100	Base	294,551
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,724
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,033
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

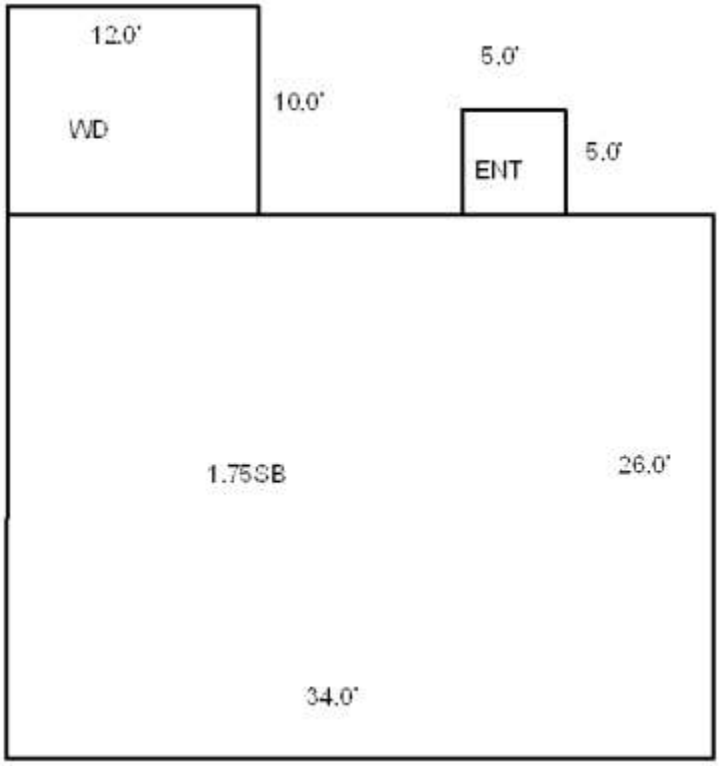
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	322,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	242,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1986	120	B 100	1.955	Avg.	79%	100%	95%	1.467
BSMT ENTRY.....	1986	25	B 100	508	Avg.	79%	100%	95%	381
Frame Shed	1986	96	C 100	1.502	Avg.	78%	100%	95%	1.113
1,547 SFLA							Outbuilding Total		2,961

Accpt Land 107,500 Accepted Bldg 245,300 Total 352,800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Account: 1365 Card: 1 of 1 Map/Lot: 004-026 Location: 156 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	04/26/2022
Sale Price	330,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 0.86
Tran/Land/Bldg	101 1 11
X.....	GRAD Y..... 2020
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.86	Acres-Homesite (Fract)	74,130.00	80,322	100%		80,322
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.86					Land Total	91,872

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	484 Sqft	Grade C 105	Base	157,415
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	635
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	2,973
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

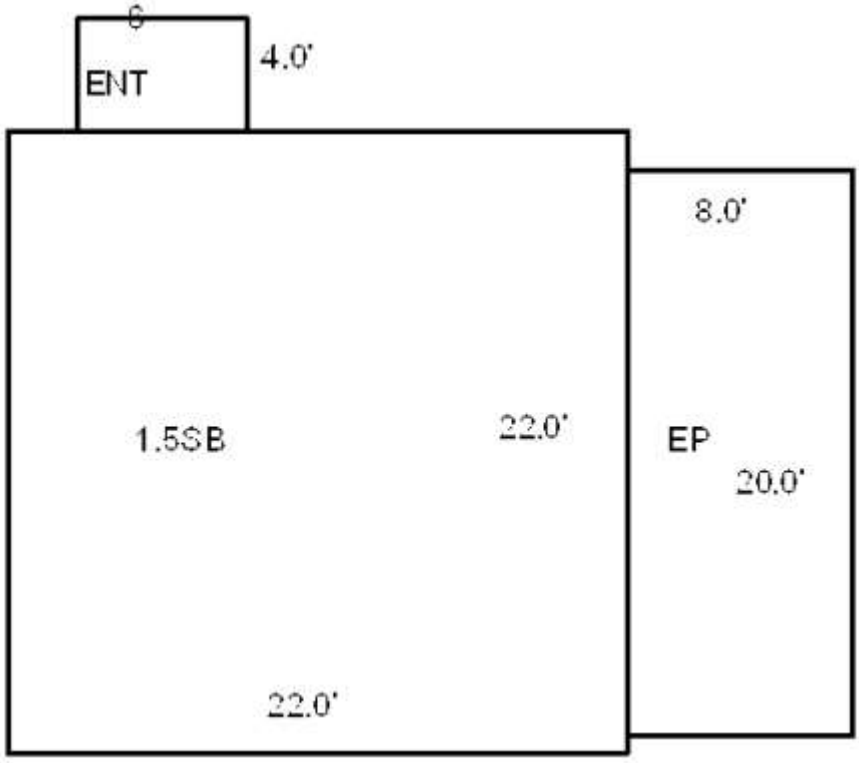
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	2018	TYPICAL	TYPICAL	Good	Typical	161,023

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	105%	142,022

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1975	160	C 105	13.386	Good	84%	100%	105%	11.806
BSMT ENTRY.....	1975	24	C 105	395	Good	84%	100%	105%	349
Frame Garage	1975	360	C 105	14.247	Good	84%	100%	105%	12.565
Frame Shed	1975	144	D 100	1.803	Avg-	65%	100%	105%	1.231
726 SFLA							Outbuilding Total		25,951

Accpt Land	91,900	Accepted Bldg	168,000	Total	259,900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Name: HUNTRESS, GAYLE L
GREEN, CHRISTOPHER E
Account: 1366 Card: 1 of 1 Map/Lot: 018-064 Location: 89 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/01/2017
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B17464P247
Reference 2	LOT SIZE: .17
Tran/Land/Bldg	105 1 13
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	74,130.00	68,302	100%		68,302
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.17					Land Total	79,852

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	988 Sqft	Grade C 100	Base	299,344
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	988
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,410
Rooms	14	HEARTHS		HEARTHS	800
Bedrooms	6	Add Fixtures	1		
Baths	4	Half Baths	0	Plumbing	31,680
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

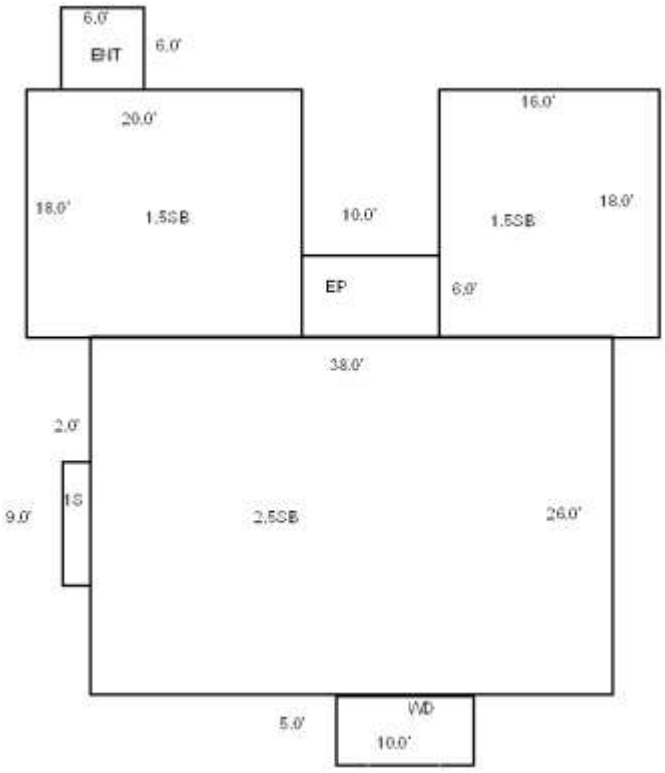
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1980	TYPICAL	TYPICAL	Average	Typical	340,222

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	71%	105%	169,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1880	360	C 100	38.038	Avg.	67%	71%	105%	18.999
BSMT ENTRY.....	1880	36	C 100	563	Avg.	67%	85%	105%	336
Encl Frame Porch	1880	60	C 100	4.781	Avg.	67%	85%	105%	2.859
1.5 STORY/BSMT	1880	288	C 100	42.604	Avg.	67%	71%	105%	21.280
Wood Deck	1880	50	C 100	626	Avg.	67%	85%	105%	374
1 STORY	1880	18	C 100	1.648	Avg.	67%	71%	105%	823
Frame Garage	1880	308	D 100	9.357	Fair	55%	110%	105%	5.944
Frame Shed	1880	352	D 100	4.407	Fair	55%	100%	105%	2.545
3,280 SFLA							Outbuilding Total		53,160

Accpt Land	79,900	Accepted Bldg	223,100	Total	303,000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Name: MOORE, ROBERT M JR
MOORE, KATE H

Map/Lot: 003-051
Account: 1367 Card: 1 of 1 Location: 346 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/25/2006
Sale Price	270,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14908P558
Reference 2	LOT SIZE:9.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.50	Acres-Rear Land 1-10	1,710.00	10,346	100%		10,346
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.50					Land Total	117,851

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	544 Sqft	Grade C 100	Base	152,462
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	816
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,448
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

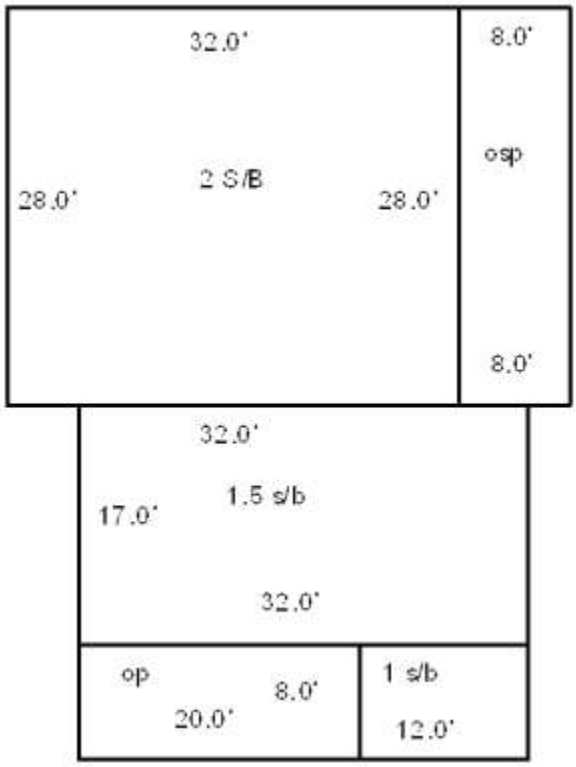
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	170,496

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	118,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BSMT	2012	896	C 110	166.616	Avg.	92%	100%	95%	145.623
OPEN SCR PORCH	1973	208	C 100	9.395	Avg.	70%	100%	95%	6.247
Open Frame Porch	1973	160	C 100	6.762	Avg.	70%	100%	95%	4.496
1 Story/BSMT	1973	96	C 100	10.143	Avg.	70%	100%	95%	6.745
Frame Garage	1973	768	C 100	28.261	Avg.	70%	100%	95%	18.794
2,704 SFLA							Outbuilding Total		181,905

Accpt Land	117,900	Accepted Bldg	300,100	Total	418,000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1 s/b
12.0'

Account: 1368 Card: 1 of 1 Map/Lot: 018-013 Location: 36 MEADER ST

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/20/2018
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17759P148
Reference 2	LOT SIZE: .19 cond+
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	74,130.00	69,066	100%		69,066
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.19					Land Total	80,616

Dwelling Description — **Replacement Cost New**

Ranch	One Story	1,052 Sqft	Grade B 100	Base	239,459
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,368
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,419
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

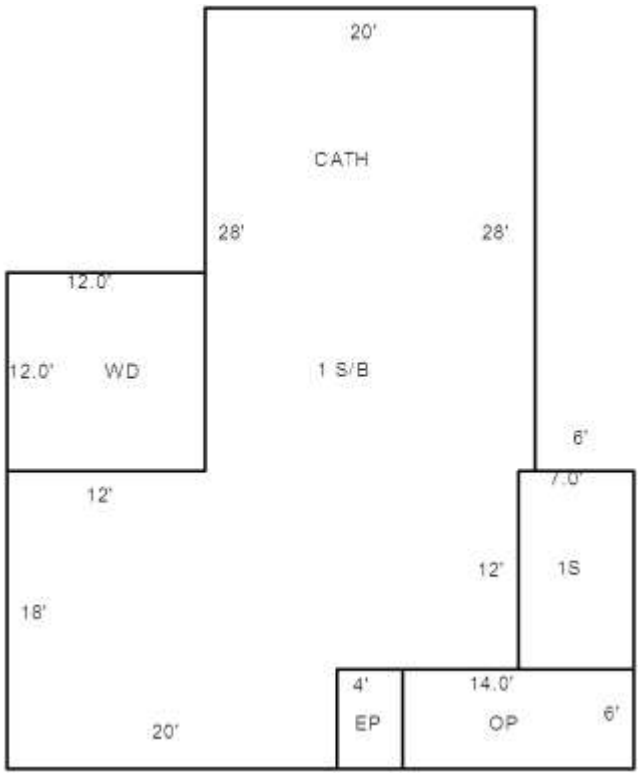
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Above Average	Typical	244,246

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	187,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1920	84	B 100	10.001	Avg+	73%	100%	105%	7.666
Open Frame Porch	1920	84	B 100	4.615	Avg+	73%	100%	105%	3.537
Encl Frame Porch	1920	24	B 100	2.486	Avg+	73%	100%	105%	1.906
Frame Shed	1920	96	D 100	1.202	Avg-	60%	100%	105%	757
Wood Deck	2005	144	B 100	2.345	Avg+	73%	100%	105%	1.798
CATH XTRA FEATURE	1920	400	B 100	7.400	Avg+	73%	100%	105%	5.672
1,136 SFLA							Outbuilding Total		21,336

Accpt Land	80,600	Accepted Bldg	208,600	Total	289,200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CATH
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28'
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12.0'
WD
1 S/B
6'
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12'
1S
18'
4'
14.0'
EP
OP
6'
20'

Map/Lot: 002-057
Account: 1369 Card: 1 of 1 Location: 251 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B12483P077
Reference 2	LOT SIZE: .5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	78,185.00	80,244	100%		80,244
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.50					Land Total	90,694

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	336 Sqft	Grade C 100	Base	129,939
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,470
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

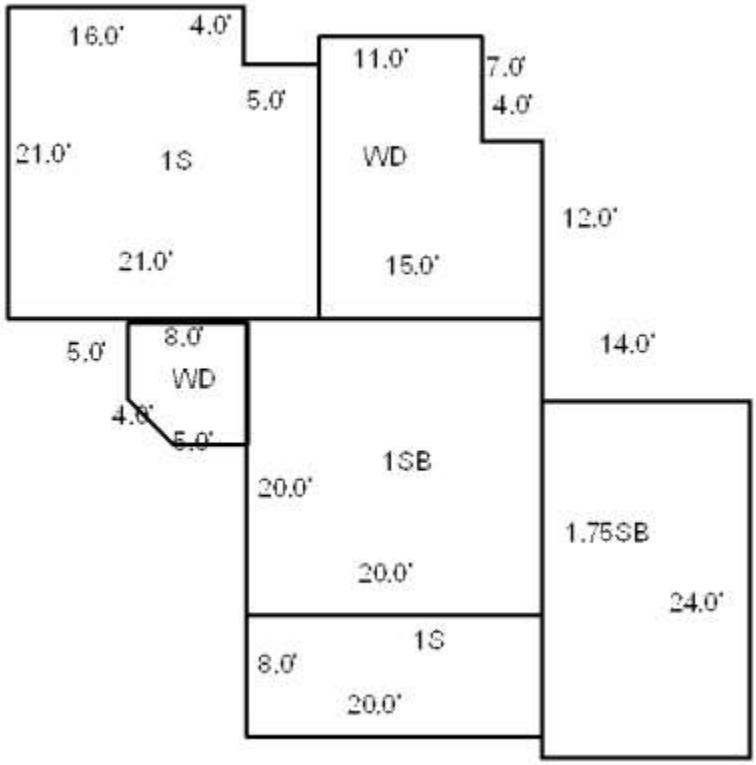
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	0	TYPICAL	TYPICAL	Average	Typical	131,745

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	83,856

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1920	160	C 100	14.653	Avg.	67%	100%	95%	9.327
1 Story/BSMT	1920	400	C 100	42.264	Avg.	67%	100%	95%	26.901
Wood Deck	1920	60	C 100	752	Avg.	67%	100%	95%	479
1 STORY	1920	421	C 100	38.555	Avg.	67%	100%	95%	24.540
WOOD DECK	1920	257	C 100	3.220	Avg.	67%	100%	95%	2.049
1,569 SFLA							Outbuilding Total		63,296

Accpt Land	90,700	Accepted Bldg	147,200	Total	237,900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4.0'
5.0'
14.0'
1SB
20.0'
20.0'
1.75SB
24.0'
1S
8.0'
20.0'

Name: FENDERSON, JAMIE C
FENDERSON, JENNIFER M
Map/Lot: 008-009
Account: 1370 Card: 1 of 1 Location: 766 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/26/2003
Sale Price	84,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B13374P333
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.12	Acres-Rear Land 1-10	1,710.00	2,107	100%		2,107
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.12					Land Total	109,612

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,008 Sqft	Grade C 100	Base	272,802
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,260
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	6,048
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

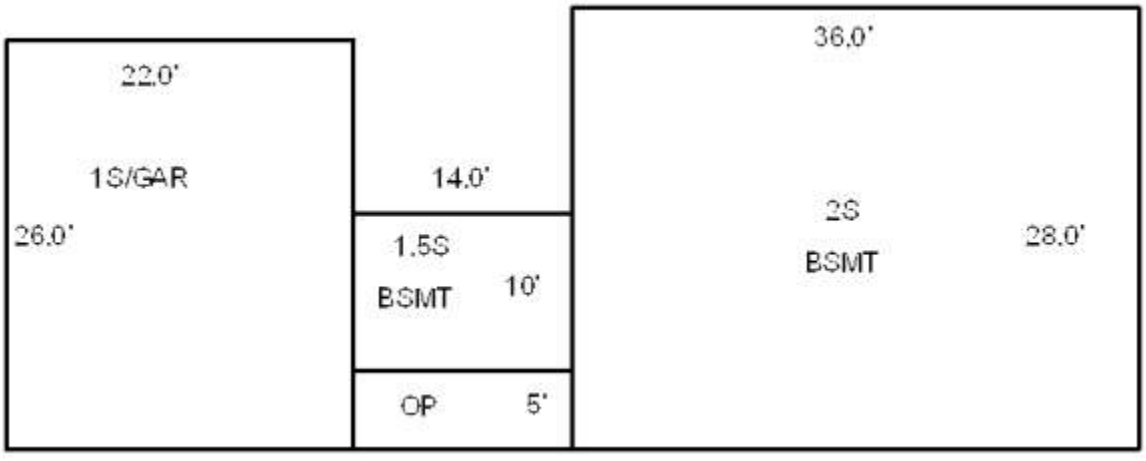
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2005	TYPICAL	TYPICAL	Average	Typical	305,575

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	194,498

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1980	130	C	0	Avg-	69%	100%	95%	0
1.5 Story/BSMT	2005	140	C 100	20.710	Avg.	88%	100%	95%	17.314
Open Frame Porch	2005	70	C 100	2.958	Avg.	88%	100%	95%	2.473
1S AD/GAR.....	2005	572	C 100	60.438	Avg.	88%	100%	95%	50.526
Frame Garage	2005	1536	B 100	72.691	Avg.	88%	100%	95%	60.770
2,798 SFLA							Outbuilding Total		131,083

Accpt Land 109,600 Accepted Bldg 325,600 Total 435,200


22.0'
1S/GAR
26.0'
14.0'
1.5S
BSMT
10'
OP
5'
36.0'
2S
BSMT
28.0'

Neighborhood 27	DILLINGHAM RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel
Reference 1	B2039P0419
Reference 2	LOT SIZE:11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Sale Data

Sale Date	06/07/1974
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
10.00	Acres-Rear Land 1-10	1,350.00	14,850	100%		14,850
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 14.00					Land Total	99,722

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 110	Base	231,323
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,366
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

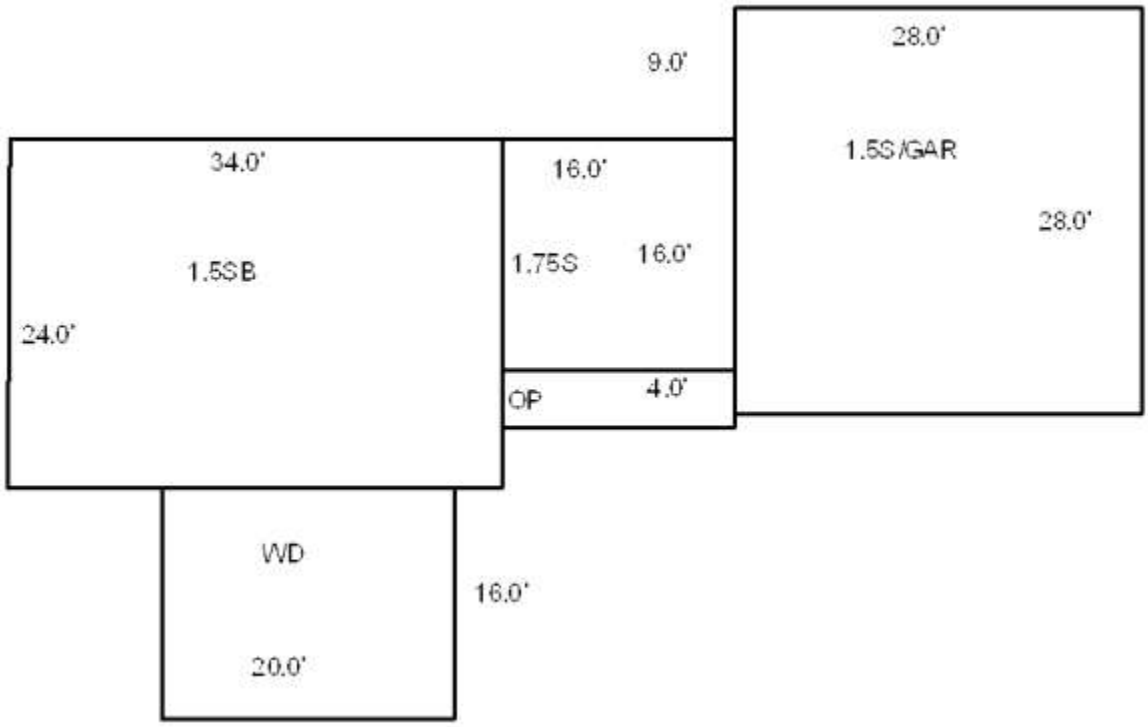
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	252,282

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	174,958

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1974	256	C 110	40.663	Avg.	73%	100%	95%	28.200
1.50 ST GARAGE..	1974	784	C 110	41.350	Avg.	73%	100%	95%	28.677
Open Frame Porch	1974	64	C 110	2.976	Avg.	73%	100%	95%	2.063
Wood Deck	1974	320	C 110	4.411	Avg.	73%	100%	95%	3.059
1S GAR/BSMT	1995	1728	C 110	92.912	Avg.	73%	100%	95%	64.435
1,672 SFLA							Outbuilding Total		126,434

Accpt Land	99,700	Accepted Bldg	301,400	Total 401,100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1.5SB
1.75S
16.0'
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OP
4.0'
WD
16.0'
20.0'

Name: EDWARDS, DAVID R
EDWARDS, CYNTHIA M
Map/Lot: 003-120-5
Account: 1372 Card: 1 of 1 Location: 447 LEBANON RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/12/2019
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17930P477
Reference 2	LOT SIZE:8.2
Tran/Land/Bldg	101 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.20	Acres-Rear Land 1-10	1,710.00	7,900	100%		7,900
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.20					Land Total	115,405

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	936 Sqft	Grade C 110	Base	272,288
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,405
Rooms	10	HEARTHS		HEARTHS	880
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

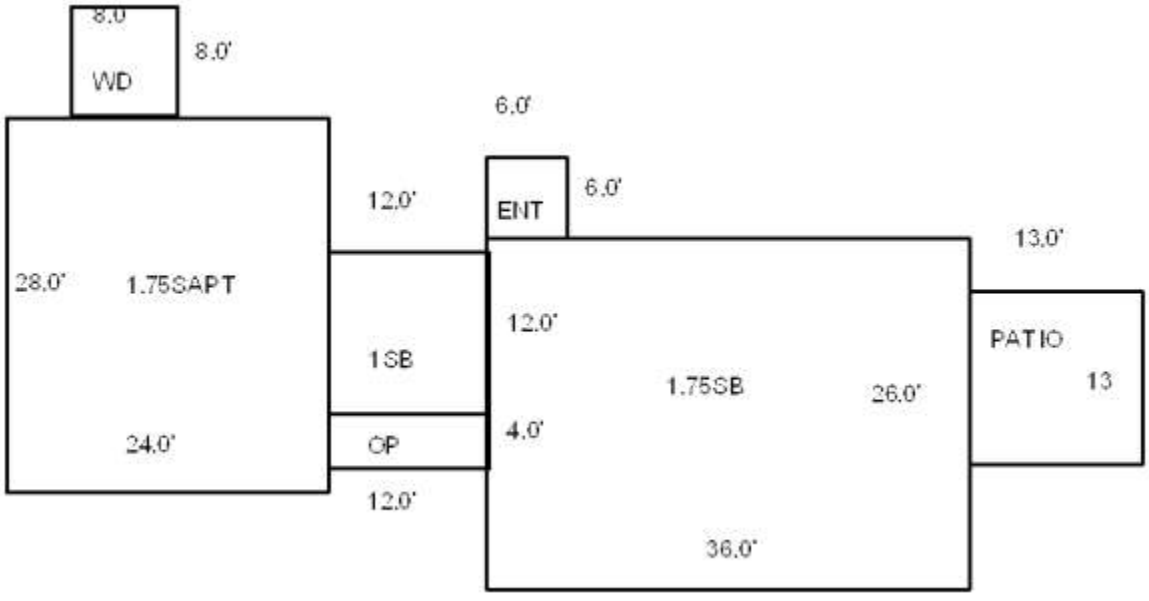
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	301,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	231,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1978	64	C 110	882	Avg+	81%	100%	95%	678
Open Frame Porch	1978	48	C 110	2,231	Avg+	81%	100%	95%	1,717
1 Story/BSMT	1978	144	C 110	16,736	Avg+	81%	100%	95%	12,878
BSMT ENTRY.....	1978	36	C 110	619	Avg+	81%	100%	95%	476
Patio	1978	169	D 100	846	Avg-	67%	100%	95%	539
3/4S AD/GAR.....	1978	672	C 110	64,561	Avg+	81%	100%	95%	49,679
2,286 SFLA							Outbuilding Total		65,967

Accpt Land	115,400	Accepted Bldg	297,800	Total	413,200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12.0'
36.0'

Account: 1373 Card: 1 of 1 Map/Lot: 003-120 Location: 22 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography
Utilities Pub Wtr & Septic
Street No Street

Sale Data

Sale Date	05/14/2009
Sale Price	105,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15633P399
Reference 2 LOT SIZE:9.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.60	Acres-Rear Land 1-10	1,710.00	10,534	100%		10,534
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.60					Land Total	118,039

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,432 Sqft	Grade C 100	Base	232,378
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,148
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,296
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

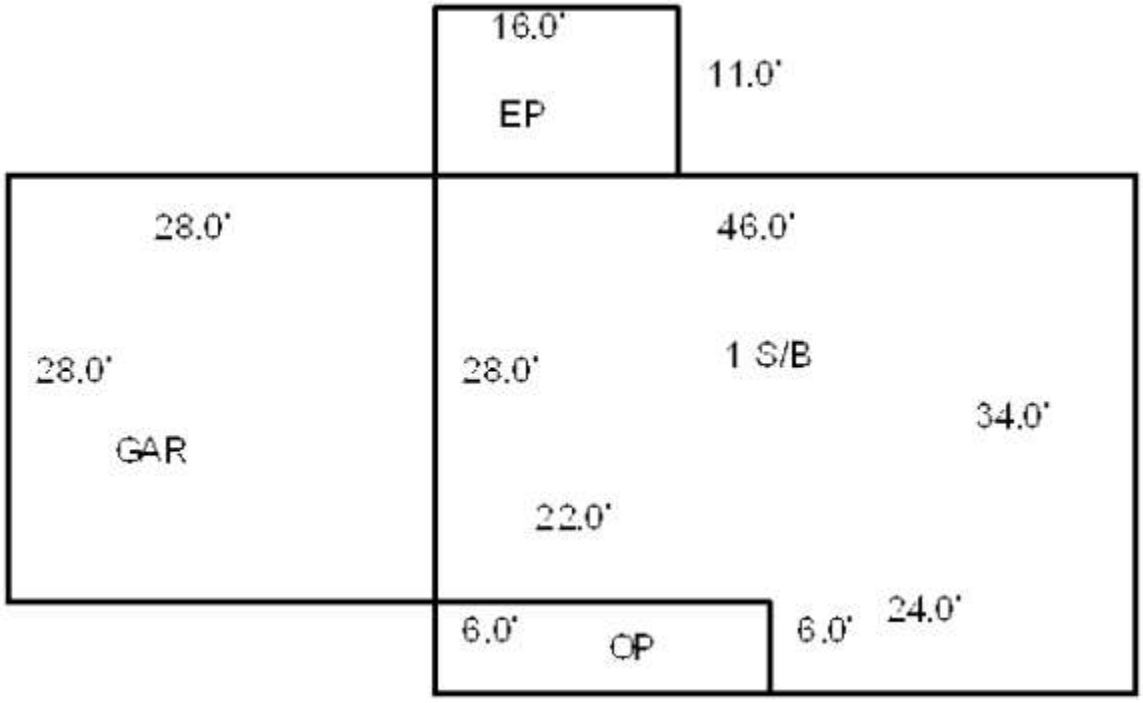
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	244,102

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	95%	213,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2010	784	C 100	28.837	Avg.	92%	100%	95%	25,204
Encl Frame Porch	2010	176	C 100	14.024	Avg.	92%	100%	95%	12,257
OPEN PORCH	2010	132	C 100	5.699	Avg.	92%	100%	95%	4,981
Frame Garage	2010	780	C 100	28.693	Avg.	92%	100%	95%	25,078
1,432 SFLA							Outbuilding Total		67,520

Accpt Land 118,000 Accepted Bldg 280,900 Total 398,900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Account: 1374 Card: 1 of 1 Map/Lot: 017-041 Location: 48 ELM ST

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C	Sale Data	
Topography	RollingAbove Street	Sale Date	12/17/2004
Utilities	All Public	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B14323P629		
Reference 2	LOT SIZE: .76		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Homesite (Fract)	74,130.00	79,336	100%		79,336
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.76					Land Total	90,886

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	243,573
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

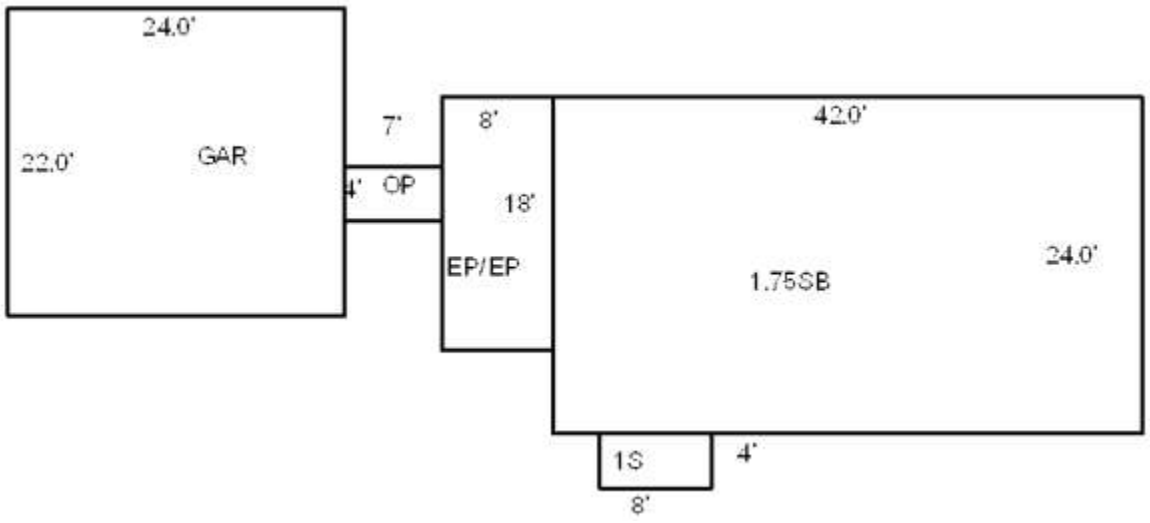
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	TYPICAL	Average	Typical	257,793

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	181,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1900	528	C 100	19.618	Avg.	67%	100%	105%	13.801
Open Frame Porch	1900	28	C 100	1.183	Avg.	67%	100%	105%	833
Encl Frame Porch	1900	144	C 100	11.474	Avg.	67%	100%	105%	8.072
ONE STORY FRAME	1900	32	C 100	2.931	Avg.	67%	100%	105%	2.062
Encl Frame Porch	1900	144	C 100	11.474	Avg.	67%	100%	105%	8.072
1,796 SFLA								Outbuilding Total	32,840

Accpt Land	Accepted Bldg	Total
90,900	214,200	305,100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22.0'
GAR
7'
4'
OP
8'
18'
EP/EP
42.0'
1.75SB
24.0'
1S
4'
8'

Map/Lot: 017-012
Account: 1375 Card: 1 of 1 Location: 3 BREWER RD

Neighborhood 39 BREWER RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/01/2016
Sale Price	80,300
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17314P991
Reference 2	LOT SIZE: .24
Tran/Land/Bldg	103 1 9
X.....	mh Y..... 0
Exemption(s)	Land Schedule 4

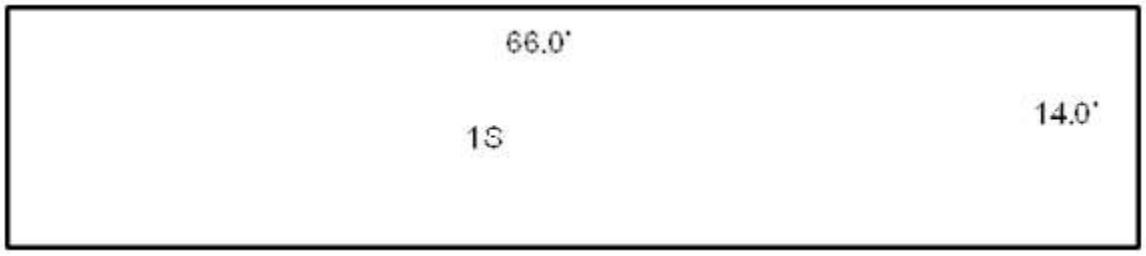
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.24	Acres-Homesite (Fract)	74,130.00	70,698	100%		70,698
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.24					Land Total	82,248

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1986	14X66	B 100	30,008	Avg	40%	100%	105%	12,603
924 SFLA							Outbuilding Total		12,603

Accpt Land	82,200	Accepted Bldg	12,600	Total	94,800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14.0'
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Name: STEVENS, WAYNE
STEVENS, UTE H
Map/Lot: 017-041A
Account: 1376 Card: 1 of 1 Location: 10 LITTLEFIELD CT

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C COMMERCIAL 2
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B1914P0000
Reference 2	LOT SIZE: .39
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Sale Data

Sale Date	07/27/1971
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	74,130.00	74,215	100%		74,215
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.39					Land Total	85,765

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,128 Sqft	Grade C 100	Base	193,835
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,692
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,384
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

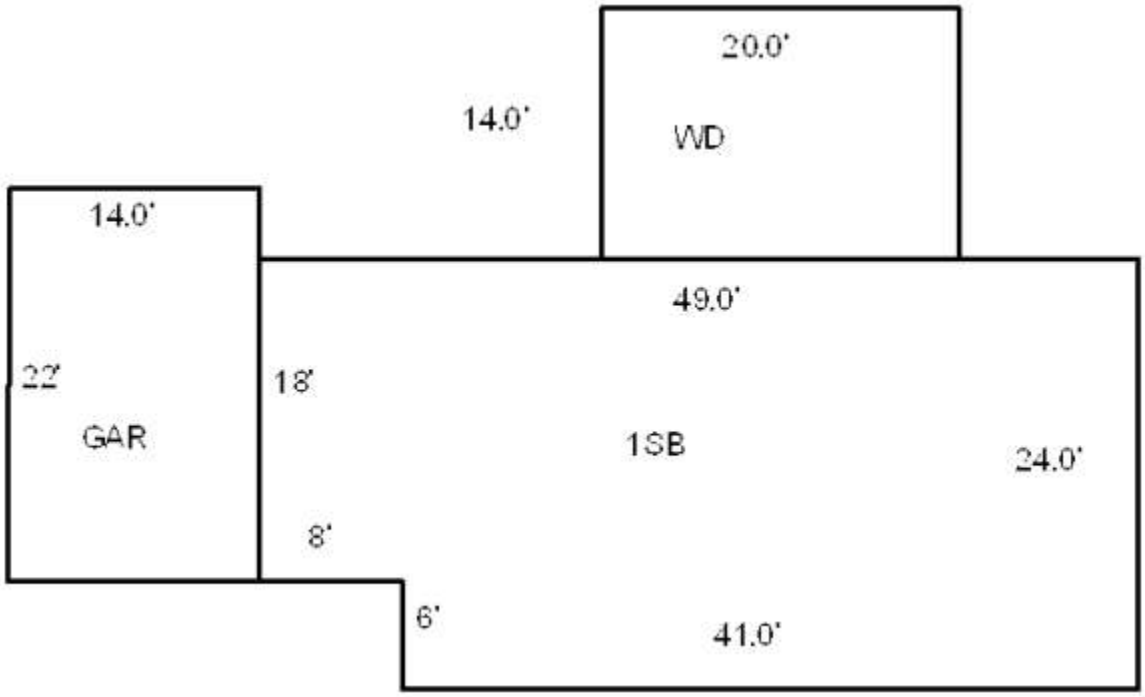
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	204,961

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	105%	154,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1972	308	C 100	11.696	Avg.	72%	100%	105%	8.842
Wood Deck	1972	280	C 100	3.508	Avg.	72%	100%	105%	2.652
1,128 SFLA						Outbuilding Total			11,494

Accpt Land	85,800	Accepted Bldg	166,400	Total	252,200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WD
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18'
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1SB
24.0'
8'
6'
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Neighborhood 56	MAPLE ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1960P0720
Reference 2	LOT SIZE:0.72
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	74,130.00	78,908	100%		78,908
Total Acres 0.72					Land Total	78,908

Accpt Land	78,900	Accepted Bldg		0 Total	78,900

Name: STEVES, JOHN C
STEVES, EILEEN D
Map/Lot: 006-034
Account: 1378 Card: 1 of 1 Location: 173 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities SepticWell & Septic
Street Proposed

Reference 1 B1964P0085
Reference 2 LOT SIZE:5.0
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,520 Sqft	Grade C 110	Base	267,888
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,508
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,016
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

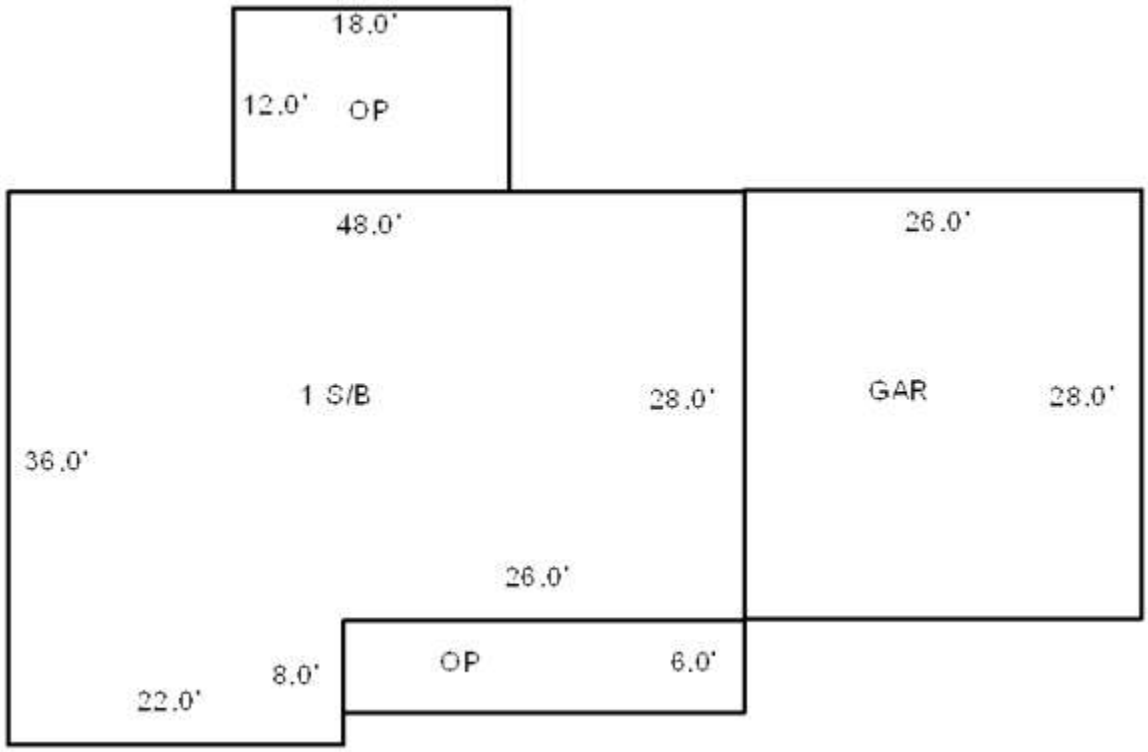
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	281,220

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	95%	248,458

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	216	C 110	10.041	Avg.	93%	100%	95%	8,871
OPEN PORCH	2012	156	C 110	7.385	Avg.	93%	100%	95%	6,525
1 STORY GARAGE..	2012	728	C 110	29.502	Avg.	93%	100%	95%	26,065
Frame Garage	2012	400	D 100	12.007	Avg.	93%	75%	95%	7,956
1.50 ST SHED....	2012	200	D 100	3.256	Avg.	93%	75%	95%	2,157
1,520 SFLA							Outbuilding Total		51,574

Accpt Land 109,400 Accepted Bldg 300,000 Total 409,400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OP
6.0'
22.0'

Name: STEVES, JOHN C II
STEVES, VIRGINIA
Map/Lot: 006-041-1
Account: 1379 Card: 1 of 1 Location: 184 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Level
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B6310P3
Reference 2 LOT SIZE:5.8
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.80	Acres-Rear Land 1-10	1,710.00	3,386	100%		3,386
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.80					Land Total	110,891

Dwelling Description

				Replacement Cost New	
Conventional	One Story	720 Sqft	Grade C 95	Base	122,728
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	513
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,052
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,016
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

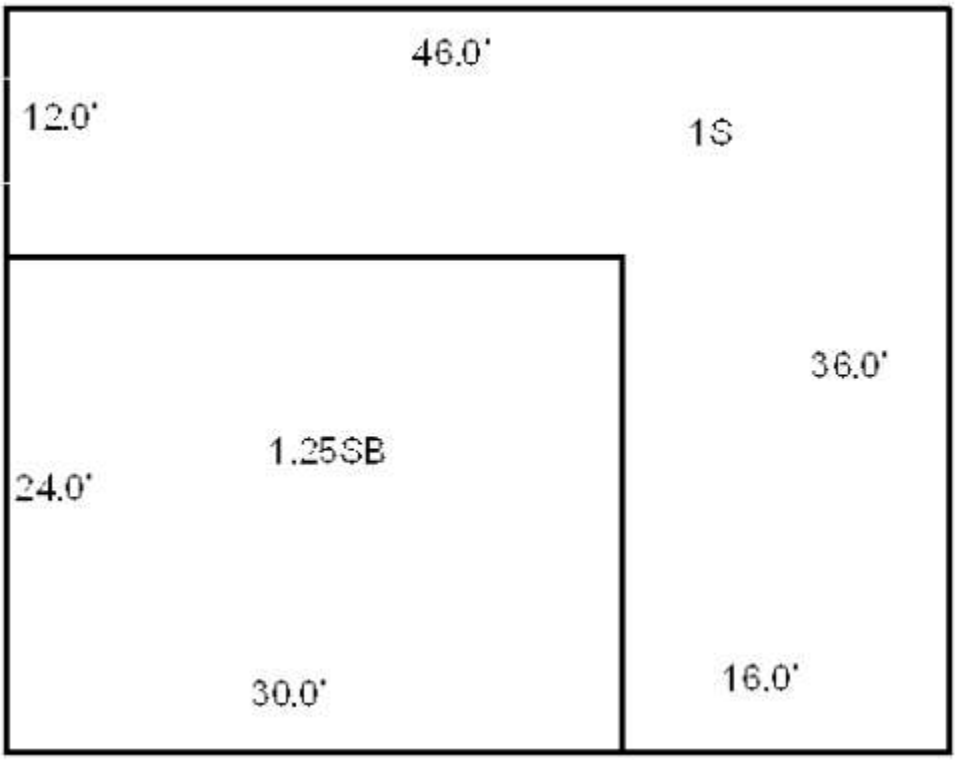
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	130,309

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	92,845

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1978	936	C 95	81.433	Avg.	75%	100%	95%	58,021
Frame Garage	1978	1296	C 100	47.274	Avg.	73%	100%	95%	32,784
Wood Deck	1978	264	C 100	3.308	Avg.	73%	100%	95%	2,294
Wood Deck	1978	144	C 100	1.804	Avg.	73%	100%	95%	1,251
1,656 SFLA							Outbuilding Total		94,350

Accpt Land 110,900 Accepted Bldg 187,200 Total 298,100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Name: LANGELIER, JASON G
BOWDEN, MICHELE L
Map/Lot: 013-005
Account: 1380 Card: 1 of 1 Location: 249 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/01/2005
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14591P653
Reference 2	LOT SIZE:0.4
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.40	Acres-Homesite (Fract)	76,500.00	76,782	100%		76,782
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 0.40					Land Total	93,282

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	199,400
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,700
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

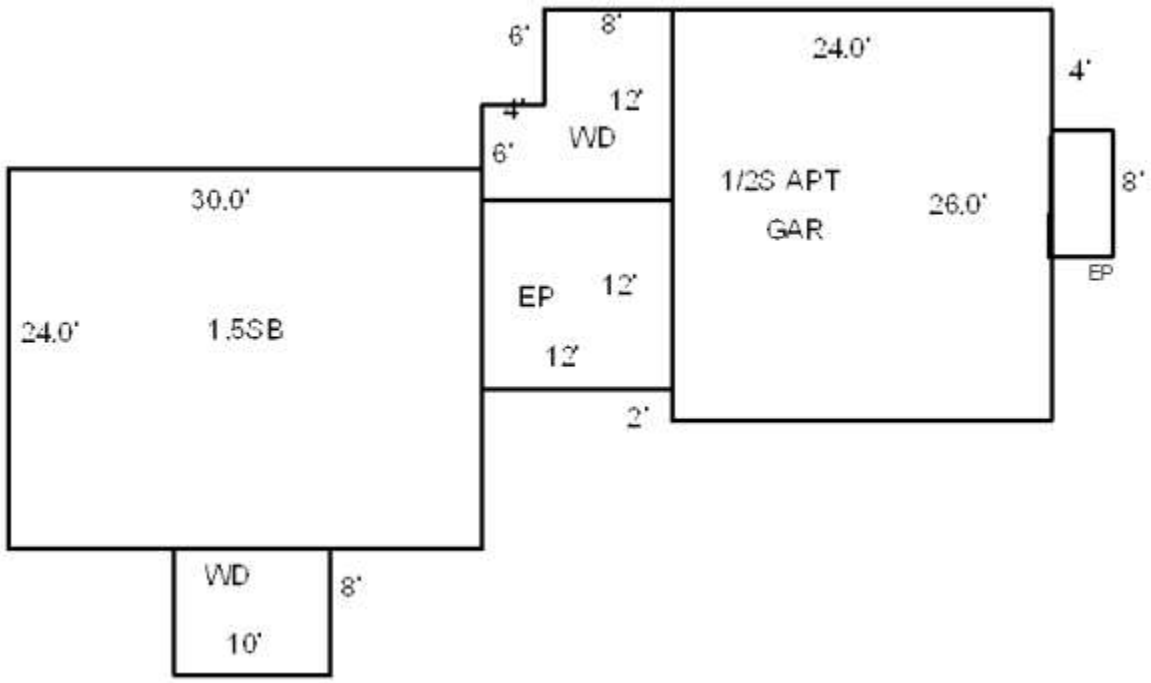
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	OLD TYPE	TYPICAL	Average	Typical	213,560

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	143,085

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1948	120	C 100	1.504	Avg.	67%	100%	100%	1.008
Encl Frame Porch	1948	144	C 100	11.474	Avg.	67%	100%	100%	7.688
Frame Garage	1948	0	C 100	605	Avg.	67%	100%	100%	405
1S AD/GAR.....	1948	624	C 100	65.932	Avg.	67%	100%	100%	44.174
ENCL. PORCH	1948	32	C 100	2.660	Avg.	67%	100%	100%	1.782
WOOD DECK	1948	80	C 100	1.002	Avg.	67%	100%	100%	671
1,704 SFLA							Outbuilding Total		55,728

Accpt Land	93,300	Accepted Bldg	198,800	Total	292,100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GAR
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1.5SB
12'
EP
2'
WD
8'
10'

Account: 1381 Card: 1 of 2 Map/Lot: 005-039 Location: 722 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B15083P57
Reference 2	LOT SIZE: 189.7
Tran/Land/Bldg	101 1 7
X.....	MRG Y..... 0
Exemption(s)	5 0 0 Land Schedule 1

Sale Data

Sale Date	08/18/2021
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
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
165.70	Acres-Rear 21+	665.00	121,210	100%		121,210
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 189.70					Land Total	257,975

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,020 Sqft	Grade B 100	Base	347,444
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,956
Rooms	13	HEARTHS		HEARTHS	1,040
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Floor & Stairs			Attic	2,652
FirePlaces	3			Fireplace	18,876
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

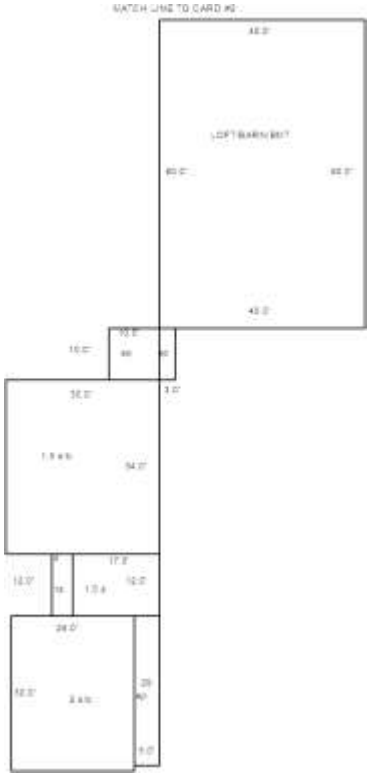
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	2008	TYPICAL	TYPICAL	Good	Typical	389,590

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	288,686

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1700	100	B 100	10.358	Good	78%	100%	95%	7.675
ENCL. PORCH	1700	30	D	0	Good	78%	100%	95%	0
1 & 1/2 STORY FR	1800	204	B 100	35.491	Good	78%	100%	95%	26.299
ONE STORY FRAME	1700	48	B 100	5.715	Good	78%	100%	95%	4.235
ENCL. PORCH	1700	145	B 100	15.163	Good	78%	100%	95%	11.236
2 Story/BSMT	1830	720	B 100	158.231	Good	78%	100%	95%	117.249
Frame Garage	1900	224	B 100	11.272	Good	78%	100%	95%	8.352
LOFT BARN BSMT	1893	2400	B 100	128.526	Good	78%	100%	95%	95.238
3/4 S APT/GAR	2008	1800	B 100	238.095	Good	78%	100%	95%	176.428
1.75 ST GARAGE..	2021	1476	B 100	101.499	Good	78%	77%	95%	57.912
5,184 SFLA							Outbuilding Total		504,624

Accpt Land	258,000	Accepted Bldg	793,300	Total	1,051,300


MATCH LINE TO CARD #2
LOFT BARN 8X7

Map/Lot: 005-039
Account: 1381 Card: 2 of 2 Location: 722 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/18/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B15083P57
Reference 2	LOT SIZE: 16.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Dwelling Description

Conventional	One Story	1,152 Sqft	Grade C 100	Base	182,559
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	864
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	5	HEARTHS			
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,152	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

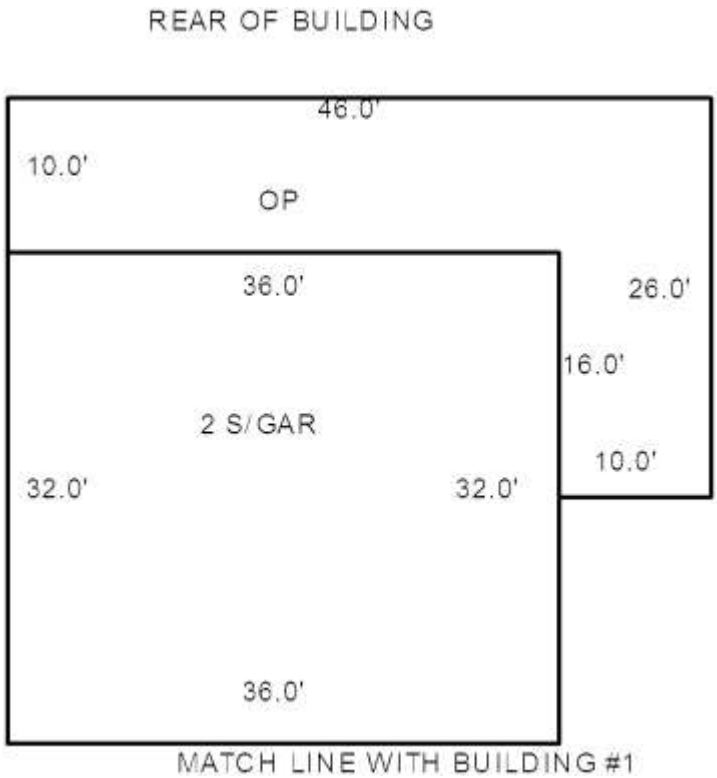
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	190,839

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	95%	170,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SOLAR CL4 /KW	2019			- - - - S O U N D V A L U E - - - -					0
1,152 SFLA								Outbuilding Total	0

Accpt Land	0	Accepted Bldg	170,400	Total	170,400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46.0'
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OP
36.0'
26.0'
16.0'
2 S/GAR
10.0'
32.0'
32.0'
36.0'
MATCH LINE WITH BUILDING #1

Account: 1381 Map/Lot: 005-039
Location: 722 LEBANON RD

Card	Calculated Land	Calculated Building	Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	258,000	793,300	1,051,300	258,000	793,300	1,051,300
2	0	170,400	170,400	0	170,400	170,400
TOTAL	258,000	963,700	1,221,700	258,000	963,700	1,221,700

Name: SIMMONS, WILLIAM D
SIMMONS, BENITA C
Map/Lot: 022-068
Account: 1382 Card: 1 of 1 Location: 60 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/30/2005
Sale Price	180,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	.....
Validity	Arms Length Sale

Reference 1	B14526P877
Reference 2	LOT SIZE: .39
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.39	Acres-Homesite (Fract)	74,130.00	74,215	100%		74,215
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.39					Land Total	85,765

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	193,703
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,240
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	197,843

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	139,183

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1960	200	C 100	18.316	Avg.	67%	100%	105%	12.886
Wood Deck	1960	76	C 100	952	Avg.	67%	100%	105%	670
Frame Garage	1960	616	C 100	22.787	Avg.	67%	100%	105%	16.030
1,280 SFLA							Outbuilding Total		29,586

Accpt Land	85,800	Accepted Bldg	168,800	Total 254,600

4'
4'
10.0'
WD
6'
36.0'
10.0'
20.0'
1.5SB
1S
10'

Map/Lot: 010-002
Account: 1383 Card: 1 of 1 Location: 291 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Below Street
Utilities Well & SepticNoWater/NoSewer
Street Paved

Sale Data

Sale Date	01/05/2017
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17402P386
Reference 2 LOT SIZE: 24.32
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	80%	Topography	73,464
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
0.32	Acres-Rear 21+	665.00	234	100%		234
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 24.32					Land Total	118,633

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	900 Sqft	Grade B 90	Base	280,676
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,318
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

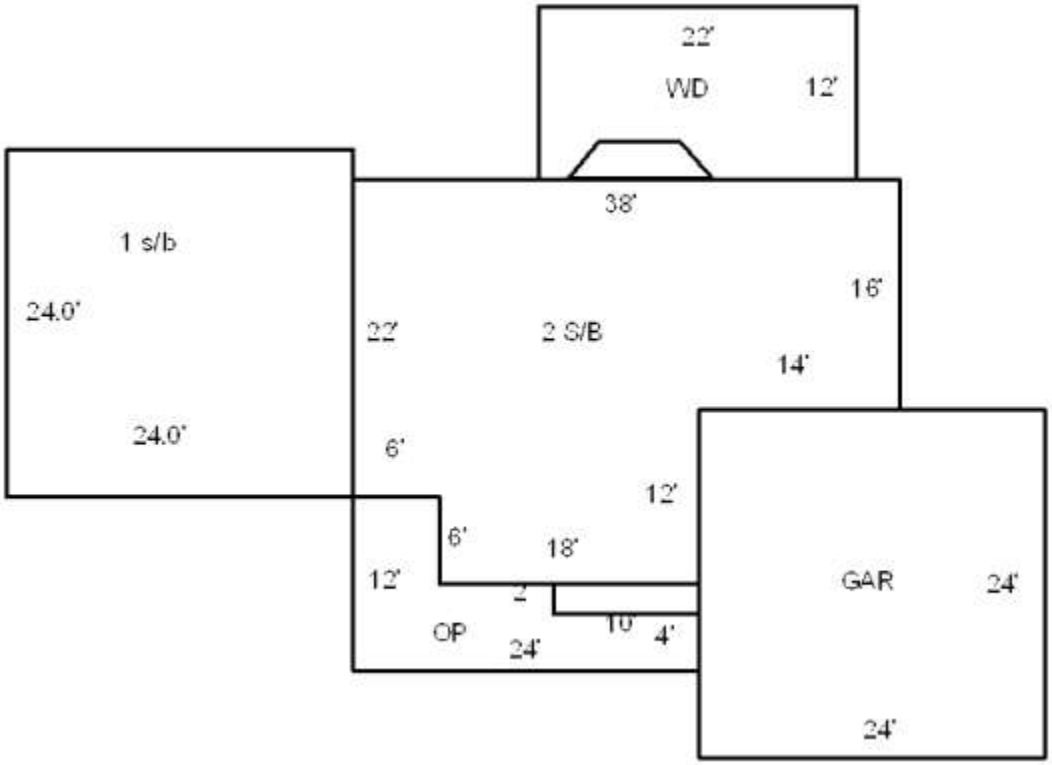
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	304,018

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	259,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2007	576	B 90	24.976	Avg.	90%	100%	95%	21.354
WOOD DECK	2007	264	B 90	3.870	Avg.	90%	100%	95%	3.309
Open Frame Porch	2007	160	B 90	7.912	Avg.	90%	100%	95%	6.765
1 STORY/BSMT	2007	576	B 90	71.206	Avg.	90%	100%	95%	60.881
STORAGE	2007			- - - - S O U N D V A L U E - - - -					1.000
2,376 SFLA							Outbuilding Total		93,309

Accpt Land 118,600 Accepted Bldg 353,200 Total 471,800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WD
12'
38'
1 s/b
24.0'
16'
22'
2 S/B
14'
24.0'
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GAR
24'
2
OP
10'
4'
24'
24'

Neighborhood 66 WELLS ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B11232P256
Reference 2 LOT SIZE: .10
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

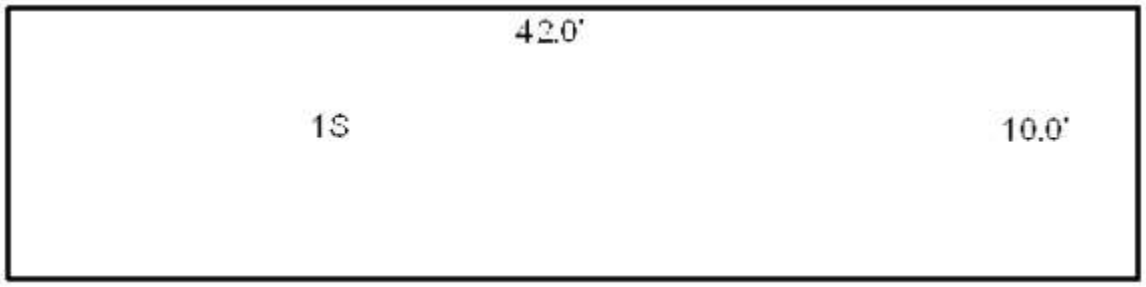
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	74,130.00	64,772	100%		64,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.10					Land Total	76,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
10 Mobile Home	1960	10X42	C 100	9,744	Avg.	40%	100%	105%	4,092
420 SFLA							Outbuilding Total		4,092

Accpt Land 76,300 Accepted Bldg 4,100 Total 80,400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1S
10.0'

Map/Lot: 003-109-14
Account: 1385 Card: 1 of 1 Location: 8 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use FARM & FOREST VILLAGE A, B, C
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B2598P0104
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	954 Sqft	Grade C 100	Base	163,966
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,431
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,908
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

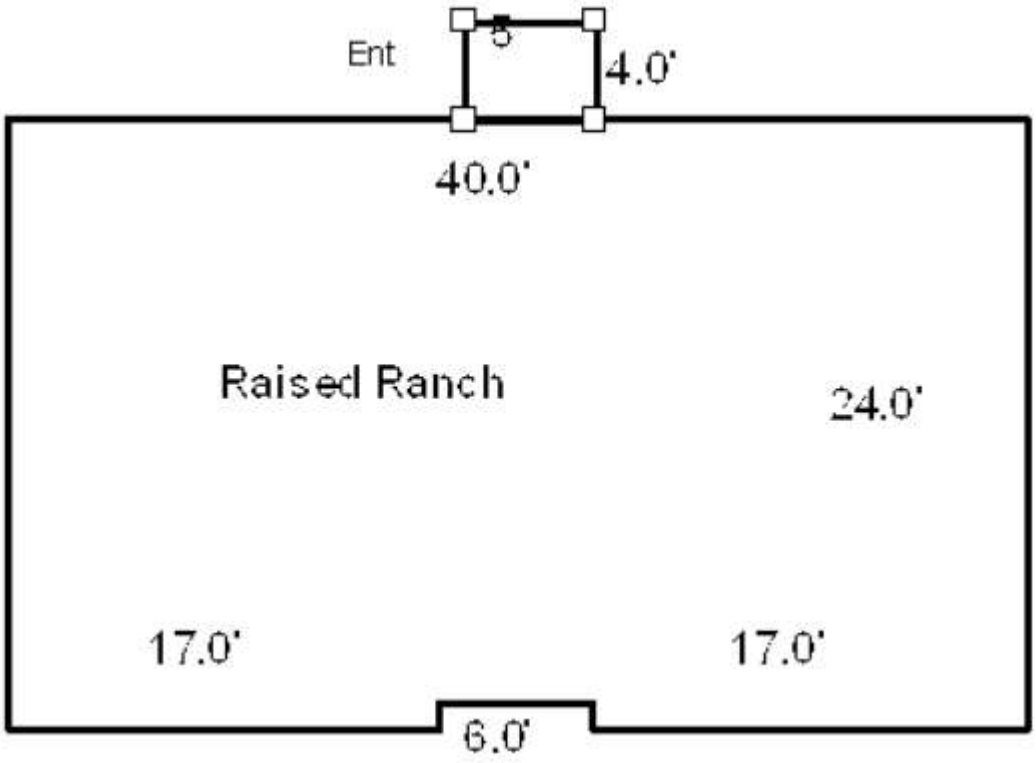
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1973	0	TYPICAL	TYPICAL	Average	Typical	168,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	128,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2011	80	C 100	1.252	Avg.	73%	100%	105%	960
954 SFLA							Outbuilding Total		960

Accpt Land 98,900 Accepted Bldg 129,800 Total 228,700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5
4.0'
40.0'
Raised Ranch
24.0'
17.0'
17.0'
6.0'

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B2141P0582
Reference 2	LOT SIZE:1.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	78,185.00	88,290	100%		88,290
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.30					Land Total	98,740

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	600 Sqft	Grade C 100	Base	176,495
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,150
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

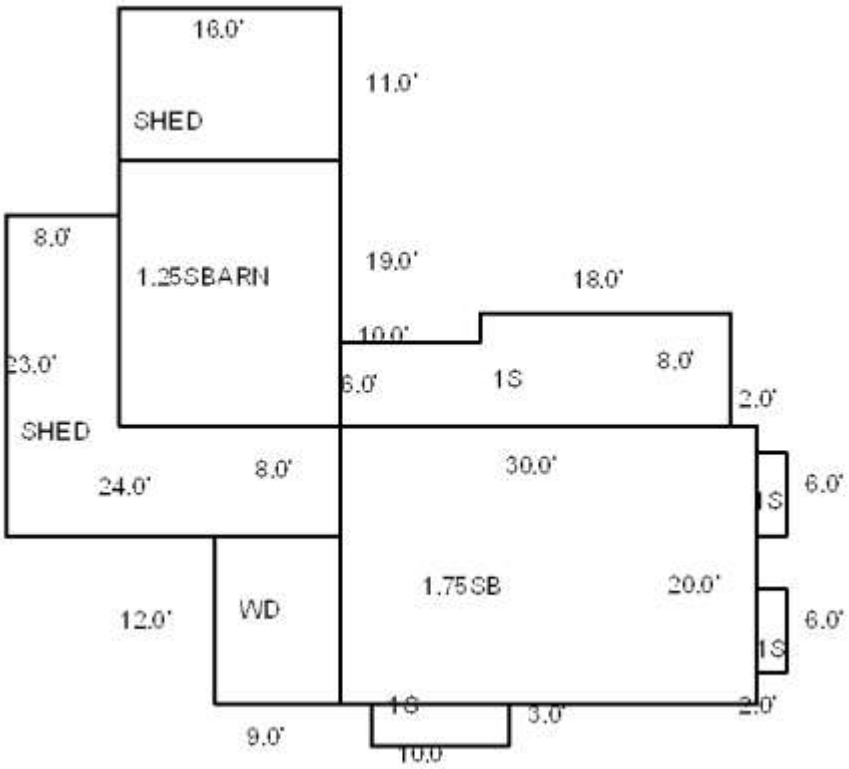
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	1960	TYPICAL	TYPICAL	Above Average	Typical	180,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	125,000

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1850	176	C 100	2.754	Avg+	73%	100%	95%	1.910
1.25 ST BARN....	1850	304	C 100	12.876	Avg.	67%	100%	95%	8.196
Shed.....	1850	312	C 100	4.883	Avg+	73%	100%	95%	3.387
Wood Deck	1850	108	C 100	1.353	Avg+	73%	100%	95%	939
ONE STORY FRAME	1850	30	C 100	2.747	Avg+	73%	100%	95%	1.905
1 STORY	1850	204	C 100	18.682	Avg+	73%	100%	95%	12.956
1 STORY	1850	12	C 100	1.099	Avg+	73%	100%	95%	762
ONE STORY FRAME	1850	12	C 100	1.099	Avg+	73%	100%	95%	762
TWO STORY FRAME	1850	96	D 100	12.442	Avg-	60%	100%	95%	7.092
1,500 SFLA							Outbuilding Total		37,909

Accpt Land 98,700 Accepted Bldg 162,900 Total 261,600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SHED
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8.0'
2.0'
SHED
24.0'
8.0'
30.0'
6.0'
1S
1.75SB
20.0'
12.0'
WD
6.0'
1S
1S
3.0'
2.0'
9.0'
10.0'

Name: TOWERS, MARK A
TOWERS, FAWN E

Map/Lot: 004-100-01
Account: 1387 Card: 1 of 1 Location: 60 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Sale Data

Sale Date	12/22/2021
Sale Price	325,000
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-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 105	Base	193,941
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,920
Heating	100% HW BB	Cooling	100% Central	Heat	4,324
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

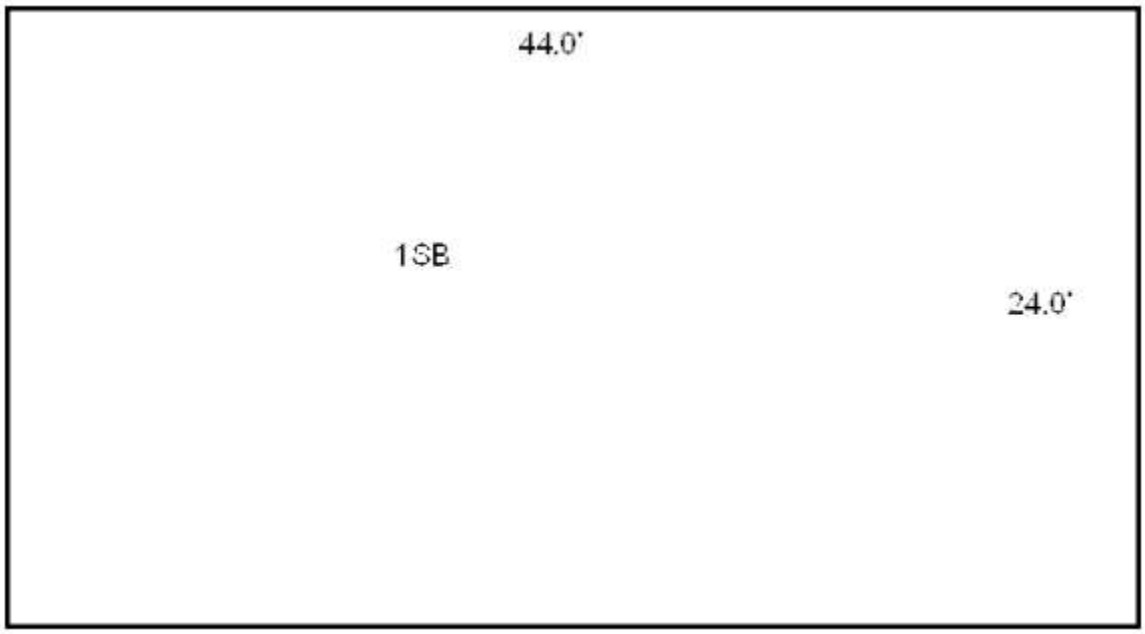
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	Field5	Field7	Good	Field8	207,848

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	100%	172,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1971			- - - - S O U N D V A L U E - - - -					0
Frame Shed	2022	504	C 100	7.888	Avg.	98%	100%	100%	7.730
1,056 SFLA							Outbuilding Total		7,730

Accpt Land	89,500	Accepted Bldg	180,200	Total	269,700


44.0'
1SB
24.0'

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Reference 1 B9202P0323
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... CORR Y..... OB
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,044 Sqft	Grade B 100	Base	324,606
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Full Bmt	Basement	1,357
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	4,072
Rooms	4	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

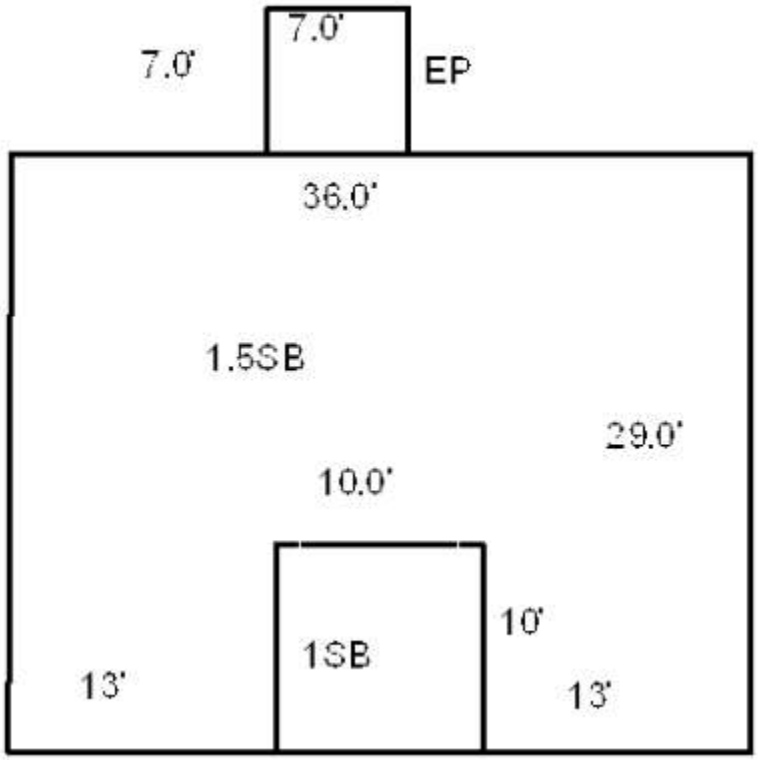
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1780	1992	GOOD	TYPICAL	Average	Typical	331,075

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	210,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1780	49	B 100	5.075	Avg.	67%	100%	95%	3.230
Frame Garage	1780	330	D 100	9.990	Avg.	67%	100%	95%	6.358
1.25 ST BARN....	1780	1333	D 100	41.237	Fair	55%	100%	95%	21.546
ONE STORY FRAME	1975	384	C 100	35.167	Avg.	72%	100%	95%	24.054
1,950 SFLA							Outbuilding Total		55,188

Accpt Land 107,500 Accepted Bldg 265,900 Total 373,400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10'
1SB
13'
13'

Map/Lot: 007-047-2
Account: 1389 Card: 1 of 1 Location: NATURES WAY

Neighborhood 16	BAUNEG BEG HILL
Tree Growth	2019
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B6596P0080 TG
Reference 2	LOT SIZE: 442
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
381.60	Acres-Mixed Wood	436.00	166,378	100%		166,378
53.50	Acres-Hardwood	344.00	18,404	100%		18,404
6.70	Acres-Wasteland	47.50	350	100%		350
Total Acres 441.80					Land Total	185,132

Accpt Land 185,100 Accepted Bldg 0 Total 185,100

Name: SUMNER, RONALD C
SUMNER, CAROLE M
Map/Lot: 008-062
Account: 1390 Card: 1 of 1 Location: 131 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/16/1976
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B2143P0399
Reference 2	LOT SIZE:71
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
47.00	Acres-Rear 21+	665.00	34,381	100%		34,381
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 71.00					Land Total	171,146

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	260,867
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

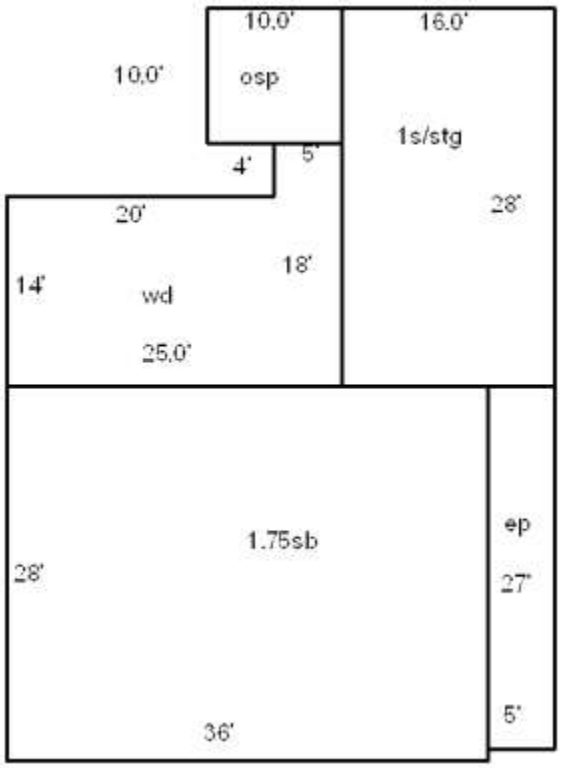
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	1986	TYPICAL	TYPICAL	Below Average	Typical	283,236

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	95%	161,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1700	100	C 100	4.226	Avg-	60%	100%	95%	2.409
ONE STORY FRAME	1700	448	C 100	41.028	Avg-	60%	100%	95%	23.386
STORAGE	1700	448	C 100	5.613	Avg-	60%	100%	95%	3.200
Encl Frame Porch	1700	135	C 100	10.757	Avg-	60%	100%	95%	6.131
Wood Deck	1700	370	C 100	4.636	Avg-	60%	100%	95%	2.643
2,212 SFLA							Outbuilding Total		37,769

Accpt Land	171,100	Accepted Bldg	199,200	Total	370,300


10.0'
16.0'
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osp
1s/stg
4'
5'
20'
28'
18'
14'
wd
25.0'
1.75sb
ep
28'
27'
5'
36'

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	Rolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	09/20/2006
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14960P6
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	74,130.00	84,917	100%		84,917
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	96,467

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,208 Sqft	Grade C 100	Base	203,977
Exterior	ALUM/VINYL	Masonry Trim	400Sqft	Trim	2,000
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,812
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,624
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

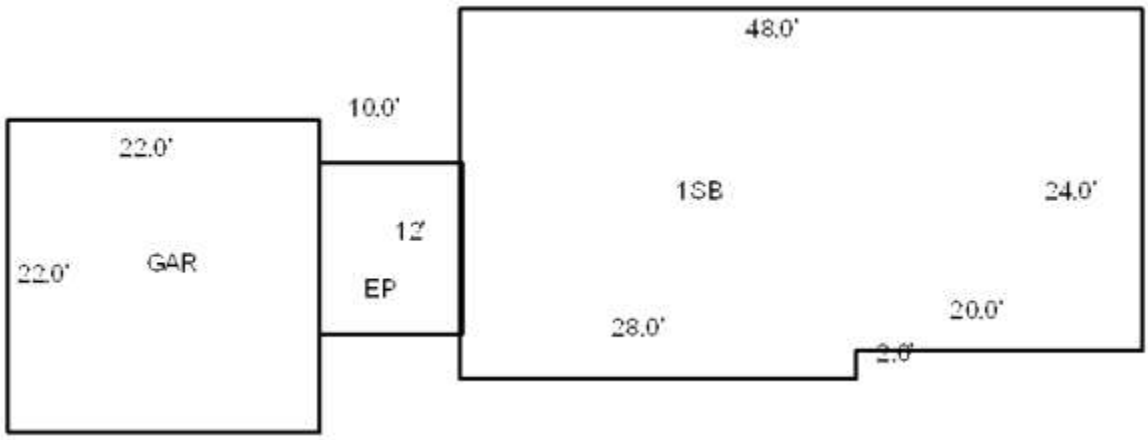
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Above Average	Typical	212,213

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	97%	105%	159,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1960	484	C 100	18.034	Avg+	74%	97%	105%	13.592
Encl Frame Porch	1960	120	B 100	12.431	Avg.	67%	100%	105%	8.745
1,208 SFLA							Outbuilding Total		22,337

Accpt Land	96,500	Accepted Bldg	182,300	Total	278,800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22.0'
1SB
24.0'
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22.0'
GAR
EP
28.0'
20.0'
2.0'

Map/Lot: 017-062
Account: 1392 Card: 1 of 1 Location: 60 MADISON ST

Neighborhood 8	MADISON ST
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B3637P0305
Reference 2	LOT SIZE:7
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	13 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
3.00	Acres-Rear Land 1-10	2,400.00	7,920	100%		7,920
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 7.00					Land Total	122,912

Accpt Land 122,900 Accepted Bldg 0 Total 122,900

Foster's

Map/Lot: 021-016-1
Account: 1393 Card: 1 of 1 Location: 73 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	07/06/2011
Sale Price	154,200
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16107P0245
Reference 2 LOT SIZE:0.26
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	74,130.00	71,266	100%		71,266
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.26					Land Total	82,816

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,245 Sqft	Grade C 100	Base	208,669
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,556
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,735
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

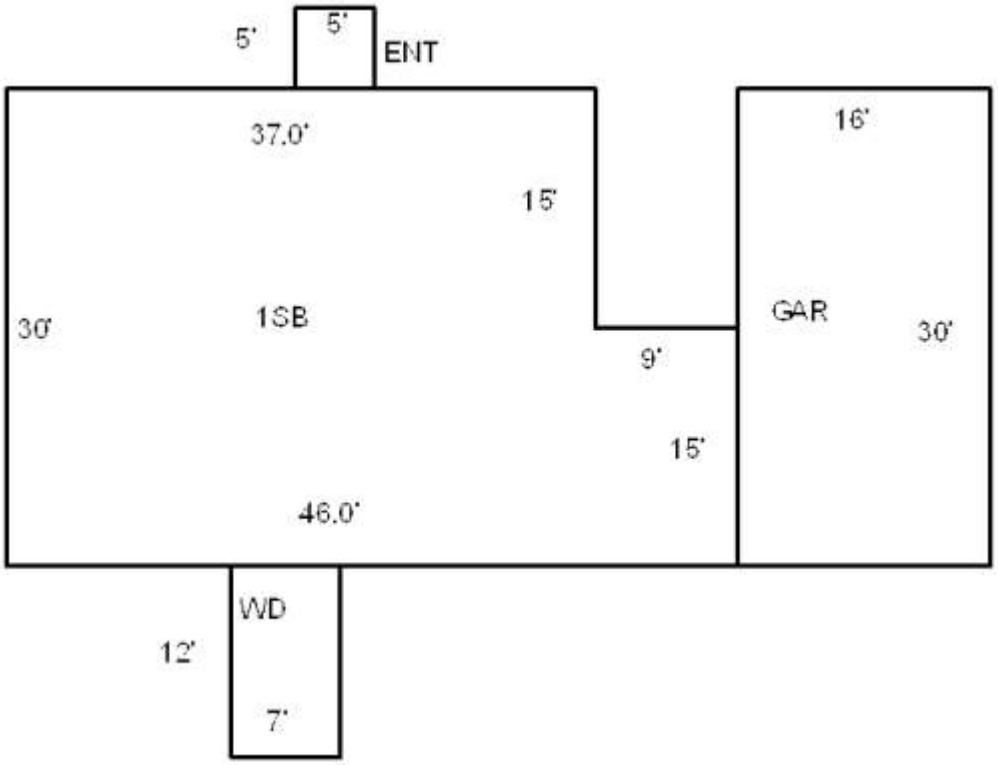
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	GOOD	TYPICAL	Average	Typical	220,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	154,777

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1954	25	C 100	391	Avg.	67%	100%	105%	275
Wood Deck	1954	84	C 100	1.053	Avg.	67%	100%	105%	741
Frame Garage	1954	480	C 100	17.890	Avg.	67%	100%	105%	12.585
1,245 SFLA							Outbuilding Total		13,601

Accpt Land 82,800 Accepted Bldg 168,400 Total 251,200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1SB
GAR
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9'
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46.0'
WD
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7'

Map/Lot: 001-026
Account: 1394 Card: 1 of 1 Location: 284 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B12855P104
Reference 2	LOT SIZE: .80
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	04/28/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	78,185.00	84,106	100%		84,106
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.80					Land Total	94,556

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	800 Sqft	Grade D 100	Base	155,017
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,400
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

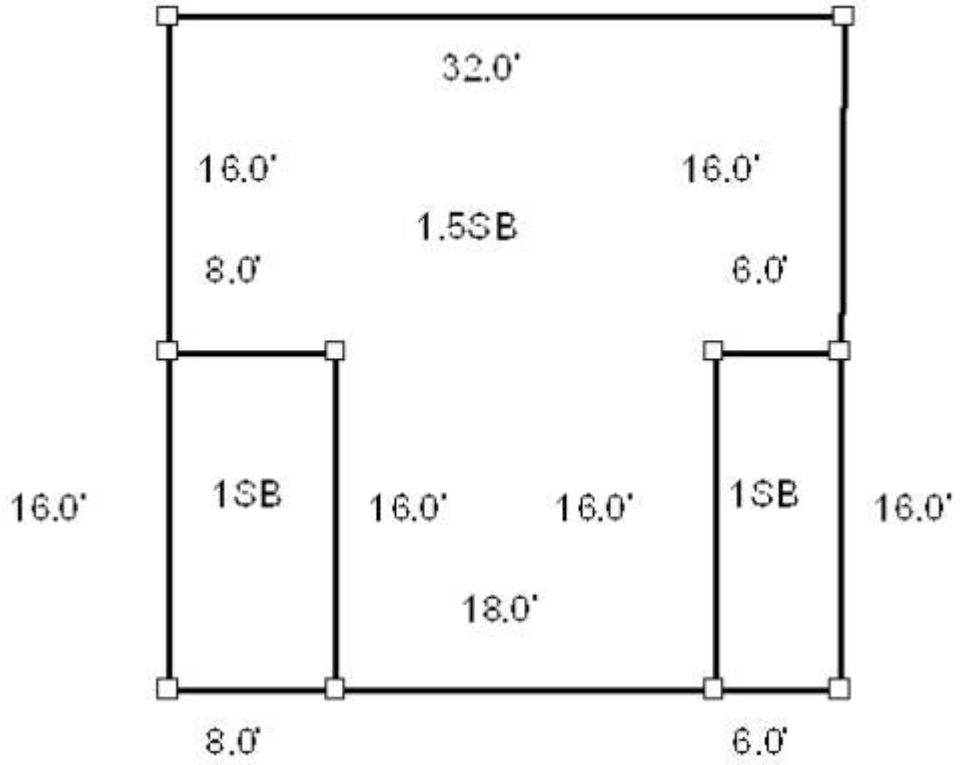
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	OLD TYPE	Old Type	Fair	Inadeq.	158,217

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	55%	92%	95%	76,055

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1953	128	D 100	10.819	Fair	55%	92%	95%	5.200
1 STORY/BASEMENT	1953	96	D 100	8.114	Fair	55%	92%	95%	3.901
1,424 SFLA							Outbuilding Total		9,101

Accpt Land	94,600	Accepted Bldg	85,200	Total	179,800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18.0'
8.0'
6.0'

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15229P518
Reference 2	LOT SIZE:9
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	06/02/2007
Sale Price	3,400
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Rear Land 1-10	770.00	7,623	100%		7,623
Total Acres 9.00				Land Total		7,623

Accpt Land	7,600	Accepted Bldg	0	Total	7,600

Name: SABOL, ASHLEY D
SABOL, BARBARA A
Map/Lot: 009-011
Account: 1396 Card: 1 of 1 Location: LEBANON RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17057P993
Reference 2	LOT SIZE:23
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	07/13/2015
Sale Price	153,000
Sale Type	Land Only
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	770.00	7,623	100%		0
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
13.00	Acres-Rear Land 11-20	630.00	9,009	100%		9,009
Total Acres 23.00					Land Total	17,479

Accpt Land	17,500	Accepted Bldg	0	Total	17,500

Account: 1397 Card: 1 of 1 Map/Lot: 018-100 Location: 12 CHURCH AVE

Neighborhood 41 CHURCH ST

Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/17/2022
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE: .13
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	112,000	44,420	100%		44,420
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.13					Land Total	55,420

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	720 Sqft	Grade C 100	Base	230,599
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,500
Rooms	12				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

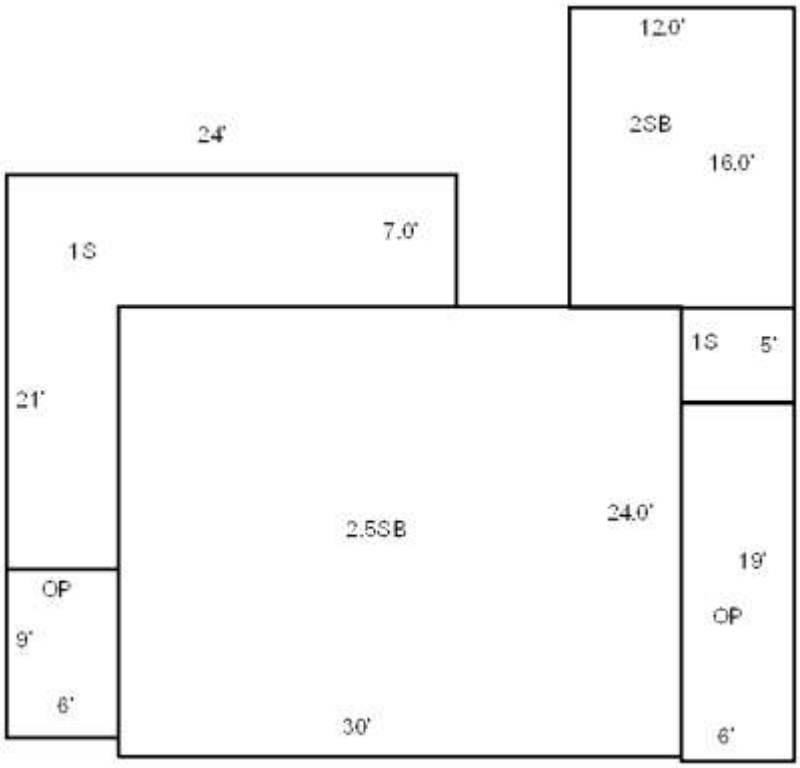
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1980	TYPICAL	TYPICAL	Good	Typical	249,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	100%	194,235

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1900	252	C 100	23.078	Good	78%	100%	100%	18.001
Open Frame Porch	1900	54	C 100	2.282	Good	78%	100%	100%	1.780
OPEN PORCH	1900	114	C 100	4.939	Good	78%	100%	100%	3.852
1 STORY	1900	30	C 100	2.747	Good	78%	100%	100%	2.143
2 Story/BSMT	1900	192	C 100	32.458	Good	78%	100%	100%	25.317
2,466 SFLA							Outbuilding Total		51,093

Accpt Land 55,400 Accepted Bldg 245,300 Total 300,700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21'
24.0'
2.5SB
19'
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OP
9'
6'
30'
6'

Name: FARNSWORTH, MARK B. & MARILYN L.
FARNSWORTH, MARK F
Map/Lot: 004-035
Account: 1398 Card: 1 of 1 Location: 182 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/30/2010
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16026P590
Reference 2	LOT SIZE: 10.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	85%	Access	79,618
6.10	Acres-Rear Land 1-10	3,045.00	20,432	10%	Topography	2,043
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 10.10					Land Total	93,211

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade D 110	Base	169,682
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet 3/4 Bmt	Basement	986
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,464
Rooms	5	HEARTHS		HEARTHS	704
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,970
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

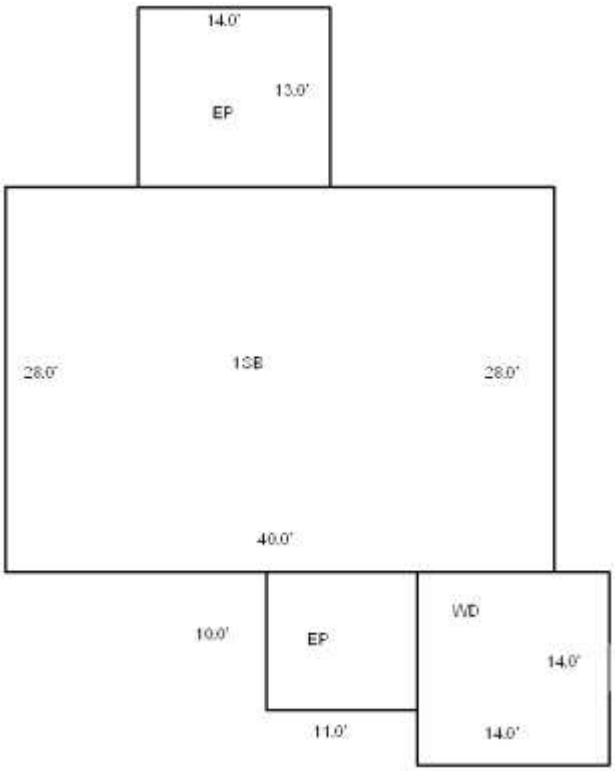
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	1990	TYPICAL	Old Type	Average	Typical	180,806

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	71%	97%	105%	130,747

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1970	182	D 100	11.602	Avg-	50%	50%	105%	3,045
Encl Frame Porch	1970	110	B 100	11.394	Avg.	69%	100%	105%	8,255
Wood Deck	1970	196	D 110	2.162	Avg.	71%	97%	105%	1,563
OPEN SCR PORCH	1970	140	D 110	5.739	Avg.	71%	97%	105%	4,151
Patio	1970	80	D 110	441	Avg.	71%	97%	105%	319
Frame Garage	1970	352	C 100	13.281	Avg.	69%	100%	105%	9,622
1,120 SFLA							Outbuilding Total		26,955

Accpt Land 93,200 Accepted Bldg 157,700 Total 250,900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Name: BRACKETT, KAILEE
BRACKETT, TRISTAN
Map/Lot: 004-043-1
Account: 1399 Card: 1 of 1 Location: 220 HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B18229P568
Reference 2	LOT SIZE: 1.47 renov
Tran/Land/Bldg	101 1 11
X.....	GRD Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	04/24/2020
Sale Price	323,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.78	Acres-Homesite (Fract)	74,130.00	86,383	100%		86,383
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.78					Land Total	97,933

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	860 Sqft	Grade C 110	Base	239,784
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	710
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,139
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

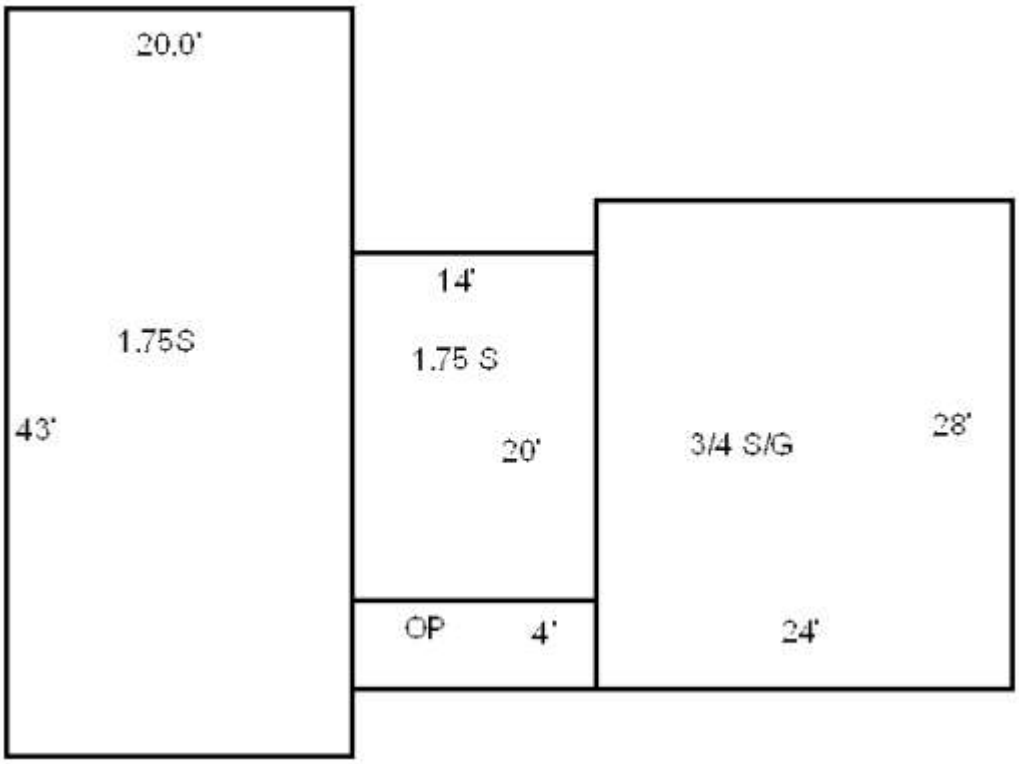
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Good	Typical	250,441

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	210,370

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1964	56	C 110	2.604	Good	80%	100%	105%	2.187
3/4S AD/GAR.....	1964	672	C 110	64.561	Good	80%	100%	105%	54.231
1 & 1/2 STORY FR	1964	280	C 110	41.219	Good	80%	100%	105%	34.624
Frame Shed	1964	384	C 100	6.010	Poor	45%	25%	105%	710
AB.GR. POOL.....	2022	400	C 110	0	Good	80%	100%	105%	0
2,429 SFLA							Outbuilding Total		91,752

Accpt Land	97,900	Accepted Bldg	302,100	Total	400,000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Name: OWNER UNKNOWN
WEYMOUTH, HERBERT G
Map/Lot: 004-036
Account: 1400 Card: 1 of 1 Location: HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0827P0146
Reference 2	LOT SIZE: 2.0 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Sale Data

Sale Date	01/01/1900
Sale Price	1
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Rear Land 1-10	3,045.00	6,699	100%		6,699
Total Acres 2.00				Land Total		6,699

Accpt Land	6,700	Accepted Bldg		0 Total	6,700

Map/Lot: 009-036
Account: 1401 Card: 1 of 1 Location: 80 ABBOTT RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	06/28/2019
Sale Price	431,386
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14798P581
Reference 2	LOT SIZE: 50.7
Tran/Land/Bldg	101 1 11
X.....	SP Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
10.00	Acres-Rear Land 1-10	1,350.00	14,850	100%		14,850
10.00	Acres-Rear Land 11-20	750.00	8,250	100%		8,250
26.70	Acres-Rear 21+	525.00	15,419	100%		15,419
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 50.70					Land Total	123,391

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,044 Sqft	Grade B 100	Base	324,606
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,357
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,107
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

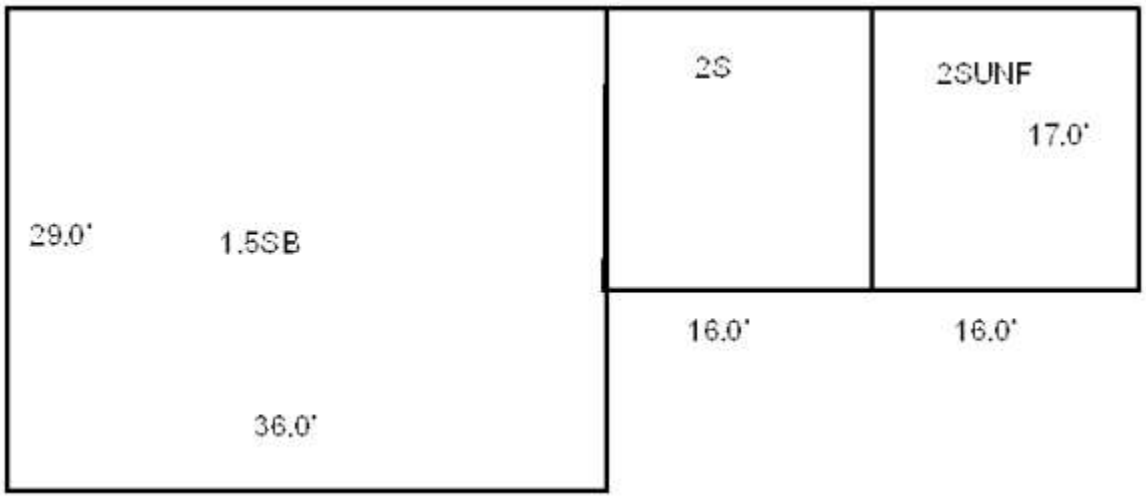
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	1950	GOOD	GOOD	Very Good	Typical	338,934

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	273,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1700	272	B 100	5.534	V.G.	85%	100%	95%	4.469
2S UNFINSHED	1700	272	B 100	26.354	V.G.	85%	100%	95%	21.281
1 ST BARN.....	1950	806	B 100	34.380	V.G.	85%	100%	95%	27.762
1 ST BARN.....	1998	1116	B 100	46.998	Avg.	84%	100%	95%	37.504
1,566 SFLA							Outbuilding Total		91,016

Accpt Land	123,400	Accepted Bldg	364,700	Total	488,100


2S
2SUNF
17.0'
29.0'
1.5SB
16.0'
16.0'
36.0'

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1934P0309
Reference 2 LOT SIZE:45
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		0
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
25.00	Acres-Rear 21+	210.00	5,775	100%		5,775
Total Acres 45.00				Land Total		21,175

Accpt Land 21,200 Accepted Bldg 0 Total 21,200

Account: 1403 Card: 1 of 1 Map/Lot: 004-034 Location: HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14814P0198
Reference 2	LOT SIZE: 4.89
Tran/Land/Bldg	130 1 99
X.....	S Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	04/20/2006
Sale Price	8,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.89	Acres-Rear Land 1-10	3,045.00	16,379	33%	Restrictio	5,405
Total Acres 4.89					Land Total	5,405

Accpt Land	5,400	Accepted Bldg		0 Total	5,400

Map/Lot: 019-008
Account: 1404 Card: 1 of 1 Location: 150 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	INDUSTRIAL COMMERCIAL 2
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/19/2006
Sale Price	270,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Abutter

Reference 1	B14811P637
Reference 2	LOT SIZE:3.61
Tran/Land/Bldg	300 2 40
X.....	0 Y..... 0
Exemption(s)	86 0 0 Land Schedule 10

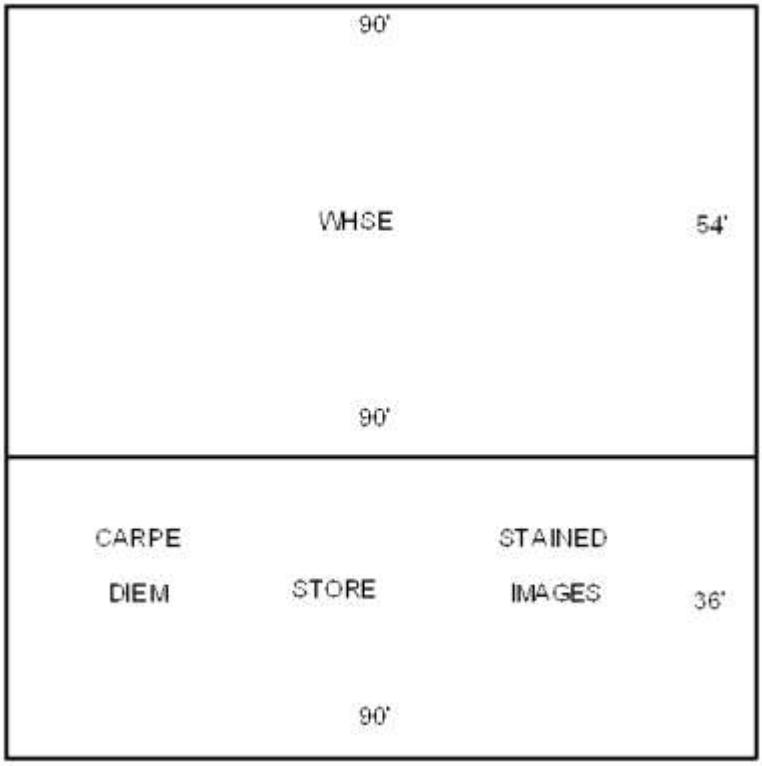
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.61	Acres-Homesite (Fract)	147,000	183,849	100%		183,849
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.61					Land Total	195,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	2006	3240	B 100	356.459	Avg.	89%	100%	105%	333.111
WAREHOUSE STEEL	2006	4860	B 100	188.844	Avg.	89%	100%	105%	176.475
SOLAR CL3 /KW	2016			- - - - S O U N D V A L U E - - - -					15.000
								Outbuilding Total	524,586

Accpt Land	195,400	Accepted Bldg	524,600	Total	720,000


90'
WHSE
54'
90'
CARPE
DIEM
STORE
STAINED
IMAGES
36'
90'

Name: DUBAY, REBECCA S
DUBAY, JOSEPH R
Map/Lot: 008-081
Account: 1406 Card: 1 of 1 Location: 651 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	NoWater/NoSewer
Street	Paved
Reference 1	B17883P580
Reference 2	LOT SIZE:28
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/22/2019
Sale Price	130,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
4.00	Acres-Rear 21+	665.00	2,926	100%		2,926
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 28.00					Land Total	139,691

Accpt Land	139,700	Accepted Bldg	0	Total	139,700

Name: SENAY, ELAINE M. REVOCABLE TRUST
SENAY, ELAINE M. TRUSTEE

Map/Lot: 009-005
Account: 1407 Card: 1 of 1 Location: 1265 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17860P747
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/12/2018
Sale Price	112,900
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

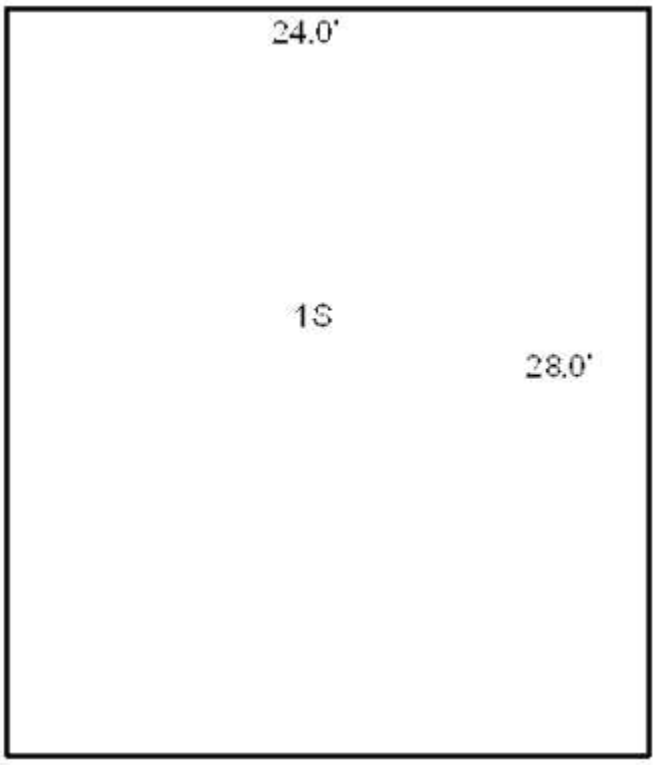
				Replacement Cost New	
Log Home	One Story	672 Sqft	Grade E 100	Base	61,827
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-672
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	672	Insulation	-336
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1958	0	Obsolete	Obsolete	Poor	Field8	60,819

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	45%	95%	95%	24,700

Accpt Land	118,800	Accepted Bldg	24,700	Total	143,500


24.0'
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28.0'

Name: SENAY, ELAINE M. REVOCABLE TRUST
SENAY, ELAINE M. TRUSTEE

Map/Lot: 007-029
Account: 1408 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17860P748/P750 P752
Reference 2	LOT SIZE:34.74
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/10/2018
Sale Price	103,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
10.74	Acres-Rear 21+	665.00	7,856	100%		7,856
Total Acres 34.74				Land Total		128,946

Accpt Land 128,900 Accepted Bldg 0 Total 128,900

Neighborhood 17	ESTES HILL RD
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	05/23/2012
Sale Price	87,100
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16328P662 TG
Reference 2	LOT SIZE: 259
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
31.00	Acres-Softwood	421.00	13,051	100%		13,051
126.00	Acres-Mixed Wood	436.00	54,936	100%		54,936
87.00	Acres-Hardwood	344.00	29,928	100%		29,928
15.00	Acres-Wasteland	47.50	784	100%		784
Total Acres 259.00				Land Total		98,699

Accpt Land	98,700	Accepted Bldg	0	Total	98,700

Account: 1410 Card: 1 of 1 Map/Lot: 009-009 Location: LEBANON RD

Neighborhood	99 LANDLOCKED
Tree Growth	2020
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	07/29/2008
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15463P648 TG
Reference 2	LOT SIZE: 19
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	Acres-Mixed Wood	436.00	6,540	100%		6,540
4.00	Acres-Hardwood	344.00	1,376	100%		1,376
Total Acres 19.00					Land Total	7,916

Accpt Land	7,900	Accepted Bldg	0	Total	7,900

Map/Lot: 010-003-1
Account: 1411 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	01/12/2018
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Abutter

Reference 1	B14860P425 TG
Reference 2	LOT SIZE:30
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Mixed Wood	436.00	3,488	100%		3,488
22.00	Acres-Hardwood	344.00	7,568	100%		7,568
Total Acres 30.00					Land Total	11,056

Accpt Land	11,100	Accepted Bldg	0	Total	11,100

Map/Lot: 009-046
Account: 1412 Card: 1 of 1 Location: ESTES HILL RD

Neighborhood 17	ESTES HILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17710P95
Reference 2	LOT SIZE:4.4
Tran/Land/Bldg	130 1 99
X.....	25 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	05/08/2018
Sale Price	68,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.60	Acres-Vacant Lot (Frac	72,675.00	101,230	50%	Access	50,615
Total Acres 10.60					Land Total	50,615

Accpt Land	50,600	Accepted Bldg		0 Total	50,600

Name: SEWELL, NANCY E
GARDELL, DEBORAH, S

Map/Lot: 007-013
Account: 1413 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 71	BK BEECH RIDGE RD
Tree Growth	2023
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	05/23/2012
Sale Price	87,100
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16328P662 TG
Reference 2	LOT SIZE:30
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Softwood	72,675.00	101,230	100%		0
18.00	Acres-Mixed Wood	436.00	7,848	100%		7,848
0.00	Acres-Hardwood	344.00	29,928	100%		0
12.00	Acres-Wasteland	47.50	627	100%		627
Total Acres 30.00				Land Total		8,475

Accpt Land	8,500	Accepted Bldg	0	Total	8,500

Account: 1414 Card: 1 of 1 Map/Lot: 004-028-02 Location: STAPLES DR

Neighborhood	54 STAPLES
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16502P916
Reference 2	LOT SIZE: 0.98
Tran/Land/Bldg	130 1 99
X.....	S Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	01/07/2013
Sale Price	10
Sale Type	Land Only
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	74,130.00	81,378	100%		81,378
Total Acres 0.98				Land Total		81,378

Accpt Land	81,400	Accepted Bldg	0	Total	81,400

Account: 1415 Card: 1 of 1 Map/Lot: 022-055 Location: 3 LYNN ST

Neighborhood 65 LYNN ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/28/2018
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	b17689p380
Reference 2	LOT SIZE:0.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Homesite (Fract)	74,130.00	72,293	100%		72,293
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.30					Land Total	83,843

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	160,363
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,592
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

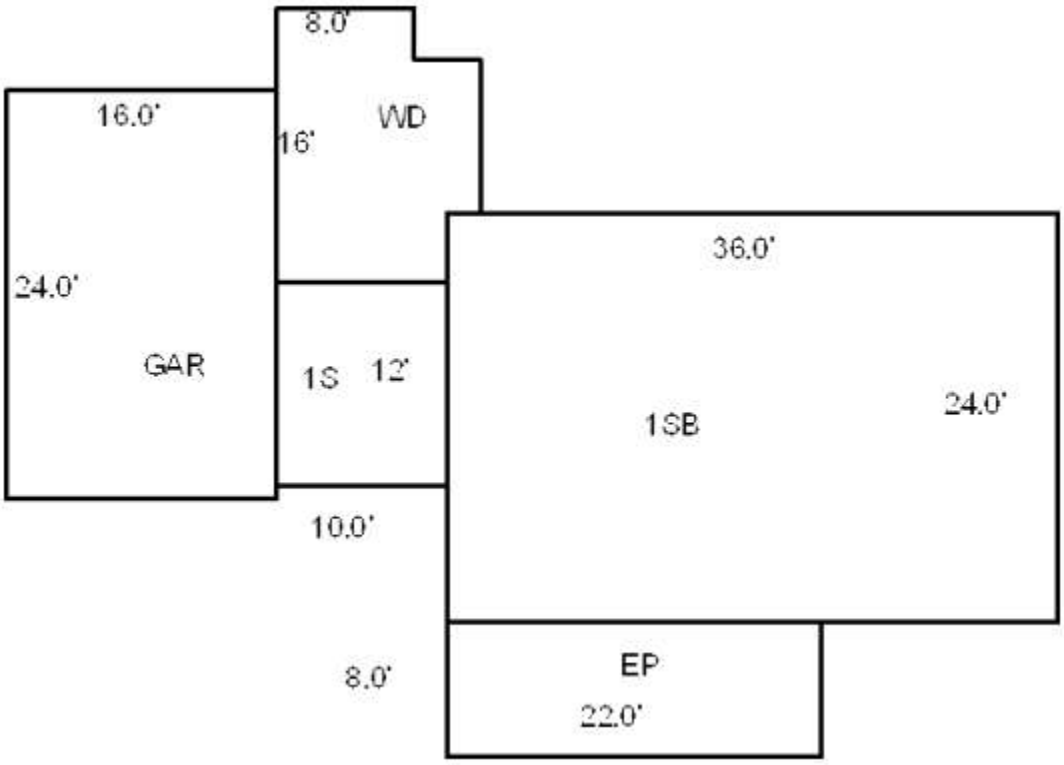
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	164,251

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	137,971

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1988	384	C 100	14.433	Avg.	80%	100%	105%	12.123
Wood Deck	1988	172	C 100	2.155	Avg.	80%	100%	105%	1.810
1 STORY	1988	120	C 100	10.990	Avg.	80%	100%	105%	9.232
Encl Frame Porch	1988	176	C 100	14.024	Avg.	80%	100%	105%	11.780
984 SFLA							Outbuilding Total		34,945

Accpt Land 83,800 Accepted Bldg 172,900 Total 256,700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EP
22.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	05/15/2008
Sale Price	229,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15487P936
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	210,000	203,389	100%		203,389
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.14					Land Total	217,139

Dwelling Description

				Replacement Cost New	
Ranch	One Story	360 Sqft	Grade D 100	Base	77,170
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	360
Fin. Basement Area	360 Sqft, Grade D	Basement Gar	None	Fin Bsmt	5,702
Heating	100% HW BB	Cooling	0% None	Heat	864
Rooms	5	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

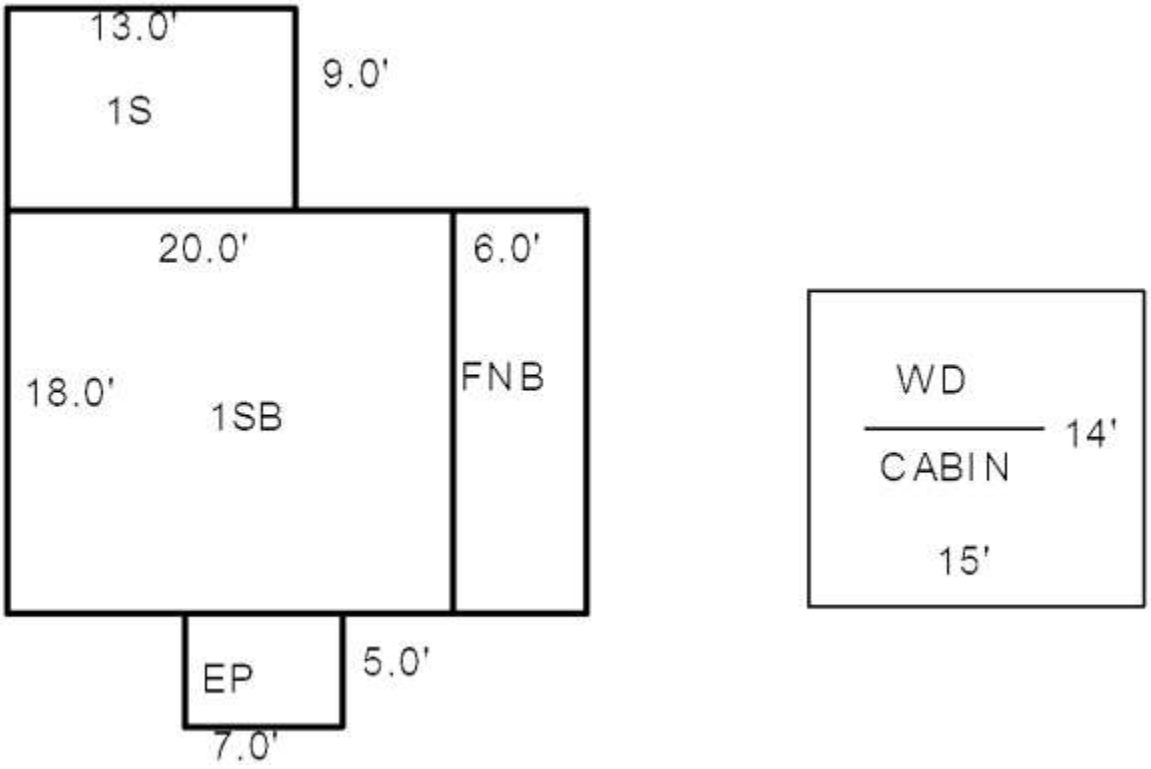
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1952	0	OLD TYPE	Old Type	Average	Typical	84,736

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	70,966

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1952	117	D 100	9.890	Avg.	67%	100%	125%	8.282
BSMT FIN GD	1952	108	D 100	10.819	Avg.	67%	100%	125%	9.061
Encl Frame Porch	1952	35	D 100	2.231	Avg.	67%	100%	125%	1.869
CAMP OR CABIN...	1999	210	D 100	9.205	Avg.	67%	100%	125%	7.709
Wood Deck	2017	210	D 100	2.105	Avg.	67%	100%	125%	1.762
Frame Shed	1950	96	D 100	1.202	Avg.	67%	100%	125%	1.006
477 SFLA								Outbuilding Total	29,689

Accpt Land	217,100	Accepted Bldg	100,700	Total	317,800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20.0'
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FNB
18.0'
1SB
EP
5.0'
7.0'
WD
14'
CABIN
15'

Name: DEWEY, JOHN W
DEWEY, BRANDI L
Map/Lot: 011-002
Account: 1417 Card: 1 of 1 Location: 81 WEST FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	05/29/2020
Sale Price	202,315
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B7475P0328
Reference 2 LOT SIZE: .10
Tran/Land/Bldg 101 1 11
X..... IF Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-Homesite (Fract)	210,000	196,660	100%		196,660
0.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		0
Total Acres 0.10					Land Total	196,660

Dwelling Description

				Replacement Cost New	
Ranch	One Story	804 Sqft	Grade C 100	Base	152,756
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-1,608
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None	SFLA	804	Insulation	-804
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

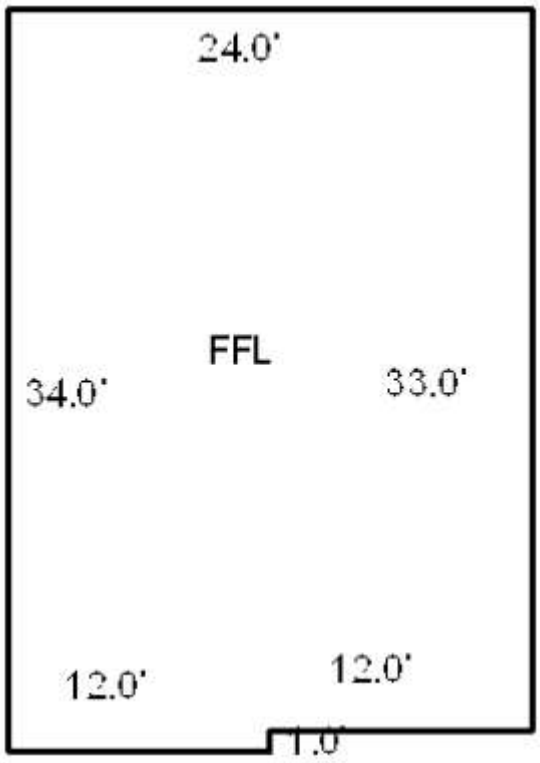
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1940	2010	OLD TYPE	TYPICAL	Good	Typical	150,344

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	125%	146,585

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2000	96	B	0	Good	78%	100%	125%	0
804 SFLA							Outbuilding Total		0

Accpt Land 196,700 Accepted Bldg 146,600 Total 343,300


24.0'
FFL
34.0'
33.0'
12.0'
12.0'
1.0'

Account: 1418 Card: 1 of 1 Map/Lot: 004-045 Location: CANTERBURY RD

Neighborhood 99	LANDLOCKED
Tree Growth	2029
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	03/09/2018
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17675P149 TG:
Reference 2	LOT SIZE:115 / PORTION IN WELLS
Tran/Land/Bldg	130 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Rear Land 1-10	3,045.00	13,398	100%		13,398
24.00	Acres-Softwood	421.00	10,104	100%		10,104
74.00	Acres-Mixed Wood	436.00	32,264	100%		32,264
13.00	Acres-Hardwood	344.00	4,472	100%		4,472
Total Acres 115.00				Land Total		60,238

Accpt Land 60,200 Accepted Bldg 0 Total 60,200

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	06/01/2017
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17487P228
Reference 2	LOT SIZE: .21
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	210,000	231,000	100%		231,000
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
0.62	Acres-Rear Land 1-10	7,000.00	4,774	100%		4,774
Total Acres 1.12					Land Total	249,524

Dwelling Description

				Replacement Cost New	
Ranch	One Story	720 Sqft	Grade C 100	Base	142,106
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	576 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,826
Heating	100% HW BB	Cooling	0% None	Heat	2,160
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	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	168,892

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	125%	175,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S Ma Overhang	1982	0	C 100	0	Avg+	83%	100%	125%	0
1 STORY	1982	40	C 100	3.663	Avg+	83%	100%	125%	3,800
Wood Deck	1982	520	C 100	6.516	Avg+	83%	100%	125%	6,760
WOOD DECK	1982	168	C 100	2.105	Avg+	83%	100%	125%	2,184
1.25 ST GARAGE..	1982	1040	C 100	43.863	Avg+	83%	100%	125%	45,508
760 SFLA							Outbuilding Total		58,252

Accpt Land 249,500 Accepted Bldg 233,500 Total 483,000

2.0'
36.0'
1S
20.0'
1SB
20.0'
WD
14'
12.0'
10.0'
WD
10.0'
52.0'

Name: RICKER, NICHOLAS J
HILTON, REBECCA A
Map/Lot: 013-004
Account: 1420 Card: 1 of 1 Location: 243 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/13/2017
Sale Price	178,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17604P886
Reference 2	LOT SIZE:0.2
Tran/Land/Bldg	101 1 11
X.....	92 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	76,500.00	71,640	100%		71,640
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 0.20					Land Total	88,140

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	338 Sqft	Grade C 110	Base	147,536
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	Dry 1/2 Bmt	Basement	93
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,302
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

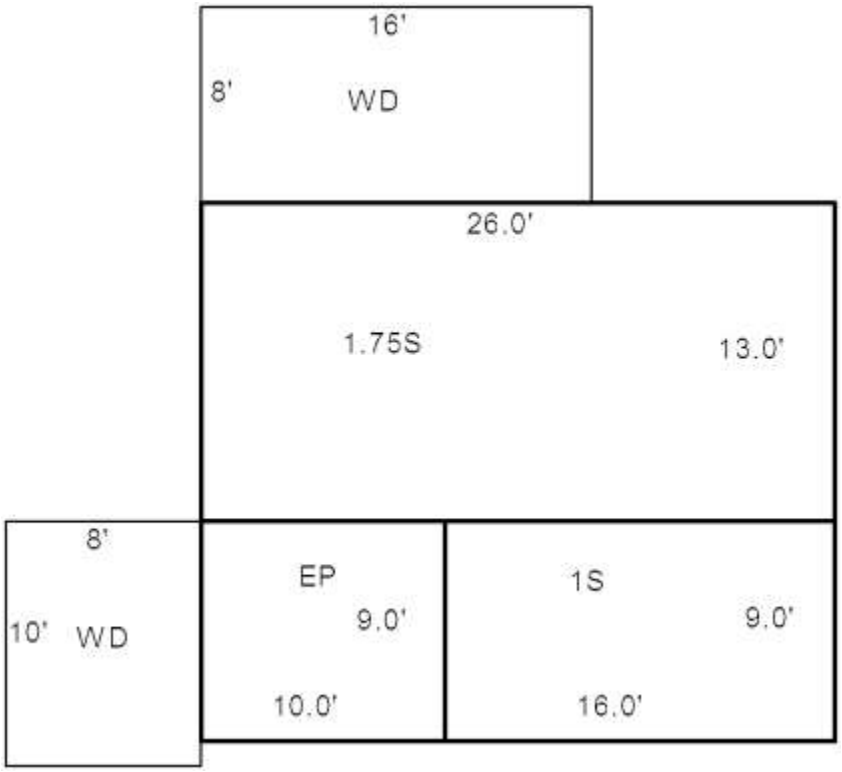
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	0	TYPICAL	TYPICAL	Above Average	Typical	148,931

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	100%	108,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1954	90	C 110	7.888	Avg+	73%	100%	100%	5.758
ONE STORY FRAME	1954	144	C 110	14.507	Avg+	73%	100%	100%	10.590
Wood Deck	1954	80	C 110	1.102	Avg+	73%	100%	100%	804
Wood Deck	1954	128	C 110	1.764	Avg+	73%	100%	100%	1.288
Frame Shed	1954	96	C 110	1.652	Avg+	73%	100%	100%	1.206
736 SFLA							Outbuilding Total		19,646

Accpt Land	88,100	Accepted Bldg	128,400	Total	216,500


16'
8'
WD
26.0'
1.75S
13.0'
8'
10'
WD
EP
9.0'
10.0'
1S
9.0'
16.0'

Name: SMITH, GORDON K
SMITH, BARBARA

Map/Lot: 010-025

Account: 1421 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B2103P0383
Reference 2	LOT SIZE:3 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	08/11/2003
Sale Price	1
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Rear Land 1-10	770.00	2,541	100%		2,541
Total Acres 3.00				Land Total		2,541

Land	0	Bldg Override	0	Total	0

Map/Lot: 022-043
Account: 1422 Card: 1 of 1 Location: 28 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/19/2017
Sale Price	189,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17636P451
Reference 2	LOT SIZE:1.
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
1.65	Acres-Homesite (Fract)	74,130.00	85,730	100%		85,730
Total Acres 1.65					Land Total	97,280

Dwelling Description

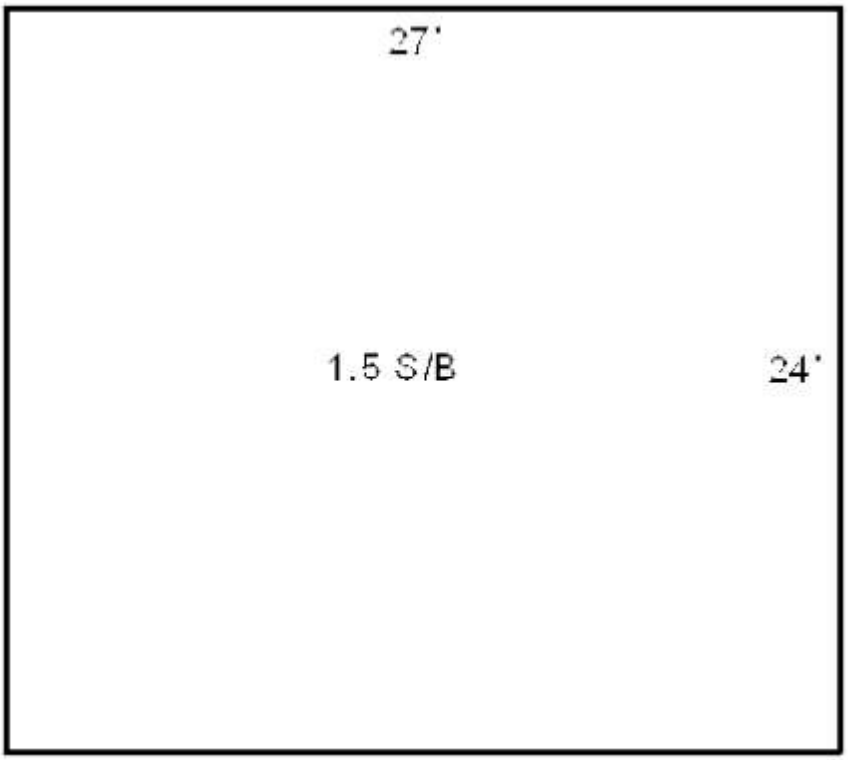
				Replacement Cost New	
Conventional	One & 1/2 Story	648 Sqft	Grade C 110	Base	186,168
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,069
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,208
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	972	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Inadeq.	196,253

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	95%	105%	176,186

Accpt Land 97,300 Accepted Bldg 176,200 Total 273,500


27'
1.5 S/B
24'

Account: 1423 Card: 1 of 1 Map/Lot: 001-054 Location: SOMERSWORTH RD

Neighborhood 99	LANDLOCKED
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	
Reference 2	LOT SIZE: 17.34 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/27/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
7.34	Acres-Rear Land 11-20	950.00	7,670	100%		7,670
Total Acres 17.34					Land Total	26,480

Accpt Land	26,500	Accepted Bldg	0	Total	26,500

Map/Lot: 007-003
Account: 1424 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B8586P0012
Reference 2	LOT SIZE:10
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 99

Sale Data

Sale Date	06/04/2008
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
Total Acres 10.00				Land Total		8,470

Accpt Land	8,500	Accepted Bldg	0	Total	8,500

Name: LAURION, PAUL J
LAURION, LISA E
Map/Lot: 018-075
Account: 1425 Card: 1 of 1 Location: 34 CANAL ST

Neighborhood 61 CANAL ST

Zoning/Use	COMMERCIAL
Topography	RollingAbove Street
Utilities	All Public
Street	Gravel

Reference 1	B7310P94
Reference 2	LOT SIZE: .12
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	70,600.00	62,823	100%		62,823
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.12					Land Total	73,823

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	572 Sqft	Grade C 105	Base	168,126
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	601
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,703
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

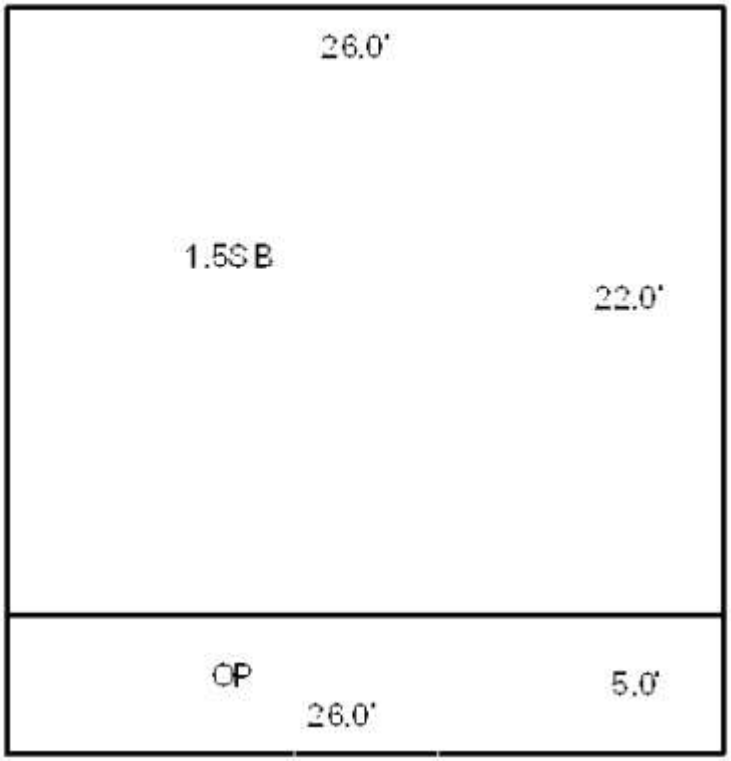
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1940	OLD TYPE	Old Type	Below Average	Typical	171,430

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	100%	100%	102,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1890	130	C 105	5.769	Avg-	60%	100%	100%	3.461
858 SFLA							Outbuilding Total		3,461

Accpt Land	73,800	Accepted Bldg	106,300	Total	180,100


26.0'
1.5S B
22.0'
OP
5.0'
26.0'

Account: 1426 Card: 1 of 1 Map/Lot: 010-024 Location: 112 MT HOPE RD

Neighborhood 10 LINSCOTT RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved

Reference 1	B10266P157
Reference 2	LOT SIZE: 18 IN NORTH BERWICK
Tran/Land/Bldg	101 1 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%	Access	82,647
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
4.00	Acres-Rear Land 11-20	950.00	4,180	100%		4,180
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 18.00					Land Total	121,312

Dwelling Description / Replacement Cost New

Garrison	Two Story	918 Sqft	Grade C 100	Base	255,375
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,377
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,508
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

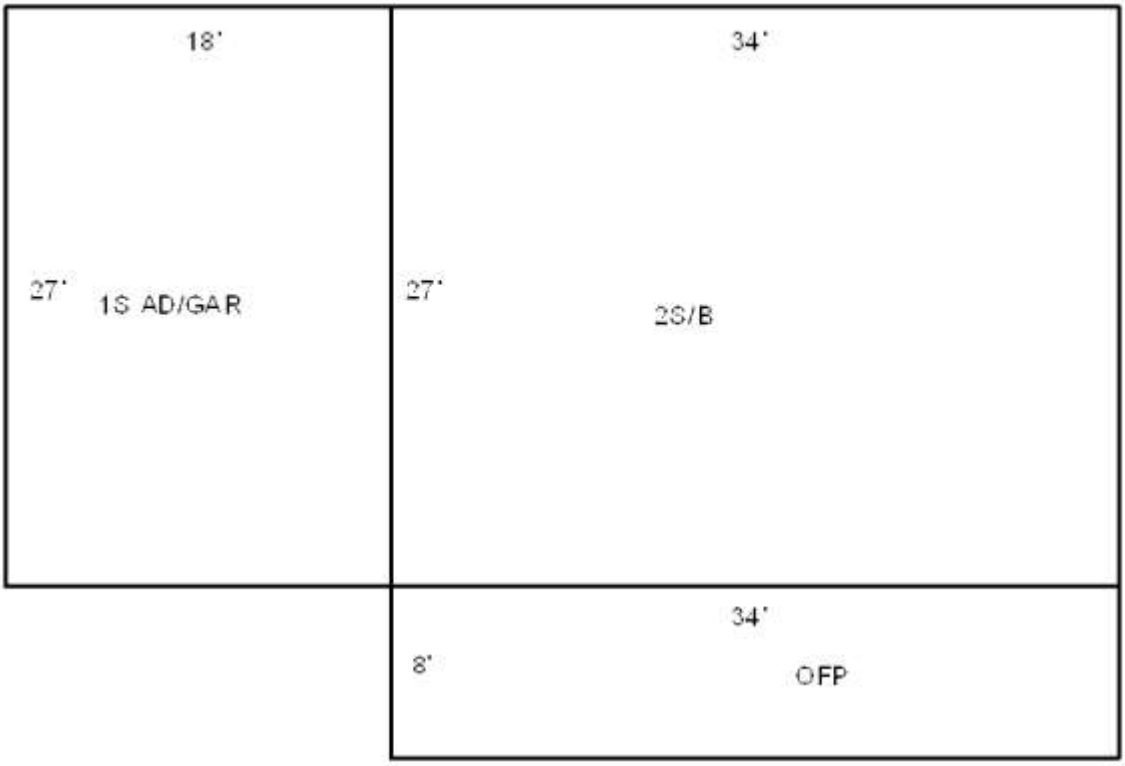
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	281,510

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	238,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
2.00 ST BARN....	2005	2160	C 100	110.130	Avg.	88%	100%	95%	92,068
1S AD/GAR.....	2005	486	C 100	51.351	Avg.	89%	100%	95%	43,417
OPEN PORCH	2005	272	C 100	11.616	Avg.	89%	100%	95%	9,821
2,322 SFLA							Outbuilding Total		145,306

Accpt Land	121,300	Accepted Bldg	383,300	Total	504,600


18'
34'
27'
1S AD/GAR
27'
2S/B
34'
8'
OFP

Account: 1427 Card: 1 of 1 Map/Lot: 006-078 Location: 377 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/07/2016
Sale Price	139,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17178P259
Reference 2	LOT SIZE:7
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.00	Acres-Rear Land 1-10	1,710.00	5,643	100%		5,643
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.00					Land Total	113,148

Dwelling Description

				Replacement Cost New	
Other	One Story	1,716 Sqft	Grade D 100	Base	165,911
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	2,059
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,432
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	8,448
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

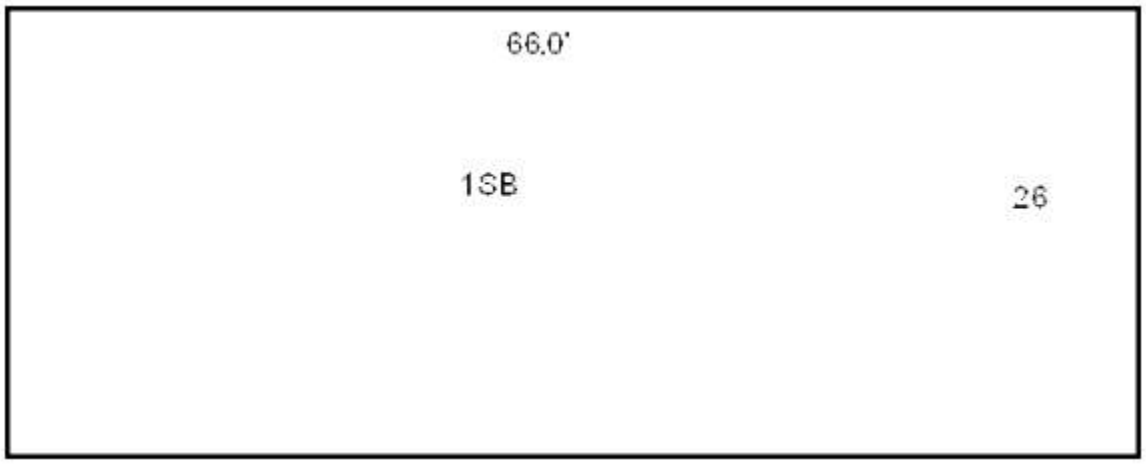
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	GOOD	Average	Typical	184,690

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	97%	95%	137,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	80	C 100	1.002	Avg+	83%	100%	95%	790
1,716 SFLA						Outbuilding Total			790

Accpt Land 113,100 Accepted Bldg 138,600 Total 251,700


66.0'
1SB
26

Account: 1428 Card: 1 of 1 Map/Lot: 004-012 Location: 52 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/16/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	100%		83,250
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.50					Land Total	98,925

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,066 Sqft	Grade C 100	Base	169,067
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,333
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	90% HW BB	Cooling	0% None	Heat	2,665
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	1/4 Finished			Attic	7,179
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

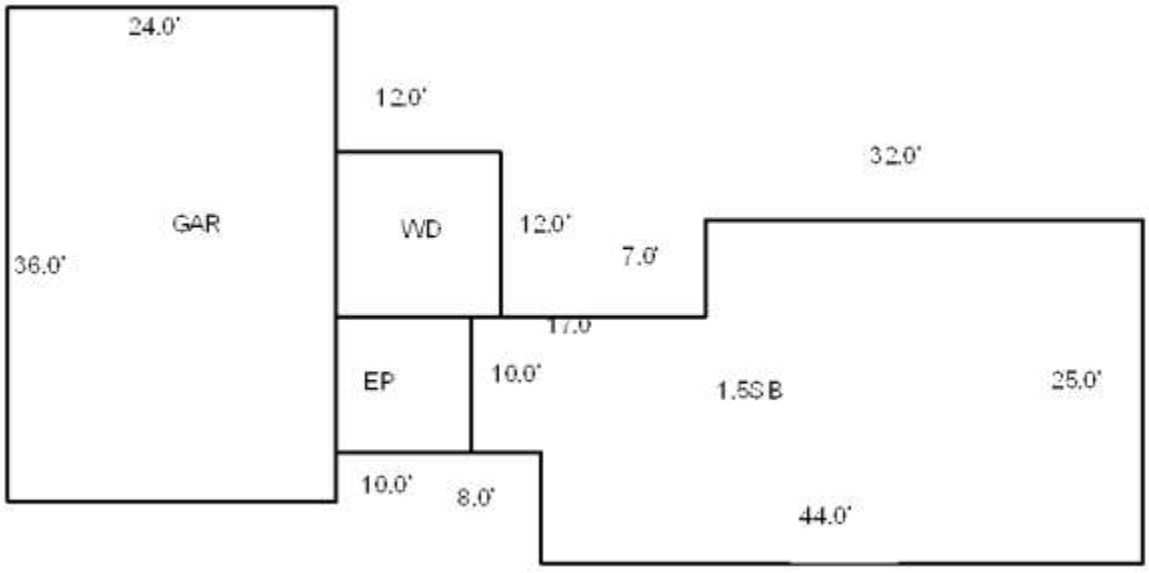
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	1970	TYPICAL	TYPICAL	Above Average	Typical	181,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	125,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1953	864	C 100	31.718	Avg+	73%	100%	95%	21.996
Wood Deck	1953	144	C 100	1.804	Avg+	73%	100%	95%	1.251
Encl Frame Porch	1953	100	C 100	7.968	Avg+	73%	100%	95%	5.526
1,066 SFLA							Outbuilding Total		28,773

Accpt Land	98,900	Accepted Bldg	154,300	Total	253,200


24.0'
12.0'
32.0'
GAR
WD
12.0'
36.0'
7.0'
17.0'
EP
10.0'
1.5S B
25.0'
10.0'
8.0'
44.0'

Name: WALSH, LAWRENCE H
WALSH, DARLENE N

Map/Lot: 010-059-1
Account: 1429 Card: 1 of 1 Location: 280 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/21/2022
Sale Price	789,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B9896P0267
Reference 2	LOT SIZE:30.89
Tran/Land/Bldg	102 1 12
X.....	FUNC Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
6.89	Acres-Rear 21+	665.00	5,040	100%		5,040
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 30.89					Land Total	141,805

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,823 Sqft	Grade A 100	Base	696,306
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	4,375
Fin. Basement Area	1612 Sqft, Grade B	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	10,936
Rooms	15	HEARTHS		HEARTHS	1,280
Bedrooms	6	Add Fixtures	2		
Baths	4	Half Baths	1	Plumbing	59,136
Attic	None			Attic	0
FirePlaces	2			Fireplace	16,456
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

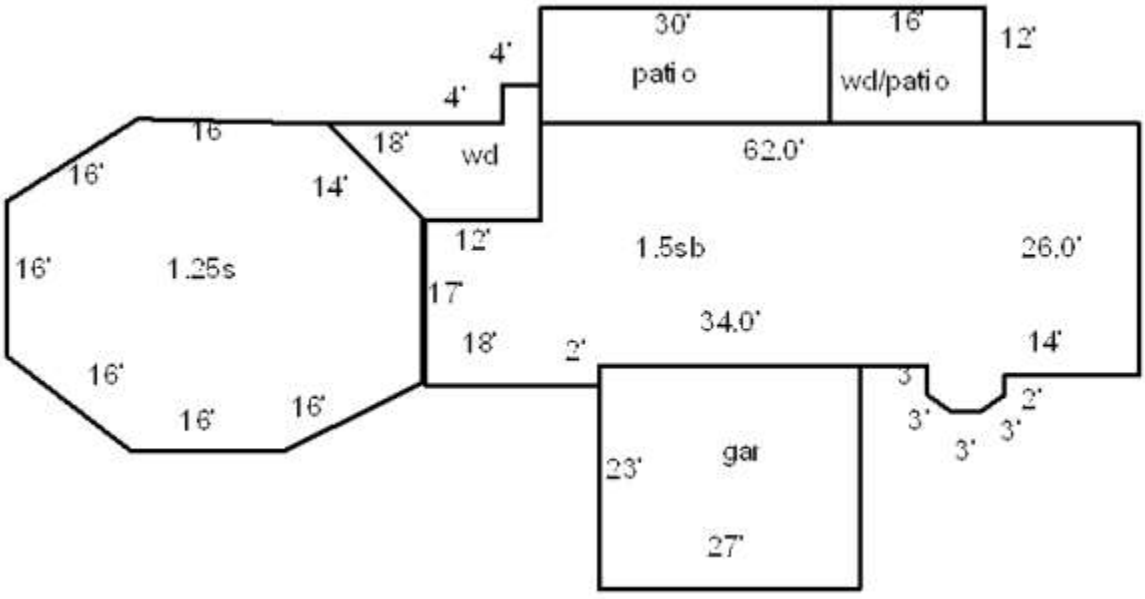
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	GOOD	GOOD	Below Average	Typical	788,489

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
OTHER.....	None	72%	95%	95%	512,360

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 STORY	1982	1250	A 100	187.840	Avg-	72%	95%	95%	122.059
Wood Deck	1982	186	A 100	3.730	Avg-	72%	95%	95%	2.424
Patio	1982	552	A 100	5.530	Avg-	72%	95%	95%	3.594
WOOD DECK	1982	192	A 100	3.850	Avg-	72%	95%	95%	2.501
Frame Garage	1982	621	A 100	36.747	Avg-	72%	95%	95%	23.878
4,296 SFLA								Outbuilding Total	154,456

Accpt Land	141,800	Accepted Bldg	666,800	Total	808,600


30'
patio
16'
wd/patio
12'
4'
4'
16'
16'
14'
18'
wd
62.0'
12'
1.5sb
26.0'
16'
1.25s
17'
34.0'
18'
2'
14'
16'
16'
16'
3'
3'
3'
3'
2'
23'
gar
27'

Name: WEAVER, ROBIN
WEAVER, JACQUELINE R
Map/Lot: 011-021
Account: 1430 Card: 1 of 1 Location: 74 WEST FIFTH ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	05/27/2016
Sale Price	460,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17252P160
Reference 2	LOT SIZE: .61
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	210,000	245,200	100%		245,200
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.61					Land Total	258,950

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	960 Sqft	Grade B 100	Base	305,857
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,872
Fin. Basement Area	864 Sqft, Grade B	Basement Gar	None	Fin Bsmt	22,239
Heating	100% Forced Warm	Cooling	100% Central	Heat	7,426
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,456
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

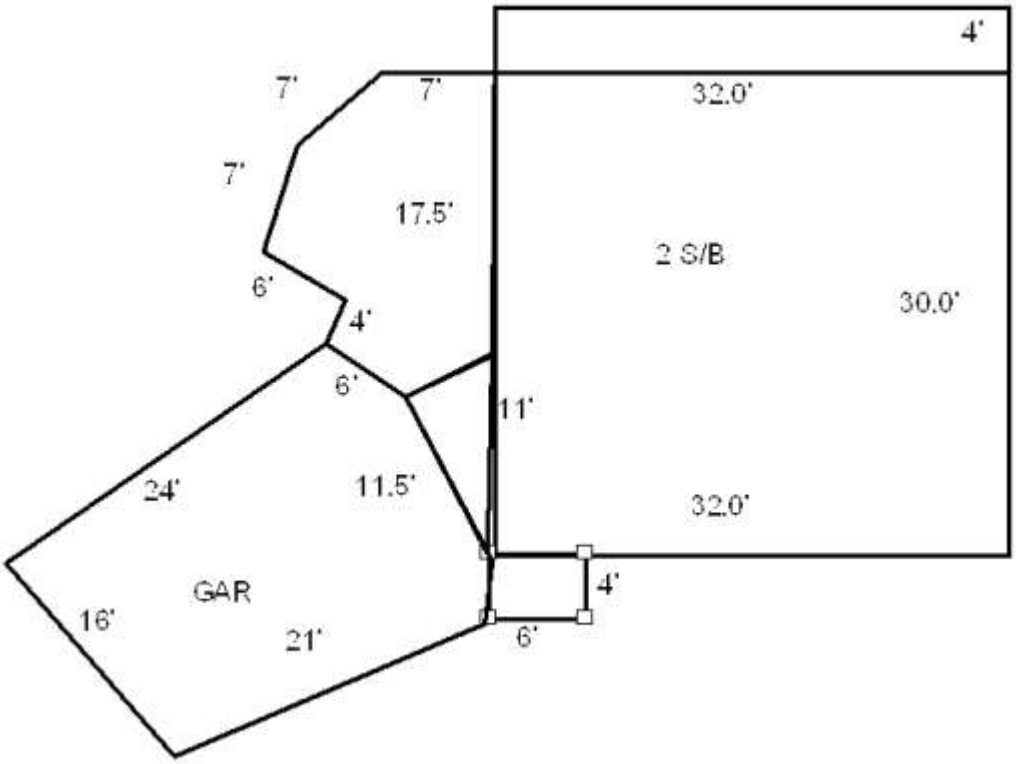
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	GOOD	Above Average	Typical	372,715

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	125%	414,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
PATIO	1998	128	B 100	1.041	Avg+	89%	100%	125%	1.158
Open Frame Porch	1998	24	B 100	1.318	Avg+	89%	100%	125%	1.466
Wood Deck	1998	213	B 100	3.470	Avg+	89%	100%	125%	3.860
2 STORY SHED....	1998	0	B 100	0	Avg+	89%	100%	125%	0
1S GAR/BSMT.....	1998	440	B 100	28.545	Avg+	89%	100%	125%	31.756
ONE STORY FRAME	1998	33	B 100	3.929	Avg+	89%	100%	125%	4.371
1,713 SFLA							Outbuilding Total		42,611

Accpt Land	259,000	Accepted Bldg	457,300	Total	716,300


4'
7'
7'
32.0'
7'
17.5'
2 S/B
6'
30.0'
4'
6'
11'
24'
11.5'
32.0'
GAR
4'
16'
21'
6'

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	04/16/2019
Sale Price	166,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B17932P244
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	80%	Size/Shape	71,381
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.00					Land Total	87,056

Dwelling Description

Condo	One Story	703 Sqft	Grade C 90	Replacement Cost New Base	102,196
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	949
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,898
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,752
Attic	1/4 Finished			Attic	4,338
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

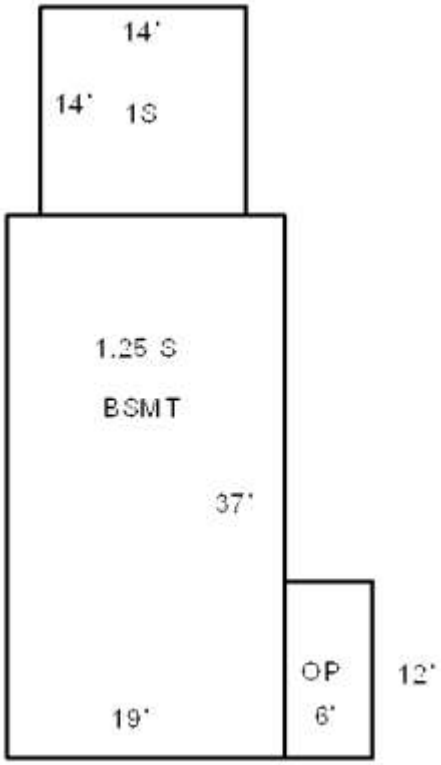
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	114,133

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	96,499

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN PORCH	2005	72	C 90	2.848	Avg.	89%	100%	95%	2.408
Frame Garage	2008	528	C 90	17.656	Avg.	89%	100%	95%	14.928
1 STORY/BSMT	2011	196	C 90	18.638	Avg.	89%	100%	95%	15.759
899 SFLA							Outbuilding Total		33,095

Accpt Land	87,100	Accepted Bldg	129,600	Total	216,700


14'
14'
1S
1.25 S
BSMT
37'
OP
12'
19'
6'

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2 VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	10/19/2022
Sale Price	442,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17508P441
Reference 2	LOT SIZE: 2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	74,130.00	89,368	100%		89,368
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.50					Land Total	100,918

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	576 Sqft	Grade C 100	Base	180,875
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

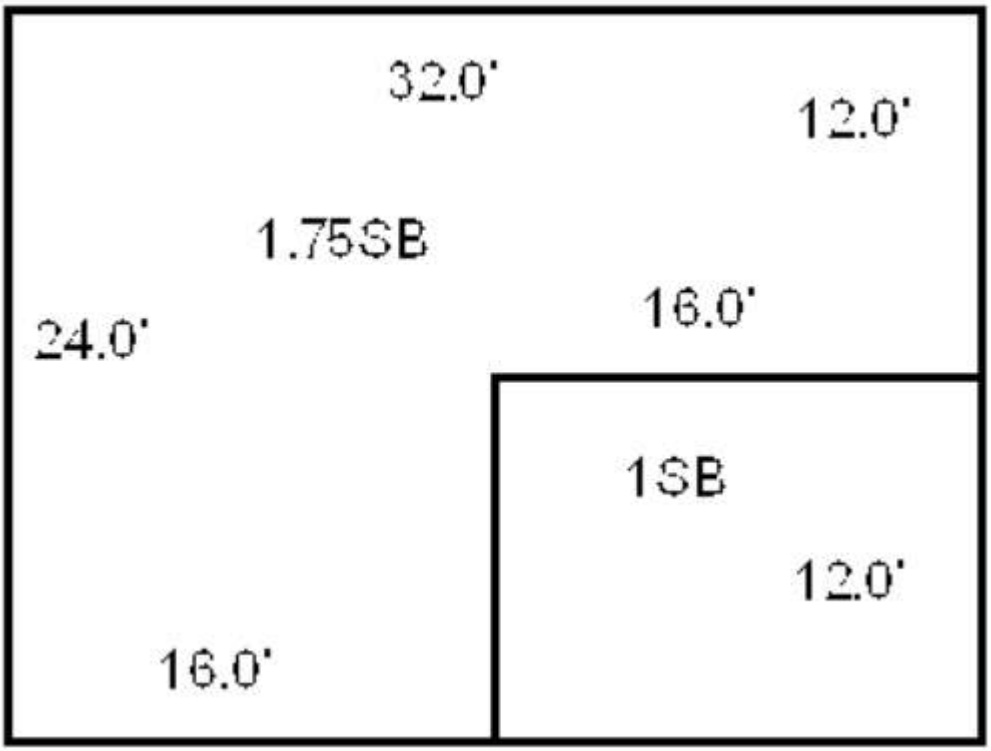
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	192,683

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	97%	105%	164,848

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1994	192	C 100	20.287	Avg.	84%	97%	105%	17.356
1.25 ST SHED....	1994	320	B 100	7.488	Avg.	82%	100%	105%	6.447
Frame Shed	1994	168	C 100	2.629	Avg.	84%	97%	105%	2.249
1,200 SFLA							Outbuilding Total		26,052

Accpt Land	100,900	Accepted Bldg	190,900	Total	291,800


32.0'
12.0'
1.75SB
16.0'
24.0'
1SB
12.0'
16.0'

Account: 1433 Card: 1 of 1 Map/Lot: 007-004 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B8523P0183
Reference 2	LOT SIZE:9
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Rear Land 1-10	770.00	4,235	100%		4,235
4.00	Acres-Wasteland	.00		100%		0
Total Acres 9.00				Land Total		4,235

Accpt Land	4,200	Accepted Bldg	0	Total	4,200

Name: FERNALD, BRIAN
FERNALD, MIRANDA E
Map/Lot: 007-015
Account: 1434 Card: 1 of 1 Location: 1335 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	
Reference 2	LOT SIZE:10.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/08/2021
Sale Price	120,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.67	Acres-Rear Land 1-10	1,710.00	12,546	100%		12,546
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.67					Land Total	120,051

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	1,240 Sqft	Grade B 90	Base	221,273
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,088
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	4,933
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

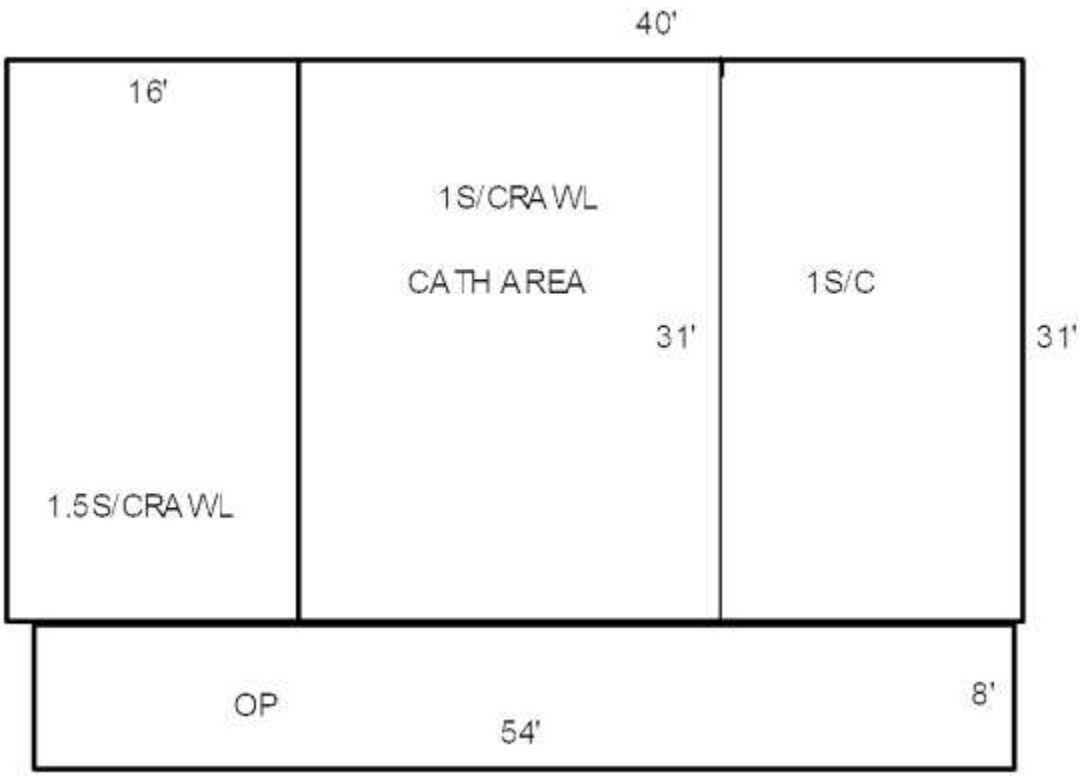
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	236,560

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	220,237

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	2022	496	B 90	77.665	Avg.	98%	100%	95%	72,306
Open Frame Porch	2022	432	B 90	21.360	Avg.	98%	100%	95%	19,886
CATH XTRA FEATURE	2022	651	B 90	10.839	Avg.	98%	100%	95%	10,091
1,984 SFLA							Outbuilding Total		102,283

Accpt Land 120,100 Accepted Bldg 322,500 Total 442,600


40'
16'
1S/CRAWL
CATH AREA
1S/C
31'
31'
1.5S/CRAWL
OP
8'
54'

Account: 1435 Card: 1 of 1 Map/Lot: 008-029 Location: HARTFORD LN

Neighborhood 74	BAUNEG HILL DISC		
Zoning/Use	FARM & FOREST	Sale Data	
Topography		Sale Date	01/01/1900
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B0000P0000		
Reference 2	LOT SIZE:27		
Tran/Land/Bldg	900 1 99		
X.....	0 Y..... 0		
Exemption(s)	3 0 0 Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	25%	Access	22,957
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
3.00	Acres-Rear 21+	665.00	2,195	100%		2,195
Total Acres 27.00				Land Total		54,412

Accpt Land 54,400 Accepted Bldg 0 Total 54,400

Name: SHAW, HAROLD D
SHAW, JOAN M
Map/Lot: 009-033
Account: 1436 Card: 1 of 1 Location: DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B14639P97
Reference 2 LOT SIZE:78
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	10/17/2005
Sale Price	170,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
10.00	Acres-Rear Land 1-10	1,350.00	14,850	100%		14,850
10.00	Acres-Rear Land 11-20	750.00	8,250	100%		8,250
54.00	Acres-Rear 21+	525.00	31,185	100%		31,185
Total Acres 78.00					Land Total	126,782

Accpt Land 126,800 Accepted Bldg 0 Total 126,800

Name: WICKETT, BRIAN K
COATES, KELLY A
Map/Lot: 005-025
Account: 1437 Card: 1 of 1 Location: 741 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	05/24/2022
Sale Price	565,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE: 7.03
Tran/Land/Bldg 101 1 11
X..... spl Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
1.03	Acres-Rear Land 11-20	950.00	1,076	100%	Restrictio	1,076
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.03					Land Total	112,343

Dwelling Description

Conventional	Two & 1/2 Story	1,189 Sqft	Grade B 90	Base	371,762
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,087
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,432
Rooms	12	HEARTHS		HEARTHS	936
Bedrooms	6	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	27,799
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

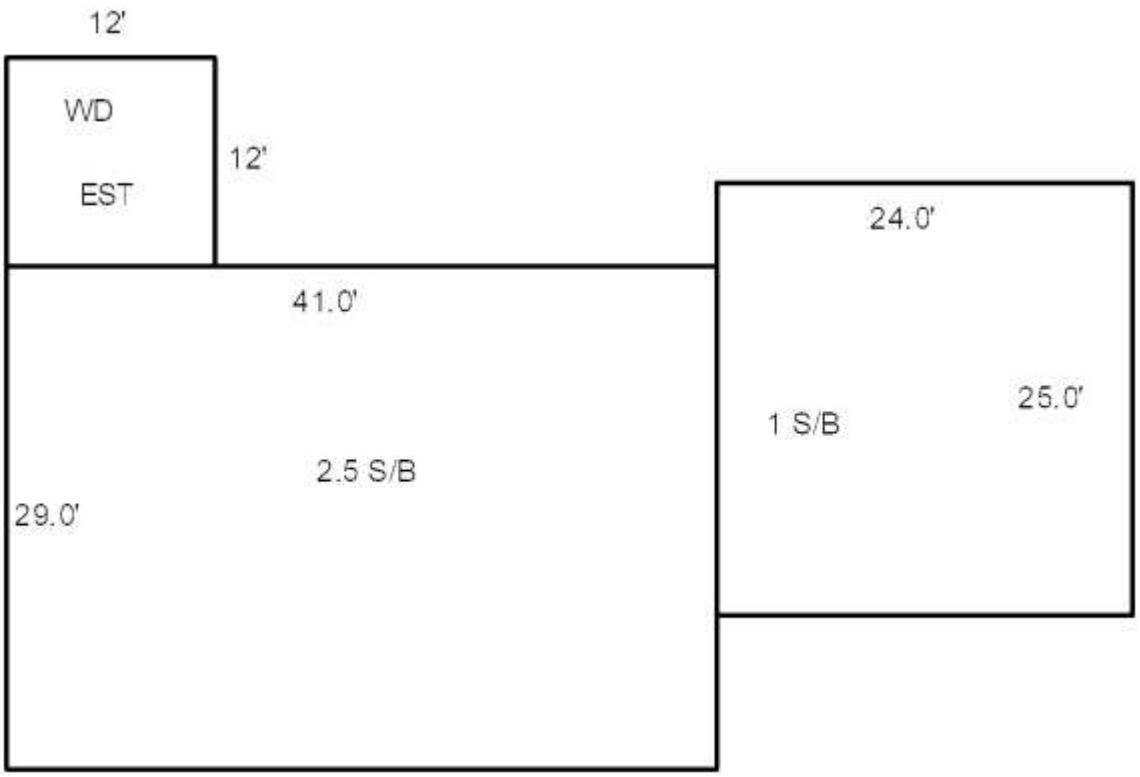
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	TYPICAL	Good	Typical	413,016

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	95%	364,900

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2002	600	B 90	74.174	Good	93%	100%	95%	65,533
Wood Deck	2002	144	B 90	2,110	Good	93%	100%	95%	1,864
3,572 SFLA							Outbuilding Total		67,397

Accpt Land	112,300	Accepted Bldg	432,300	Total	544,600


12'
WD
EST
12'
24.0'
41.0'
25.0'
1 S/B
2.5 S/B
29.0'

Map/Lot: 009-014
Account: 1438 Card: 1 of 1 Location: 1539 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B7718P0247
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Ranch	One Story	884 Sqft	Grade C 100	Base	162,899
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,210
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

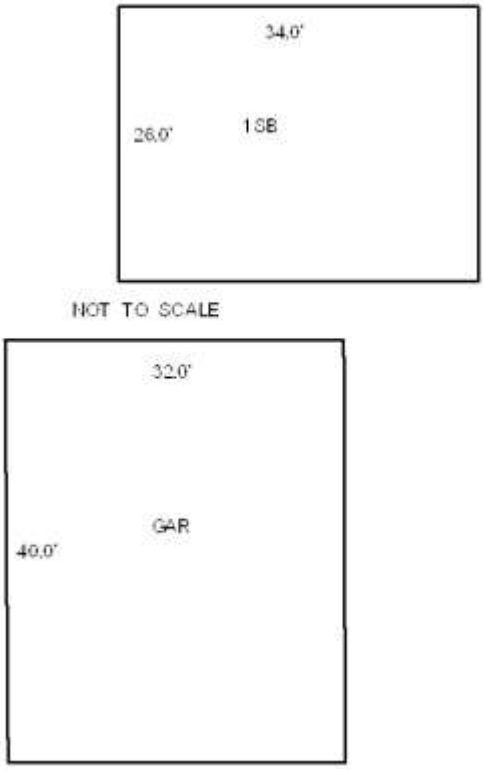
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	167,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	126,931

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	20	C 100	251	Avg-	73%	0%	95%	0
1.50 ST GARAGE..	2005	1280	C 100	60,799	Avg.	88%	100%	95%	50,828
884 SFLA							Outbuilding Total		50,828

Accpt Land 109,400 Accepted Bldg 177,800 Total 287,200


34.0'
26.0'
1SB
NOT TO SCALE
32.0'
GAR
40.0'

Neighborhood 23	FORD QUINT RD
Tree Growth	2026
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/09/2019
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B5286P0022 TG /B18014P599
Reference 2	LOT SIZE: 15.4
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.40	Acres-Mixed Wood	436.00	6,714	100%		6,714
Total Acres 15.40				Land Total		6,714

Accpt Land	6,700	Accepted Bldg	0	Total	6,700

Name: WHITTEN, WAYNE M SR
WHITTEN, ANNE S F
Map/Lot: 013-043
Account: 1440 Card: 1 of 1 Location: 121 WEST FIRST ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	08/04/1989
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B5146P0190
Reference 2	LOT SIZE:.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	210,000	275,546	100%		275,546
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.90					Land Total	289,296

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	564 Sqft	Grade C 100	Base	181,489
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	846
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,256
Rooms	4	HEARTHS		HEARTHS	1,600
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

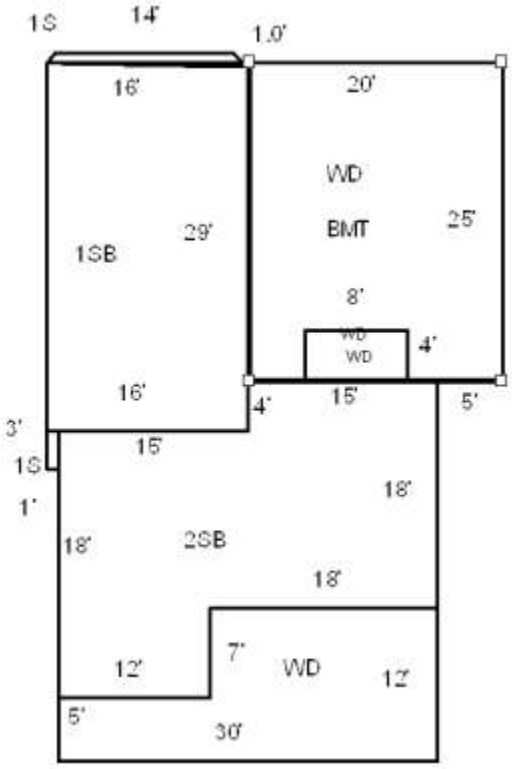
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	1992	TYPICAL	TYPICAL	Average	Typical	186,191

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	155,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1955	464	C 100	49.026	Ava.	67%	100%	125%	41.059
ONE STORY FRAME	1955	13	C 100	1.191	Ava.	67%	100%	125%	998
1 STORY	1955	3	C 100	275	Ava.	67%	100%	125%	230
Wood Deck	1955	276	C 100	3.458	Ava.	67%	100%	125%	2.896
WOOD DECK	1955	500	C 100	6.265	Ava.	67%	100%	125%	5.248
Wood Deck	1955	32	C 100	401	Ava.	67%	100%	125%	336
BSMT UNFINISHED.	1955	500	C 100	12.525	Ava.	67%	100%	125%	10.490
1,608 SFLA							Outbuilding Total		61,257

Accpt Land	289,300	Accepted Bldg	217,200	Total	506,500


1S
14'
10'
16'
20'
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BMT
25'
29'
1SB
8'
WD
WD
4'
16'
4'
15'
5'
3'
15'
1S
1'
18'
18'
2SB
18'
7'
12'
WD
12'
5'
30'

Map/Lot: 006-062
Account: 1441 Card: 1 of 1 Location: 187 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
PERMIT STATUS	OPEN PERMITS
Value Change	New House
Reference 1	B16160P907
Reference 2	LOT SIZE: 7.55
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	06/16/2021
Sale Price	136,900
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.55	Acres-Rear Land 1-10	1,710.00	6,678	100%		6,678
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.55					Land Total	114,183

Dwelling Description

				Replacement Cost New	
Other	One Story	1,344 Sqft	Grade C 110	Base	188,037
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,218
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,178
Heating	100% Forced Warm	Cooling	0% None	Heat	3,696
Rooms	5				
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	23,232
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

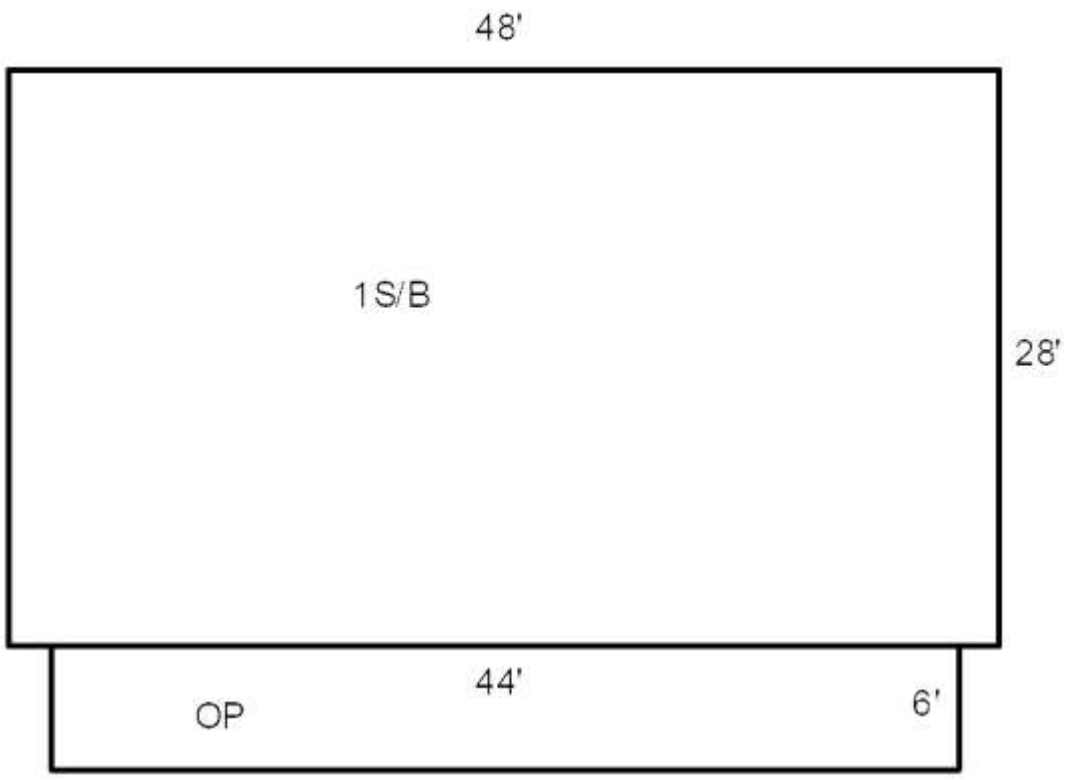
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	219,361

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	204,225

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2022	264	C 110	12.273	Avg.	98%	100%	95%	11,427
1 & 3/4 STORY FR	2022	576	D 100	66.539	Avg.	98%	100%	95%	61,948
2,352 SFLA						Outbuilding Total			73,375

Accpt Land	114,200	Accepted Bldg	277,600	Total	391,800


48'
1S/B
28'
44'
OP
6'

Account: 1442 Card: 1 of 2 Map/Lot: 003-075 Location: 145 MAPLE ST

Neighborhood 56	MAPLE ST		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography	LevelRolling	Sale Date	07/13/2004
Utilities	SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
PERMIT STATUS	UC FOR APRIL 1	Financing	
		Verified	
Reference 1	B14154P923	Validity	Validity
Reference 2	LOT SIZE:21.9		
Tran/Land/Bldg	101 1 11		
X.....	HSEU Y..... 0		
Exemption(s)	Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
7.90	Acres-Rear Land 11-20	1,260.00	10,949	100%		10,949
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 21.90					Land Total	149,662

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,080 Sqft	Grade B 100	Base	362,116
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	1,053
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	3,510
Rooms	9	HEARTHS		HEARTHS	3,120
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,808
FirePlaces	1			Fireplace	7,865
Insulation	None			Insulation	-2,808
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

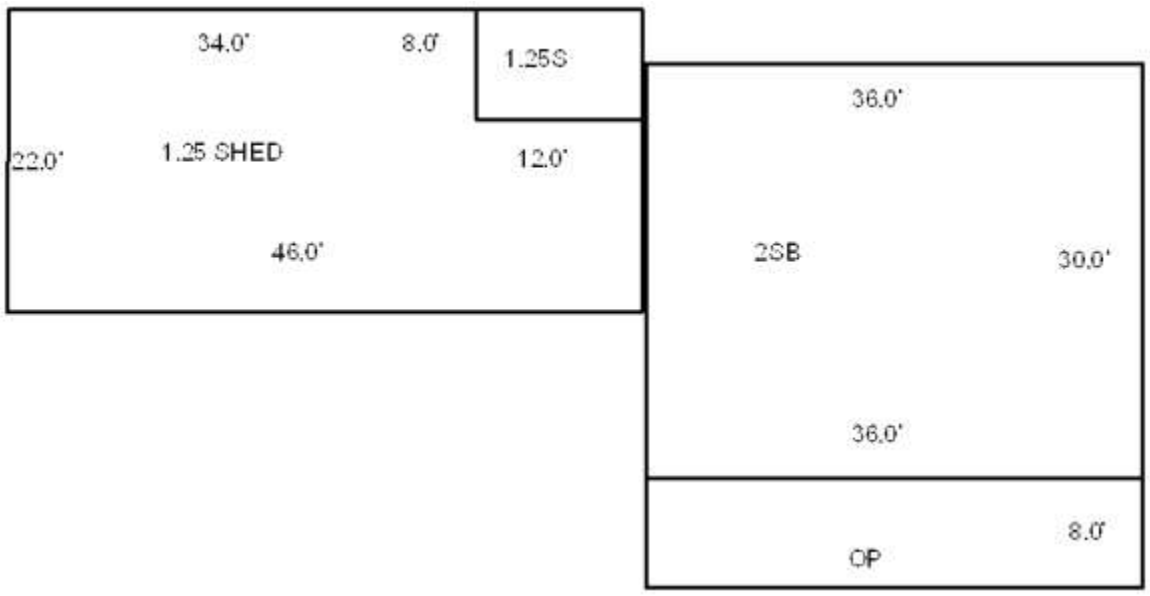
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1930	Obsolete	Old Type	Average	Inadeq.	377,664

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	89%	105%	236,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST SHED....	1790	916	C 100	16.488	Avg.	67%	89%	105%	10,324
1.25 STORY	1790	96	B 100	11.721	Avg.	67%	89%	105%	7,339
Open Frame Porch	1790	288	B 100	15.822	Avg.	67%	89%	105%	9,907
2,280 SFLA							Outbuilding Total		27,570

Accpt Land	149,700	Accepted Bldg	264,000	Total	413,700


34.0'
8.0'
1.25S
36.0'
22.0'
1.25 SHED
12.0'
46.0'
2SB
30.0'
36.0'
8.0'
OP

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	VILLAGE A, B, C		
Topography			
Utilities	Well & Septic		
Street	Paved		
PERMIT STATUS	UC FOR APRIL 1		
Value Change	New House		
Reference 1			
Reference 2			
Tran/Land/Bldg	101 1 11		
X.....	HSEU	Y.....	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	07/13/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Dwelling Description

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Replacement Cost New	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	281,327
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,821
Rooms	7	HEARTHS			
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

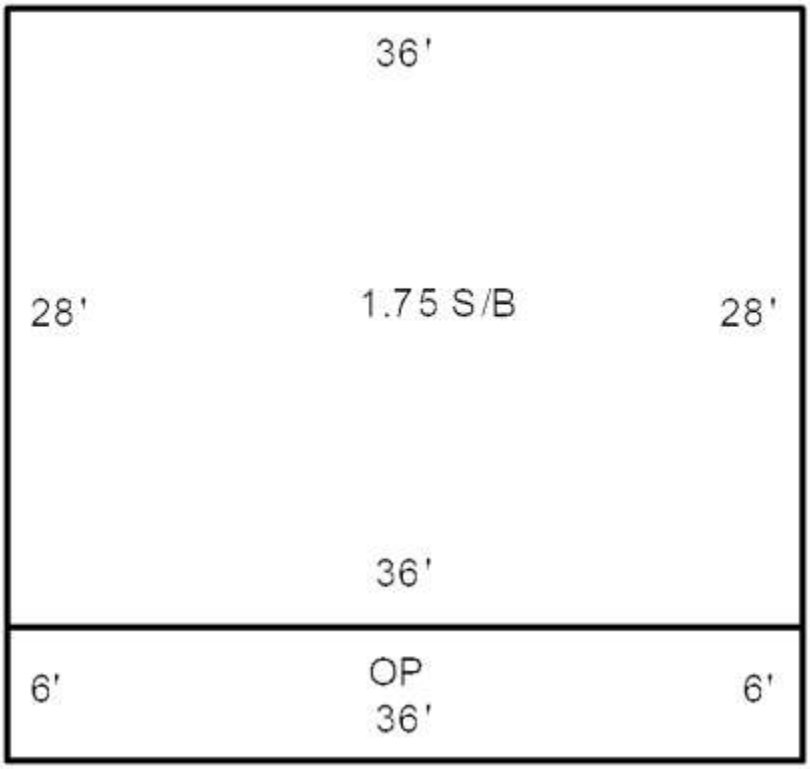
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Typical	297,523

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	97%	80%	105%	242,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	216	C 110	10,041	Avg.	97%	80%	105%	8,182
1,764 SFLA							Outbuilding Total		8,182

Accpt Land		0 Accepted Bldg		250,600 Total	250,600


36'
28'
1.75 S/B
28'
36'
6'
OP
36'
6'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	149,700	264,000	413,700	149,700	264,000	413,700
2	0	250,600	250,600	0	250,600	250,600
TOTAL	149,700	514,600	664,300	149,700	514,600	664,300

Account: 1444 Card: 1 of 1 Map/Lot: 008-025 Location: 1003 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7639P0158
Reference 2 LOT SIZE:5.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.60	Acres-Rear Land 1-10	1,710.00	3,010	100%		3,010
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.60					Land Total	110,515

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,200 Sqft	Grade C 110	Base	319,667
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,930
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

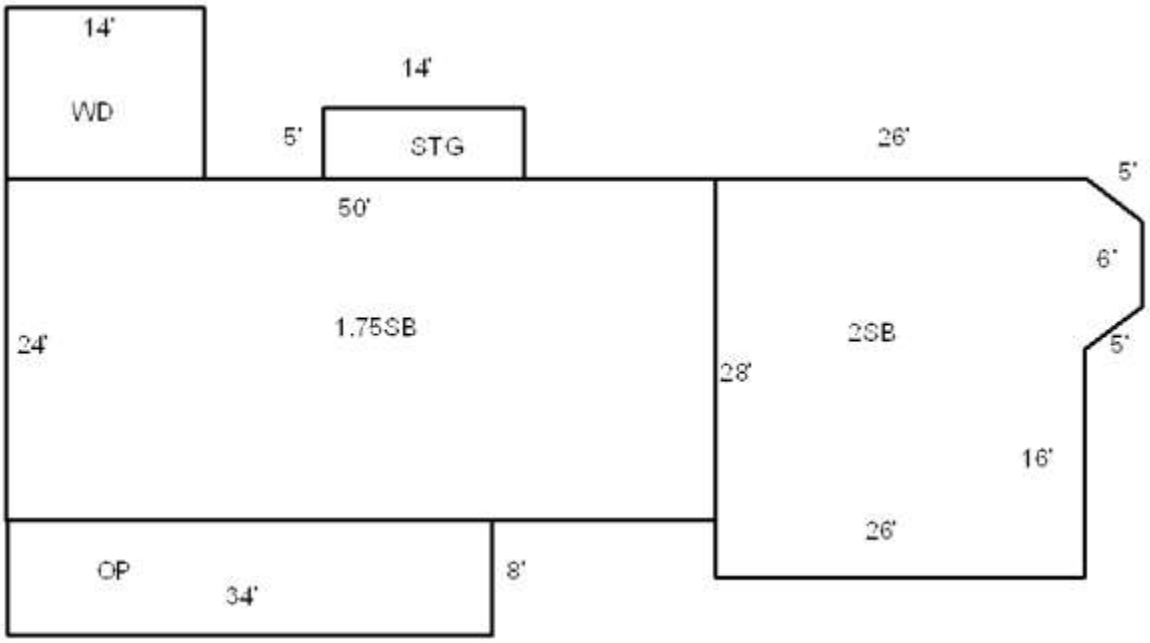
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	TYPICAL	Average	Typical	343,097

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	277,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	168	C 110	2.316	Avg.	85%	100%	95%	1,871
STORAGE	1996	70	C 110	965	Avg.	85%	100%	95%	779
Open Frame Porch	1996	272	C 110	12.645	Avg.	85%	100%	95%	10,211
2 Story/BSMT	2005	764	C 110	142.069	Avg.	85%	90%	95%	103,249
3,628 SFLA							Outbuilding Total		116,110

Accpt Land 110,500 Accepted Bldg 393,200 Total 503,700


14'
WD
14'
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STG
26'
5'
50'
6'
1.75SB
2SB
24'
28'
5'
16'
26'
OP
34'
8'

Name: VAILLANCOURT, ANNE M
CHABOT, DENIS J
Map/Lot: 011-004
Account: 1445 Card: 1 of 1 Location: 17 WEST FIFTY THIRD ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	01/26/2017
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17419P631
Reference 2	LOT SIZE: .20
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.20	Acres-Homesite (Fract)	210,000	210,775	100%		210,774
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.20					Land Total	224,524

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	576 Sqft	Grade D 110	Base	106,114
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,014
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,014
FirePlaces	1			Fireplace	5,324
Insulation	None			Insulation	-507
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

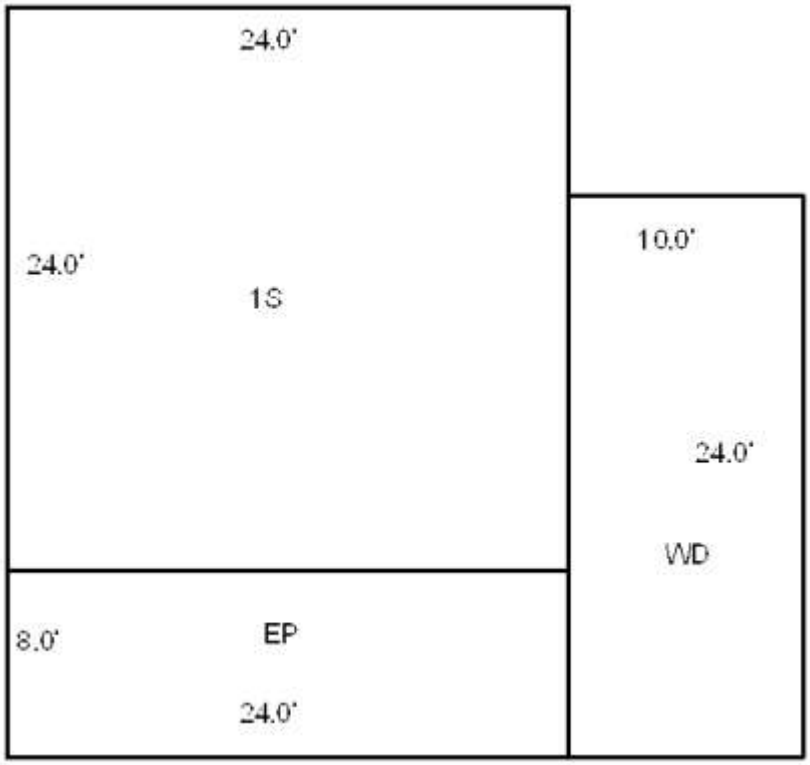
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	112,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	125%	94,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1960	240	D 110	2.647	Avg.	67%	100%	125%	2.216
Encl Frame Porch	1960	192	D 110	13.463	Avg.	67%	100%	125%	11.275
576 SFLA							Outbuilding Total		13,491

Accpt Land	224,500	Accepted Bldg	108,100	Total	332,600


24.0'
24.0'
1S
10.0'
24.0'
WD
8.0'
EP
24.0'

Name: CARL J. TABOR & JOYCE M. TABOR
RUSSO, HEATHER TABOR
Map/Lot: 003-096-10
Account: 1446 Card: 1 of 1 Location: 335 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date 03/25/2021
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B2308P0026
Reference 2 LOT SIZE:8.92
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
4.92	Acres-Rear Land 1-10	3,045.00	16,480	100%		16,480
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 8.92					Land Total	121,698

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	864 Sqft	Grade C 100	Base	223,050
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,024
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

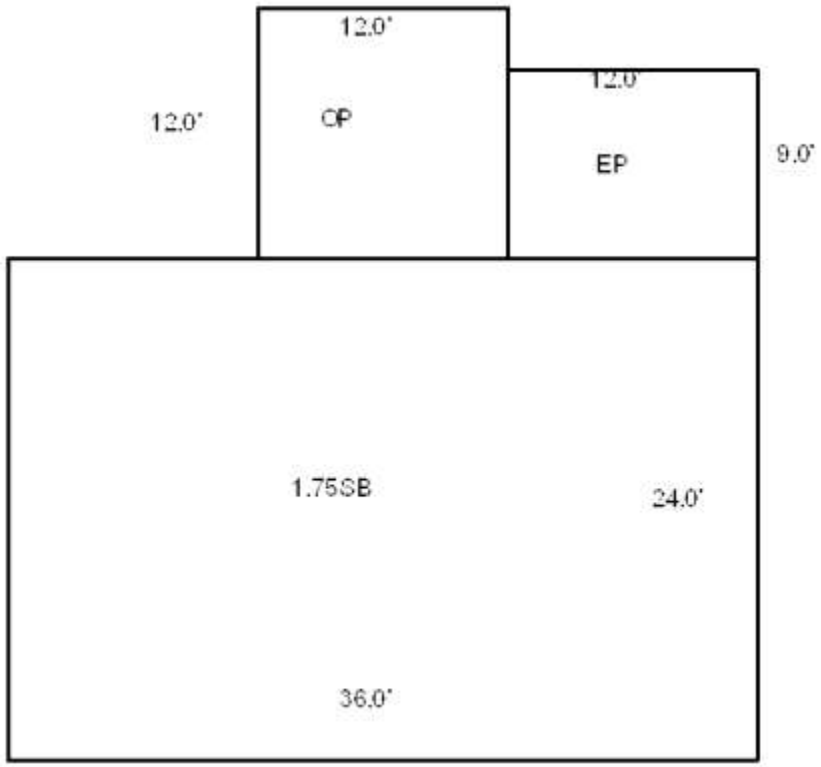
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	GOOD	TYPICAL	Average	Typical	230,010

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	105%	181,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Encl Fr Porch	1978	108	C 100	14.876	Avg.	75%	100%	105%	11.715
Open Frame Porch	1978	144	C 100	6.085	Avg.	75%	100%	105%	4.792
Swimming Pool	1	1	C 100	12.100	Avg.	99%	100%	105%	12.578
1 ST BARN.....	1900	352	C 100	12.231	Avg.	75%	100%	105%	9.632
1 ST BARN.....	1980	448	C 100	15.237	Avg.	75%	100%	105%	11.999
1,512 SFLA							Outbuilding Total		50,716

Accpt Land 121,700 Accepted Bldg 231,800 Total 353,500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1.75SB
24.0'
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Neighborhood 23	FORD QUINT RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/07/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13021P040 TG
Reference 2	LOT SIZE: 89
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
11.00	Acres-Rear Land 11-20	950.00	11,495	100%		11,495
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
15.00	Acres-Softwood	421.00	6,315	100%		6,315
16.00	Acres-Mixed Wood	436.00	6,976	100%		6,976
33.00	Acres-Hardwood	344.00	11,352	100%		11,352
Total Acres 89.00					Land Total	162,453

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 110	Base	213,074
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
Secondary Floor	Softwood OPEN 4			Secondary	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,564
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1970	TYPICAL	TYPICAL	Average	Typical	233,677

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	148,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1880	128	C 110	11,219	Avg.	67%	100%	95%	7,141
1.5 Story/BSMT	1880	416	C 100	61,539	Avg.	67%	67%	95%	26,243
Wood Deck	1998	50	C 110	689	Avg.	67%	100%	95%	439
LOFT BARN BSMT	1883	504	C 110	23,890	Avg.	67%	100%	95%	15,206
Frame Garage	1960	399	C 110	16,470	Avg.	67%	100%	95%	10,483
WOOD DECK	2003	144	C 110	1,984	Avg.	67%	100%	95%	1,263
1.25 ST BARN....	1890	480	C 110	21,439	Avg.	67%	100%	95%	13,646
1 ST BARN.....	1880	504	C 110	18,689	Avg.	67%	100%	95%	11,896
Frame Shed	2008	64	D 100	802	Avg.	67%	100%	95%	510
1,704 SFLA							Outbuilding Total		86,827

Accpt Land	162,500	Accepted Bldg	235,600	Total	398,100

18.0'
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Map/Lot: 004-100-05
Account: 1448 Card: 1 of 1 Location: 52 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/02/2019
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18023P919
Reference 2	LOT SIZE:1.85
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Homesite (Fract)	76,500.00	83,497	100%		83,497
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.85					Land Total	94,497

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	512 Sqft	Grade C 110	Base	162,028
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	845
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,712
Heating	100% Units	Cooling	0% None	Heat	1,690
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

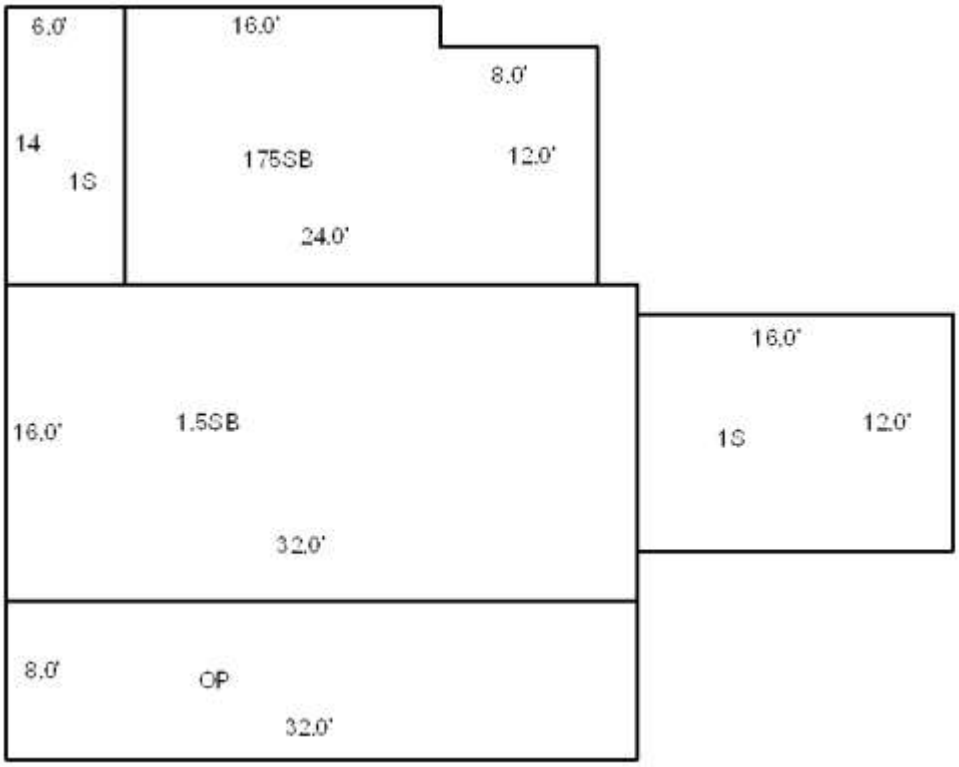
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	180,810

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	100%	100%	133,799

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1976	84	C 110	8.462	Avg.	74%	100%	100%	6.262
1.75 Story/BSMT	1976	320	C 110	55.789	Avg.	74%	100%	100%	41.284
1 STORY	1976	192	C 110	19.341	Avg.	74%	100%	100%	14.312
Open Frame Porch	1976	256	C 110	11.901	Avg.	74%	100%	100%	8.807
Frame Garage	1976	1104	B 100	52.468	Avg.	72%	100%	100%	37.777
Wood Deck	1976	224	C 100	2.807	Avg.	72%	100%	100%	2.021
1,604 SFLA							Outbuilding Total		110,463

Accpt Land	94,500	Accepted Bldg	244,300	Total	338,800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Name: ANTONIO, DAVID
CHRUNEY, CHRUNEY, LINDA
Map/Lot: 007-034
Account: 1449 Card: 1 of 1 Location: 497 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	RollingBelow Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/11/2016
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17197P263
Reference 2	LOT SIZE:24.8
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%	Topography	45,915
10.00	Acres-Rear Land 1-10	1,710.00	18,810	50%	Topography	9,405
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
0.80	Acres-Rear 21+	665.00	585	100%		585
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 24.80					Land Total	82,030

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	370 Sqft	Grade D 90	Base	89,557
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Units	Cooling	0% None	Heat	0
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

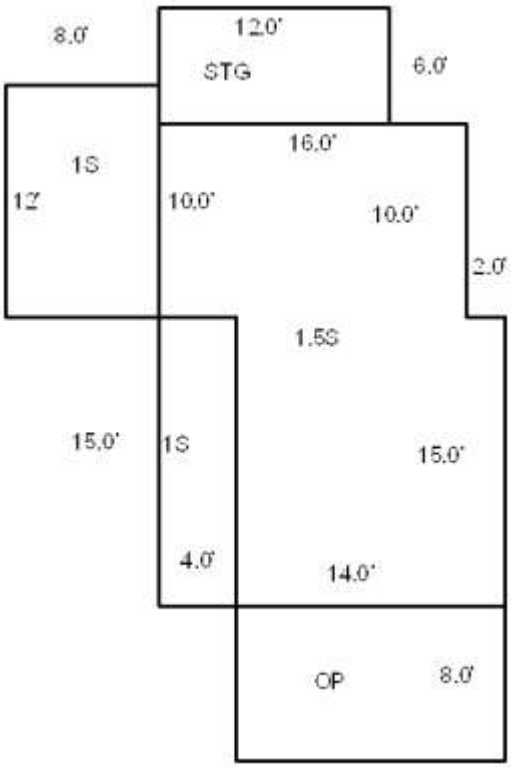
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	OLD TYPE	TYPICAL	Below Average	Typical	89,757

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	68%	60%	95%	34,790

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORAGE	1975	72	D 90	650	Avg-	68%	60%	95%	252
ONE STORY FRAME	1975	60	D 90	3.956	Avg-	68%	60%	95%	1.534
1 STORY	1975	96	D 90	6.331	Avg-	68%	60%	95%	2.454
Open Frame Porch	1975	112	D 90	3.407	Avg-	68%	60%	95%	1.320
Frame Shed	1975			----SOUND VALUE----					400
711 SFLA							Outbuilding Total		5,960

Accpt Land	82,000	Accepted Bldg	40,800	Total	122,800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Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B14729P422
Reference 2	LOT SIZE:37.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
13.30	Acres-Rear 21+	665.00	9,729	100%		9,729
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 37.30					Land Total	146,494

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	262,572
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,109
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,158
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

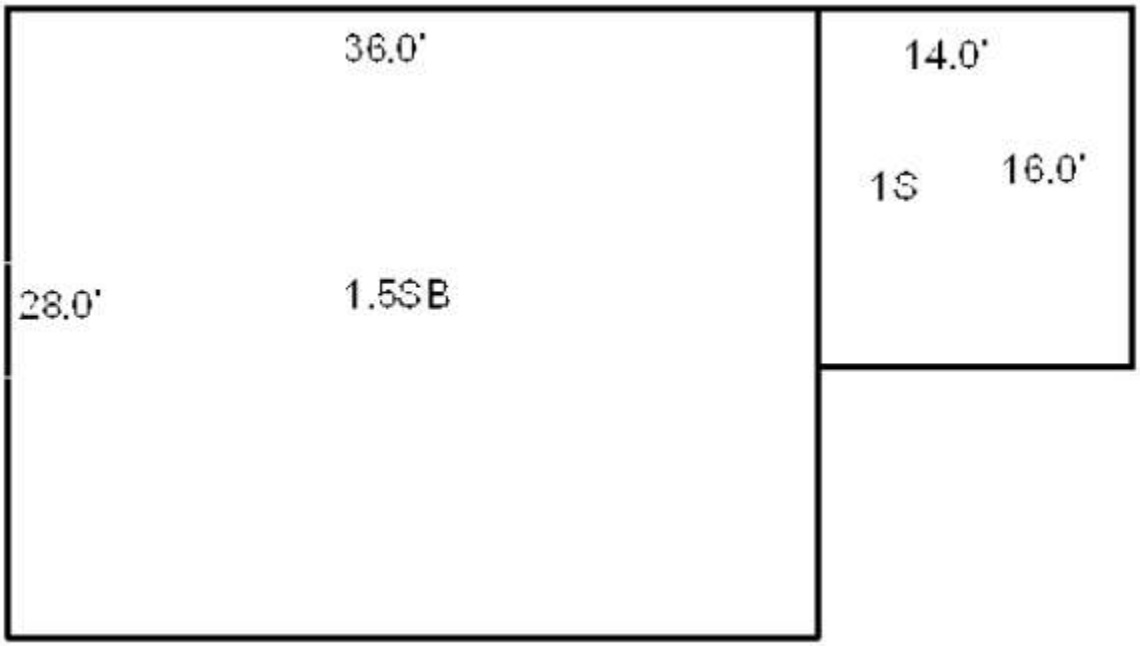
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1692	1970	OLD TYPE	TYPICAL	Above Average	Typical	268,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	186,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1692	224	C 110	22.565	Avg+	73%	100%	95%	15.648
SHOP	2003	1200	C 110	29.040	Avg+	73%	100%	95%	20.139
Frame Garage	1692	720	C 110	29.185	Avg+	73%	100%	95%	20.240
Open Frame Porch	1980	80	C 110	3.719	Avg+	73%	100%	95%	2.579
Frame Garage	1700	360	C 110	14.926	Avg+	73%	100%	95%	10.351
1 ST BARN.....	1700	1900	D 100	48.559	Avg-	60%	100%	95%	27.678
1,736 SFLA							Outbuilding Total		96,635

Accpt Land 146,500 Accepted Bldg 283,000 Total 429,500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1.5SB

Map/Lot: 003-109-09
Account: 1451 Card: 1 of 1 Location: 56 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B2154P0639
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 100	Base	214,586
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

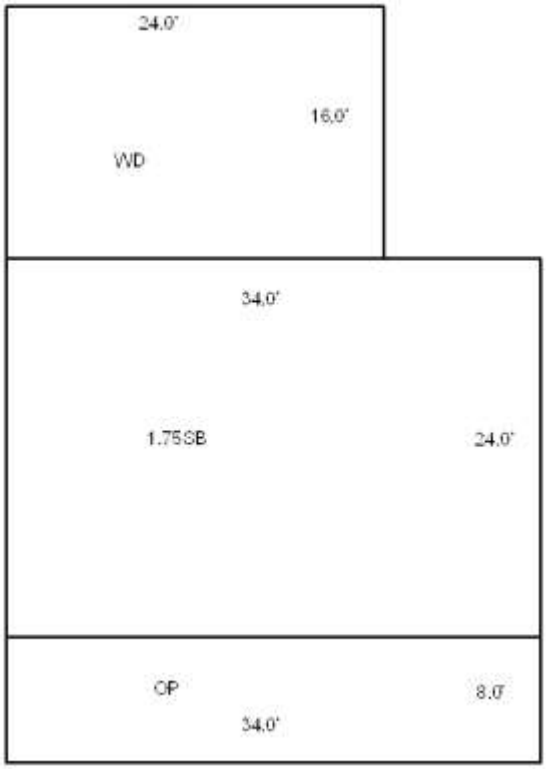
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Above Average	Typical	231,424

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	194,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1976	384	C 100	4.812	Avg+	80%	100%	105%	4.042
Open Frame Porch	1976	272	C 100	11.495	Avg+	80%	100%	105%	9.656
Frame Garage	1976	672	C 100	24.804	Avg.	72%	100%	105%	18.752
Jacuzzi #	1976	1	C 100	3.300	Avg.	72%	100%	105%	2.495
1,428 SFLA							Outbuilding Total		34,945

Accpt Land	98,900	Accepted Bldg	229,300	Total	328,200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1.75SB
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Account: 1452 Card: 1 of 1 Map/Lot: 004-072 Location: 461 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/29/2014
Sale Price	172,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B16883P209
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	72,675.00	77,675	100%		77,675
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.75					Land Total	93,350

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,134 Sqft	Grade C 100	Base	194,595
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,835
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

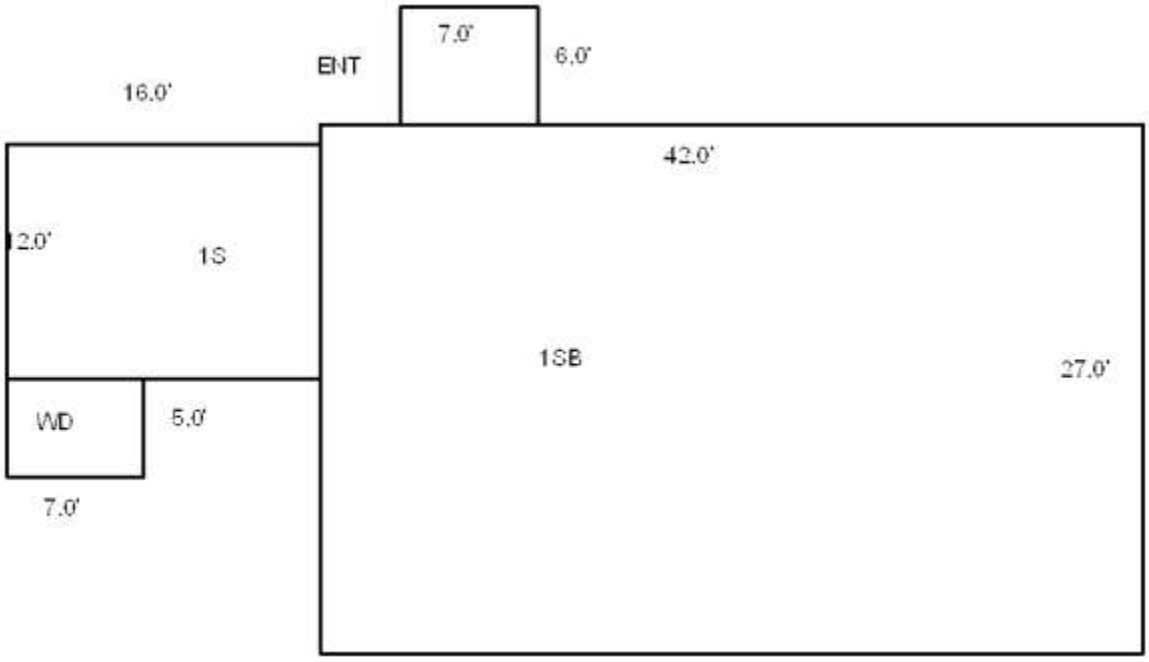
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	TYPICAL	TYPICAL	Above Average	Typical	199,648

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	138,456

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1953	192	C 100	17.583	Avg+	73%	100%	95%	12.194
Wood Deck	1953	35	C 100	439	Avg+	73%	100%	95%	304
BSMT ENTRY.....	1953	42	C 100	657	Avg+	73%	100%	95%	456
Frame Garage	2003	312	C 100	11.840	Avg+	73%	100%	95%	8.211
1,326 SFLA							Outbuilding Total		21,165

Accpt Land	93,400	Accepted Bldg	159,600	Total	253,000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Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	02/13/2006
Sale Price	212,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14755P293
Reference 2	LOT SIZE:3.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.10	Acres-Homesite (Fract)	76,500.00	87,920	100%		87,920
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.10					Land Total	98,920

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	210,294
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,672
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

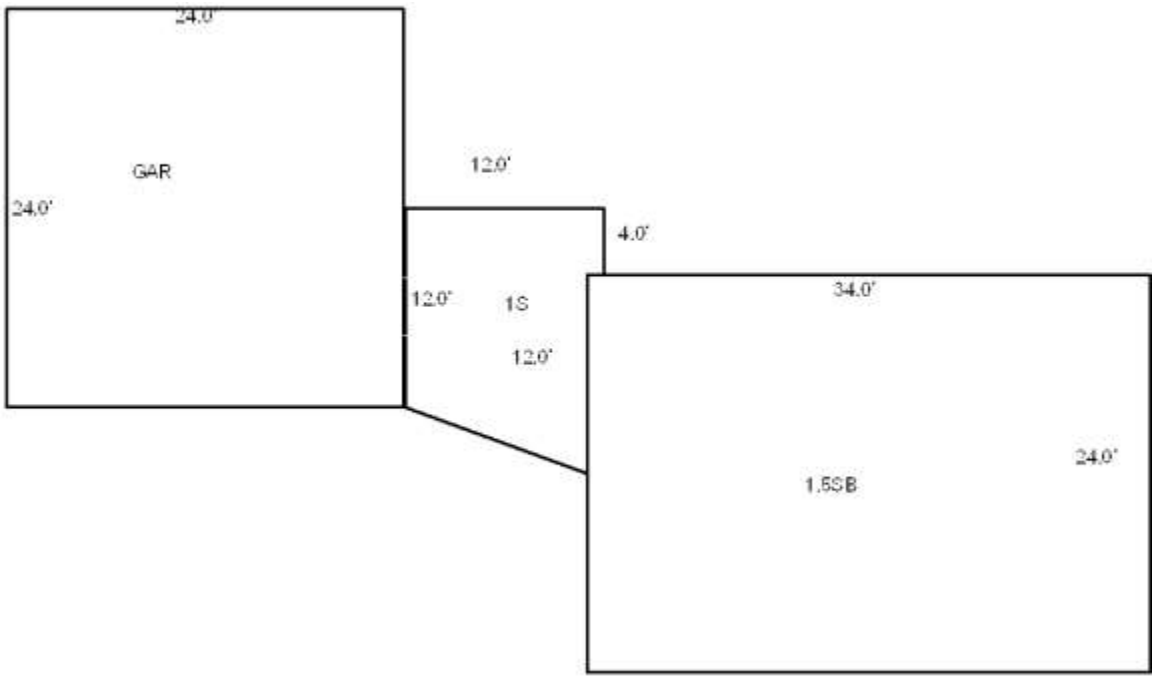
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	215,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	100%	161,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1977	576	C 100	21.347	Avg.	75%	100%	100%	16.010
1 STORY	1977	158	C 100	14.470	Avg.	75%	100%	100%	10.852
Wood Deck	1977	24	C 100	301	Avg.	75%	100%	100%	226
Frame Shed	1977	192	D 100	2.404	Fair	62%	100%	100%	1.490
1,382 SFLA								Outbuilding Total	28,578

Accpt Land	98,900	Accepted Bldg	190,000	Total	288,900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Account: 1454 Card: 1 of 1 Map/Lot: 003-109-05 Location: 43 PINE MEADOW DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B2173P0703
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description / Replacement Cost New

Raised Ranch	One Story	828 Sqft	Grade C 100	Base	148,717
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,242
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,070
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

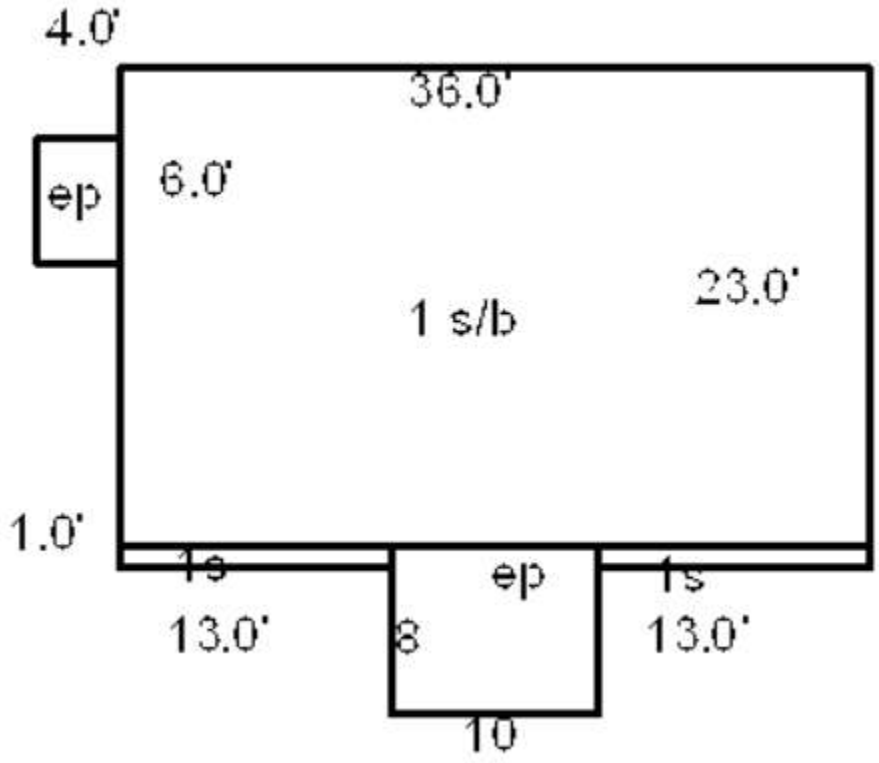
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	152,029

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	143,667

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1977	13	C 100	1.191	Ava.	90%	100%	105%	1.126
1 STORY	1977	13	C 100	1.191	Ava.	90%	100%	105%	1.126
Encl Frame Porch	1977	80	C 100	6.374	Ava.	90%	100%	105%	6.024
ENCL. PORCH	1977	24	C 100	2.022	Ava.	90%	100%	105%	1.911
Frame Shed	1986	399	C 100	6.244	Ava.	78%	0%	105%	0
854 SFLA							Outbuilding Total		10,187

Accpt Land 98,900 Accepted Bldg 153,900 Total 252,800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10

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/29/2018
Sale Price	224,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Other Non Valid

Reference 1	B17732P191
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
6.00	Acres-Rear Land 1-10	1,440.00	9,504	100%		9,504
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 10.00					Land Total	100,034

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,352 Sqft	Grade C 100	Base	222,235
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,028
Fin. Basement Area	70 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	1,386
Heating	100% HW BB	Cooling	0% None	Heat	4,056
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

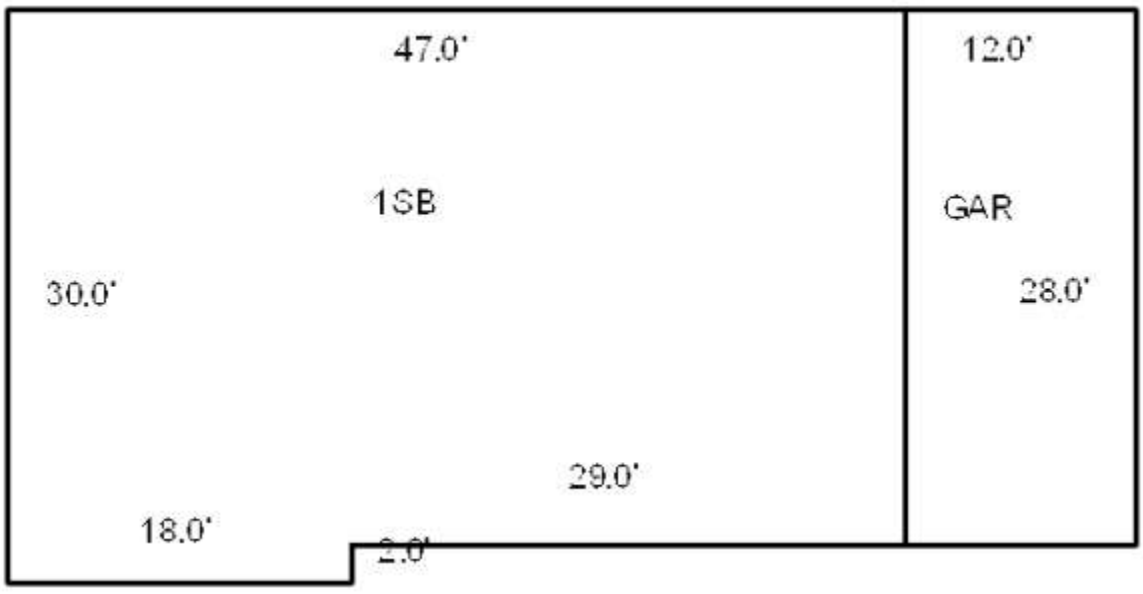
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Above Average	Typical	244,475

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	181,156

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1970	336	C 100	12.704	Avg+	78%	100%	95%	9,414
Frame Shed	1970	468	C 100	7.324	Avg+	78%	100%	95%	5,427
1,352 SFLA							Outbuilding Total		14,841

Accpt Land	100,000	Accepted Bldg	196,000	Total	296,000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Name: MARCHANT, PETER
MARCHANT, KRISTEN
Map/Lot: 008-057-1
Account: 1456 Card: 1 of 1 Location: 678 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/29/2011
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16152P789
Reference 2	LOT SIZE: 5.11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.11	Acres-Rear Land 1-10	1,710.00	2,088	100%		2,088
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.11					Land Total	109,593

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade B 100	Base	364,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	1008 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	28,520
Heating	100% HW BB	Cooling	0% None	Heat	8,736
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	30,888
Attic	None			Attic	0
FirePlaces	2			Fireplace	13,371
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

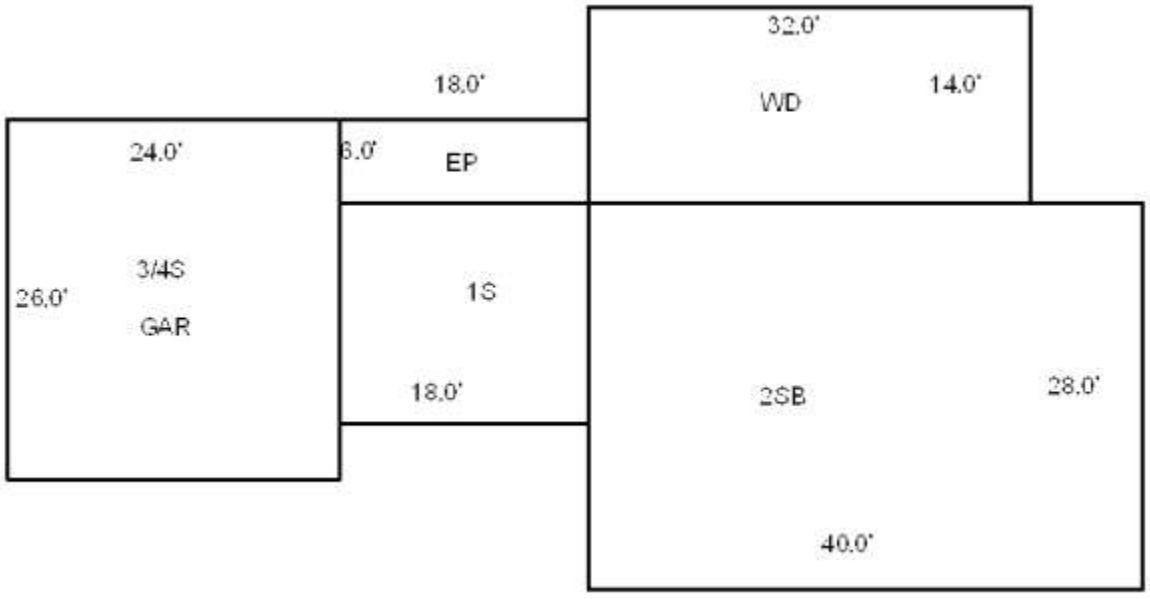
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	GOOD	TYPICAL	Average	Typical	448,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	95%	319,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1987	288	B 100	34.288	Avg.	75%	100%	95%	24.430
Wood Deck	1978	448	B 100	7.297	Avg.	75%	100%	95%	5.199
Encl Frame Porch	1978	108	B 100	11.186	Avg.	75%	100%	95%	7.970
3/4S AD/GAR.....	1987	624	B 100	70.850	Avg.	75%	100%	95%	50.481
SHOP	1987	560	C 100	12.320	Avg.	78%	100%	95%	9.130
2,996 SFLA							Outbuilding Total		97,210

Accpt Land 109,600 Accepted Bldg 416,600 Total 526,200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40.0'

Account: 1457 Card: 1 of 1 Map/Lot: 002-014 Location: 95 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Reference 1	B9948P65
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	528 Sqft	Grade C 100	Base	168,615
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	660
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,772
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

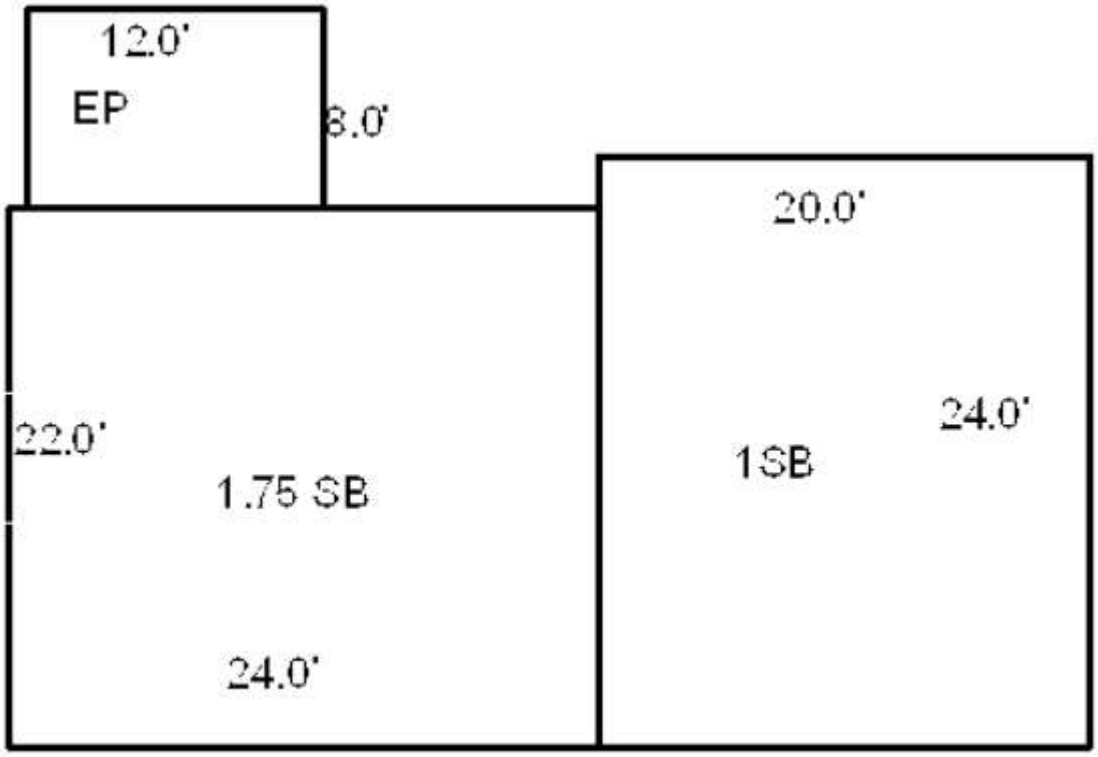
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	2000	GOOD	TYPICAL	Average	Typical	178,097

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	125,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1960	96	C 100	7.649	Avg.	67%	100%	105%	5.381
1 Story/BSMT	1960	480	C 100	50.717	Avg.	67%	100%	105%	35.679
1.25 ST GARAGE..	1960	240	C 100	10.727	Avg.	67%	100%	105%	7.546
Frame Shed	1960	312	C 100	4.883	Avg.	67%	100%	105%	3.436
1,404 SFLA								Outbuilding Total	52,042

Accpt Land	90,800	Accepted Bldg	177,300	Total	268,100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Name: WICK, DANIEL P
WICK, DARLENE F
Map/Lot: 003-004
Account: 1458 Card: 1 of 1 Location: 74 OLD ROUTE 9

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Value Change	Other
Reference 1	line revision b19052p416
Reference 2	LOT SIZE:3.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	08/29/2005
Sale Price	220,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Abutter

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
3.71	Acres-Rear Land 1-10	2,400.00	9,794	100%		9,794
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 5.71					Land Total	104,944

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,761 Sqft	Grade C 100	Base	274,090
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Full Bmt	Basement	2,201
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	5,283
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

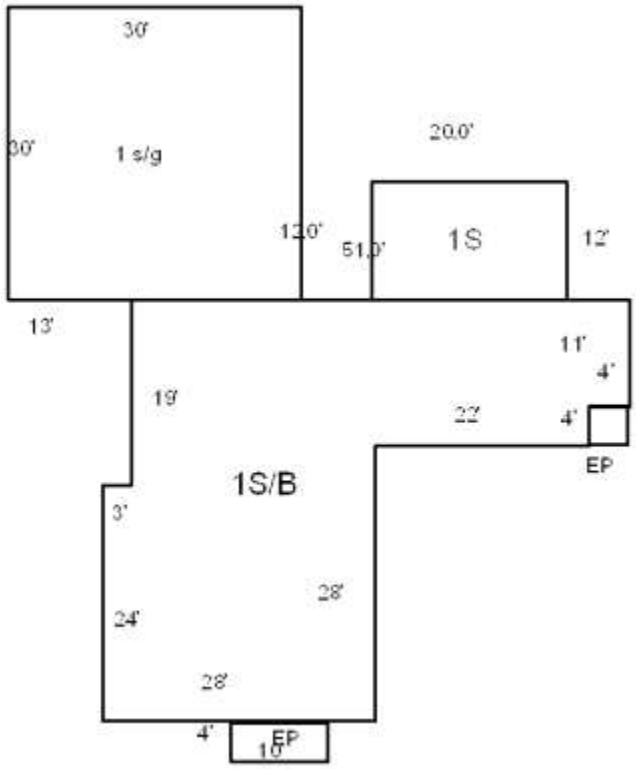
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	300,304

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	68%	100%	100%	204,207

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1963	16	C 100	1.275	Avg.	68%	100%	100%	867
Encl Frame Porch	1963	40	C 100	3.187	Avg.	68%	100%	100%	2.167
1 ST BARN.....	1969	4200	C 100	132.712	Avg.	68%	50%	100%	45.122
APT/GAR	1963	900	C 100	98.613	Avg.	68%	100%	100%	67.057
2,661 SFLA							Outbuilding Total		115,213

Accpt Land	104,900	Accepted Bldg	319,400	Total	424,300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Map/Lot: 001-051
Account: 1459 Card: 1 of 1 Location: 143 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	10/12/2012
Sale Price	750,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16435P432
Reference 2	LOT SIZE: 37.56
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
10.00	Acres-Rear Land 1-10	1,440.00	15,840	30%		4,752
10.00	Acres-Rear Land 11-20	800.00	8,800	30%		2,640
13.56	Acres-Rear 21+	560.00	8,353	30%		2,506
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 37.56					Land Total	100,428

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	1,228 Sqft	Grade B 100	Base	398,308
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,395
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,578
Rooms	7				
Bedrooms	2	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	34,320
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

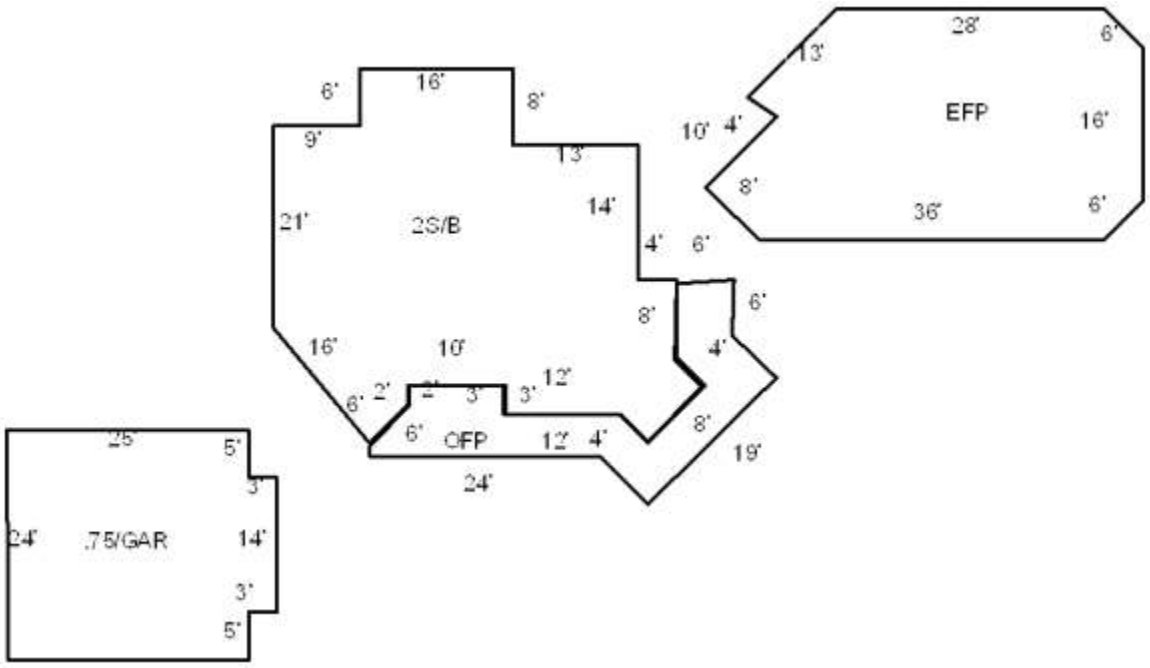
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	444,601

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	375,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2005	644	B 100	73.121	Avg.	89%	100%	95%	61.824
Open Frame Porch	2005	290	B 100	15.932	Avg.	89%	100%	95%	13.470
Encl Frame Porch	2005	944	B 100	97.783	Avg.	89%	100%	95%	82.676
1.50 ST BARN....	2005	567	B 100	34.502	Avg.	88%	100%	95%	28.844
STABLE	2005	11808	B 100	482.193	Avg.	88%	100%	95%	403.114
Swimming Pool	2005	450	B 100	15.730	Avg.	88%	50%	95%	6.575
2,939 SFLA							Outbuilding Total		596,503

Accpt Land	100,400	Accepted Bldg	972,400	Total	1,072,800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OFP
12'
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.75/GAR
14'
3'
5'

Name: WICK, DANIEL P
WICK, DARLENE F

Map/Lot: 003-035

Account: 1461 Card: 1 of 1 Location: DIAMOND HILL RD

Neighborhood 36	DIAMOND HILL ST
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	
Reference 2	LOT SIZE: 86.92
Tran/Land/Bldg	130 1 99
X.....	S Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	03/03/2020
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
62.92	Acres-Rear 21+	700.00	48,448	100%		48,448
Total Acres 86.92				Land Total		181,538

Accpt Land	181,500	Accepted Bldg	0	Total	181,500

Name: DOUCETTE, TRAVIS ROBERT
DOUCETTE, AMANDA
Map/Lot: 003-007
Account: 1462 Card: 1 of 1 Location: 85 RANDALL RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B17336P255
Reference 2	LOT SIZE: 51.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	10/05/2016
Sale Price	220,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
27.80	Acres-Rear 21+	700.00	21,406	100%		21,406
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	75%		8,250
Total Acres 51.80					Land Total	162,746

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,264 Sqft	Grade A 90	Base	450,954
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,730
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	12,377
Rooms	9				
Bedrooms	4	Add Fixtures	4		
Baths	4	Half Baths	0	Plumbing	49,421
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

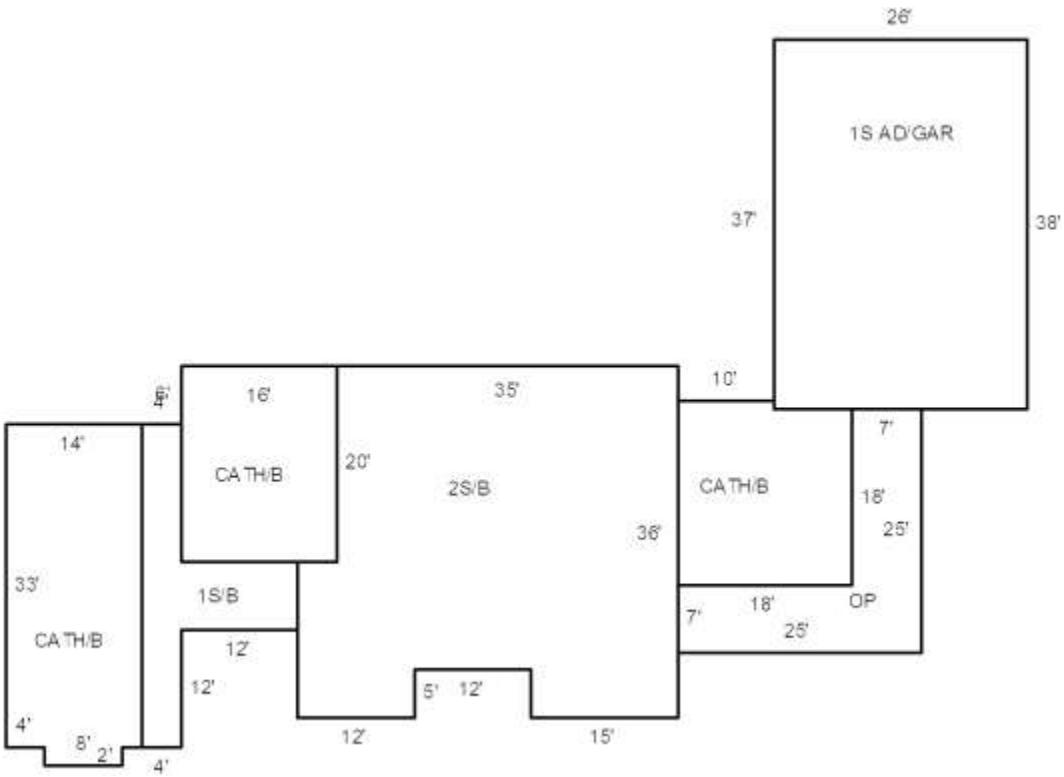
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	GOOD	GOOD	Average	Typical	515,482

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	38%	100%	191,965

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2023	478	A 90	82.522	Avg.	98%	38%	100%	30.731
1 STORY/BSMT	2023	216	A 90	32.865	Avg.	98%	38%	100%	12.239
1 ST CATH/BSMT	2023	320	A 90	55.246	Avg.	98%	38%	100%	20.574
1 ST CATH/BSMT	2023	334	A 90	57.662	Avg.	98%	38%	100%	21.473
Open Frame Porch	2023	301	A 90	18.317	Avg.	98%	10%	100%	1.795
1S AD/GAR.....	2023	988	A 90	150.324	Avg.	98%	10%	100%	14.732
4,864 SFLA								Outbuilding Total	101,544

Accpt Land	162,700	Accepted Bldg	293,500	Total	456,200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38'
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4'
8'
2'
4'
12'
15'

Account: 1463 Card: 1 of 1 Map/Lot: 003-008 Location: SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B5932P0014 POND ROAD TRIANGLE
Reference 2	LOT SIZE: 0.10
Tran/Land/Bldg	900 12 99
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	ACRES-UTILITY ROW	1,000.00	110	100%		110
Total Acres 0.10				Land Total		110

Accpt Land 100 Accepted Bldg 0 Total 100

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B15217P875
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
1.00	Acres-Rear Land 1-10	2,400.00	2,640	100%		2,640
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 5.00					Land Total	103,830

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,384 Sqft	Grade C 100	Base	308,580
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Wood	Basement	Dry Full Bmt	Basement	1,038
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	7,266
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

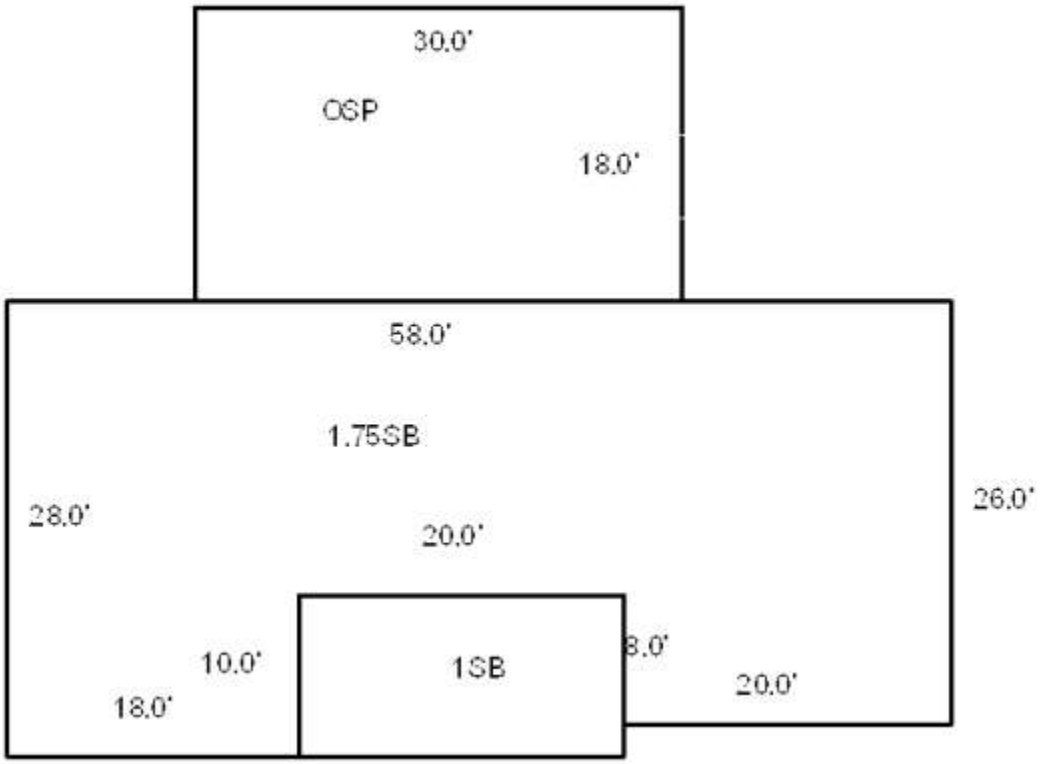
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	330,994

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	244,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN SCR PORCH	1976	540	C 100	23.425	Avg.	74%	100%	100%	17.334
1 Story/BSMT	1976	200	C 100	21.132	Avg.	74%	100%	100%	15.638
Swimming Pool	1	1	C 100	12.100	Avg.	99%	100%	100%	11.979
1 ST BARN.....	1980	1440	C 100	46.296	Avg.	74%	100%	100%	34.259
Frame Shed	1998	1440	C 100	22.536	Avg.	74%	100%	100%	16.677
2,622 SFLA							Outbuilding Total		95,887

Accpt Land 103,800 Accepted Bldg 340,800 Total 444,600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1.75SB
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20.0'
26.0'
10.0'
18.0'
1SB
8.0'
20.0'

Name: JOHNSON, JUNE E
JOHNSON, BRADLEY
Map/Lot: 001-063
Account: 1465 Card: 1 of 1 Location: 88 BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/19/2016
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B17189P829
Reference 2	LOT SIZE:1.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Homesite (Fract)	78,185.00	90,690	100%		90,690
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.70					Land Total	101,140

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	192,820
Exterior	ALUM/VINYL	Masonry Trim	160Sqft	Trim	800
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,360
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

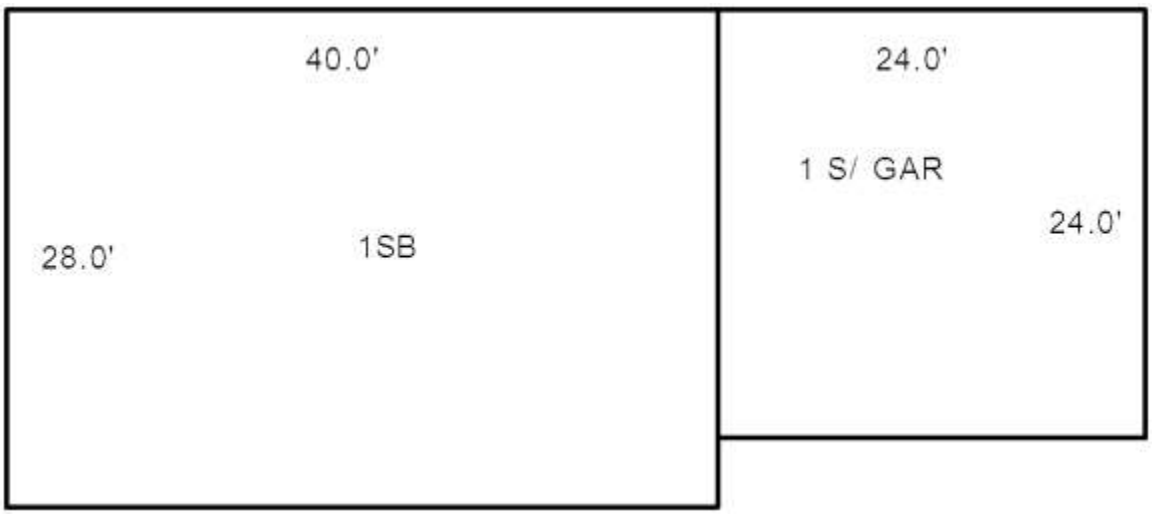
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	GOOD	TYPICAL	Average	Typical	215,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	95%	153,202

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S AD/GAR.....	1977	576	C 100	60.860	Avg.	75%	100%	95%	43.363
Frame Garage	1977	144	C 100	5.790	Avg.	75%	100%	95%	4.125
WOOD DECK	1977	150	C 100	1.880	Avg.	75%	100%	95%	1.340
1,696 SFLA							Outbuilding Total		48,828

Accpt Land	101,100	Accepted Bldg	202,000	Total	303,100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24.0'
1 S/ GAR
24.0'
28.0'
1SB

Map/Lot: 004-017
Account: 1466 Card: 1 of 1 Location: 390 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/22/2021
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Related Parties

Reference 1	B14574P496
Reference 2	LOT SIZE: 3.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Ranch	One Story	840 Sqft	Grade C 100	Base	160,467
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,050
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% HW BB	Cooling	0% None	Heat	420
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

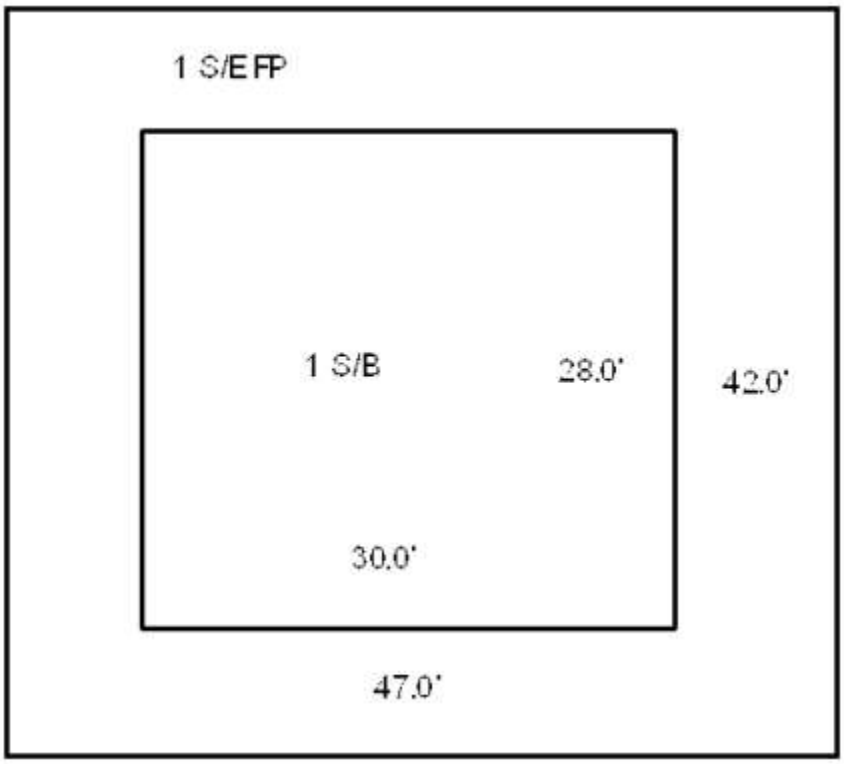
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	2000	TYPICAL	TYPICAL	Average	Typical	162,737

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	69%	100%	95%	106,674

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1965	528	C 100	19.618	Avg.	69%	100%	95%	12.859
Encl Frame Porch	2000	1424	C 100	113.464	Avg.	69%	100%	95%	74.376
840 SFLA							Outbuilding Total		87,235

Accpt Land	106,700	Accepted Bldg	193,900	Total	300,600


1 S/E FP
1 S/B
28.0'
42.0'
30.0'
47.0'

Name: SCHULTZ, JENNIFER
FERRUCCI, FERRUCCI, FRANK
Map/Lot: 009-051
Account: 1467 Card: 1 of 1 Location: STUB MARSH RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17073P810
Reference 2	LOT SIZE:64
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	08/10/2015
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	72,675.00	91,043	100%		0
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
24.00	Acres-Rear 21+	210.00	5,544	100%		5,544
20.00	Acres-Wasteland	.00		100%		0
Total Acres 64.00				Land Total		20,944

Accpt Land 20,900 Accepted Bldg 0 Total 20,900

Account: 1468 Card: 1 of 1 Map/Lot: 017-045 Location: 29 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingBelow Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/01/2014
Sale Price	116,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Split/Assemblage

Reference 1	B16868P948
Reference 2	LOT SIZE: 1.04
Tran/Land/Bldg	900 13 77
X.....	0 Y..... 0
Exemption(s)	8 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Homesite (Fract)	74,130.00	81,863	80%	Restrictio	65,491
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.04					Land Total	77,041

Dwelling Description

				Replacement Cost New	
Conventional	One Story	600 Sqft	Grade C 100	Base	115,356
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,800
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

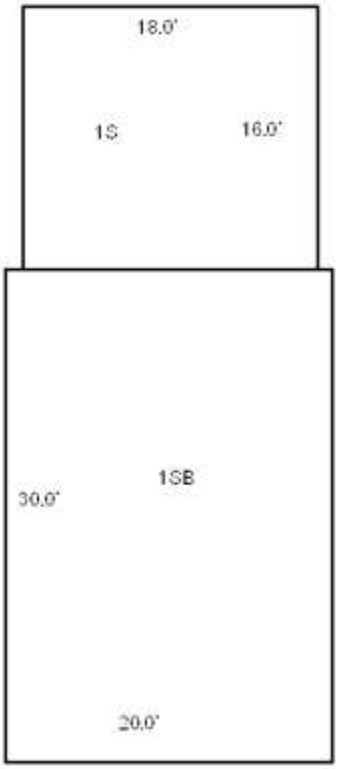
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1972	TYPICAL	TYPICAL	Average	Typical	118,556

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	80,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1860	288	C 100	26.375	Avg.	67%	97%	105%	17.998
888 SFLA							Outbuilding Total		17,998

Accpt Land	77,000	Accepted Bldg	98,900	Total	175,900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Name: THOMPSON, TRACY B
LAPOINTE, DAVID, L.
Account: 1470 Card: 1 of 1 Map/Lot: 021-038 Location: 18 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/13/2005
Sale Price	196,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14471P210
Reference 2	LOT SIZE: .19
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	74,130.00	69,066	100%		69,066
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.19					Land Total	80,616

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	572 Sqft	Grade C 100	Base	168,193
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,503
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

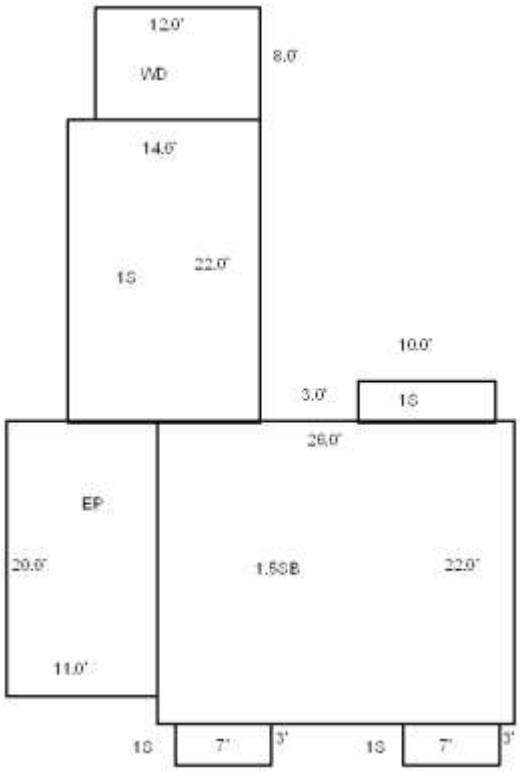
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1960	GOOD	GOOD	Average	Inadeq.	176,548

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	105%	117,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1880	96	C 100	1.203	Avg.	67%	95%	105%	804
ONE STORY FRAME	1880	308	C 100	28.207	Avg.	67%	95%	105%	18.852
Encl Frame Porch	1880	220	C 100	17.530	Avg.	67%	95%	105%	11.716
1 STORY	1880	30	C 100	2.747	Avg.	67%	95%	105%	1.835
1 STORY	1880	21	C 100	1.923	Avg.	67%	95%	105%	1.284
ONE STORY FRAME	1880	21	C 100	1.923	Avg.	67%	95%	105%	1.284
1,381 SFLA								Outbuilding Total	35,775

Accpt Land	80,600	Accepted Bldg	153,800	Total	234,400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Name: PERMENTER, ARTHUR K
PERMENTER, CHRISTINE R
Map/Lot: 017-013
Account: 1471 Card: 1 of 1 Location: 7 BREWER RD

Neighborhood 39 BREWER RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/20/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B15477P789
Reference 2	LOT SIZE: .26
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	74,130.00	71,266	100%		71,266
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.26					Land Total	82,816

Dwelling Description

				Replacement Cost New	
Conventional	One Story	988 Sqft	Grade C 110	Base	176,085
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,359
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,260
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	Full Finished			Attic	29,357
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

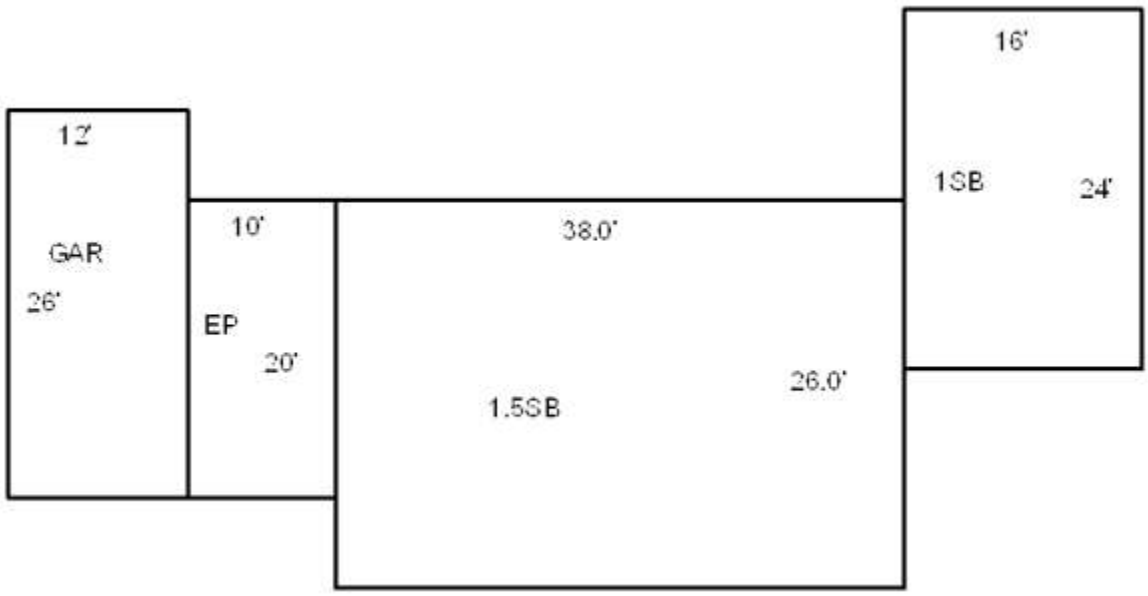
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1962	0	TYPICAL	TYPICAL	Above Average	Typical	232,116

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	105%	182,791

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1962	312	C 110	13.024	Avg+	75%	100%	105%	10.256
Encl Frame Porch	1962	200	C 110	17.530	Avg+	75%	100%	105%	13.805
1 Story/BSMT	1962	384	C 110	44.630	Avg+	75%	100%	105%	35.146
Shed.....	2007	80	C 100	1.252	Avg.	90%	100%	105%	1.183
1,372 SFLA							Outbuilding Total		60,390

Accpt Land	82,800	Accepted Bldg	243,200	Total	326,000


12'
GAR
26'
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EP
20'
38.0'
1.5SB
26.0'
16'
1SB
24'

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/09/2022
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B11560P340
Reference 2	LOT SIZE: .37
Tran/Land/Bldg	105 1 14
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.37	Acres-Homesite (Fract)	74,130.00	73,826	100%		73,826
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.37					Land Total	85,376

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 100	Base	256,581
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,320
Rooms	0				
Bedrooms	7	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	42,240
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

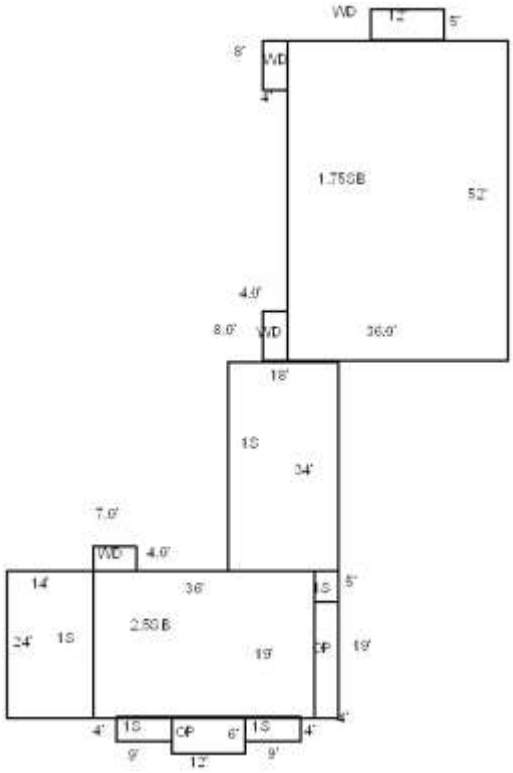
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1950	TYPICAL	TYPICAL	Average	Typical	304,005

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	86%	105%	183,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1800	632	C 100	57.879	Avg.	67%	86%	105%	35.017
1 & 3/4 STORY FR	1800	1876	C 100	270.894	Avg.	67%	86%	105%	163.894
Wood Deck	1800	60	C 100	752	Avg.	67%	100%	105%	529
Wood Deck	1800	32	C 100	401	Avg.	67%	100%	105%	282
Wood Deck	1800	24	C 100	301	Avg.	67%	100%	105%	212
Wood Deck	1800	28	C 100	351	Avg.	67%	100%	105%	247
Open Frame Porch	1800	144	C 100	6.085	Avg.	67%	100%	105%	4.281
ONE STORY FRAME	1800	336	C 100	30.771	Avg.	67%	86%	105%	18.617
ONE STORY FRAME	1800	72	C 100	6.594	Avg.	67%	86%	105%	3.990
Open Frame Porch	1800	76	C 100	3.212	Avg.	67%	100%	105%	2.260
6,051 SFLA								Outbuilding Total	229,329

Accpt Land	85,400	Accepted Bldg	413,300	Total	498,700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2.5SB
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OP
19'
4'
1S
OP
6'
1S
4'
9'
12'
9'

Account: 1473 Card: 1 of 1 Map/Lot: 021-034 Location: 18 LITTLEFIELD CT

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/13/2004
Sale Price	229,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	
Validity	Arms Length Sale

Reference 1	B14043P258
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,760 Sqft	Grade C 110	Base	301,360
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	2,420
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,808
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

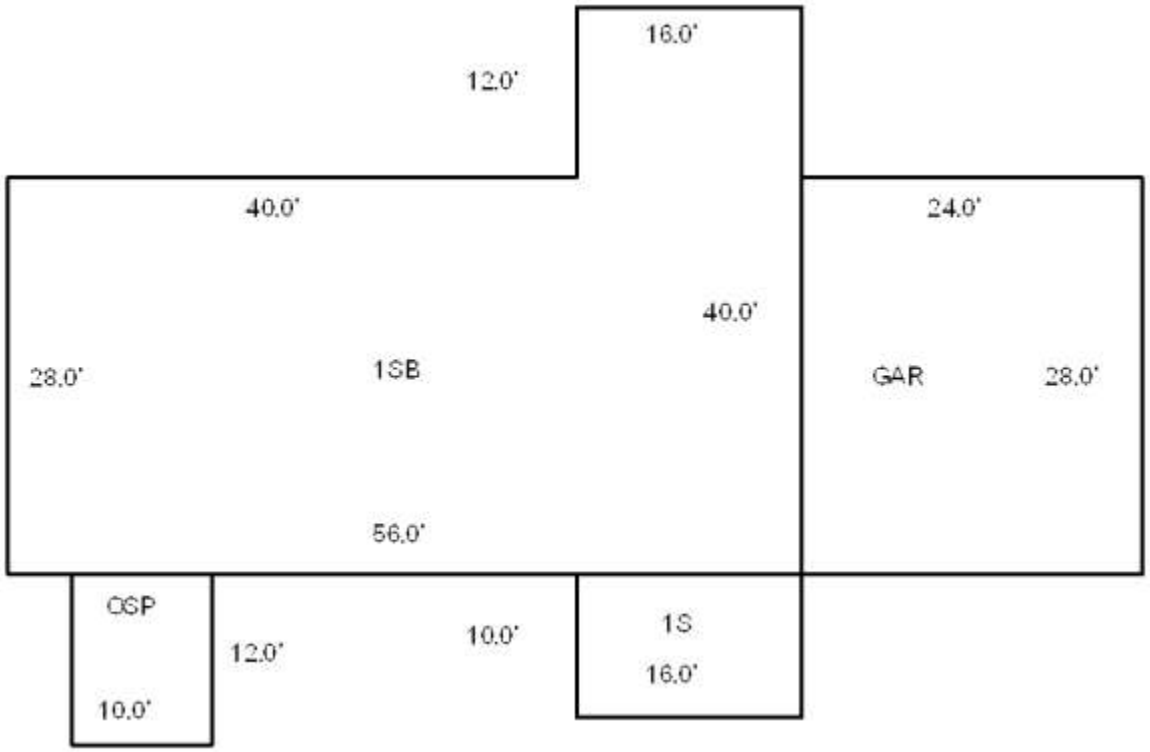
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	322,051

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	246,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1974	672	C 110	27.284	Avg.	73%	100%	105%	20.913
ONE STORY FRAME	1974	160	C 110	16.118	Avg.	73%	100%	105%	12.354
OPEN SCR PORCH	1974	120	C 110	6.244	Avg.	73%	100%	105%	4.786
1,920 SFLA							Outbuilding Total		38,053

Accpt Land	93,100	Accepted Bldg	284,900	Total	378,000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10.0'
1S
16.0'

Name: IANELLO, KATHERINE R
IANELLO, JAMES M
Map/Lot: 008-057
Account: 1474 Card: 1 of 1 Location: 173 FOX FARM HILL RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities Well & SepticSeptic
Street Paved

Sale Data

Sale Date	01/12/2016
Sale Price	84,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1 B17168P398
Reference 2 LOT SIZE: 5.81
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 85 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.81	Acres-Rear Land 1-10	1,710.00	3,405	100%		3,405
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.81					Land Total	110,910

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,122 Sqft	Grade A 100	Base	308,918
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,693
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,590
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	8,448
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

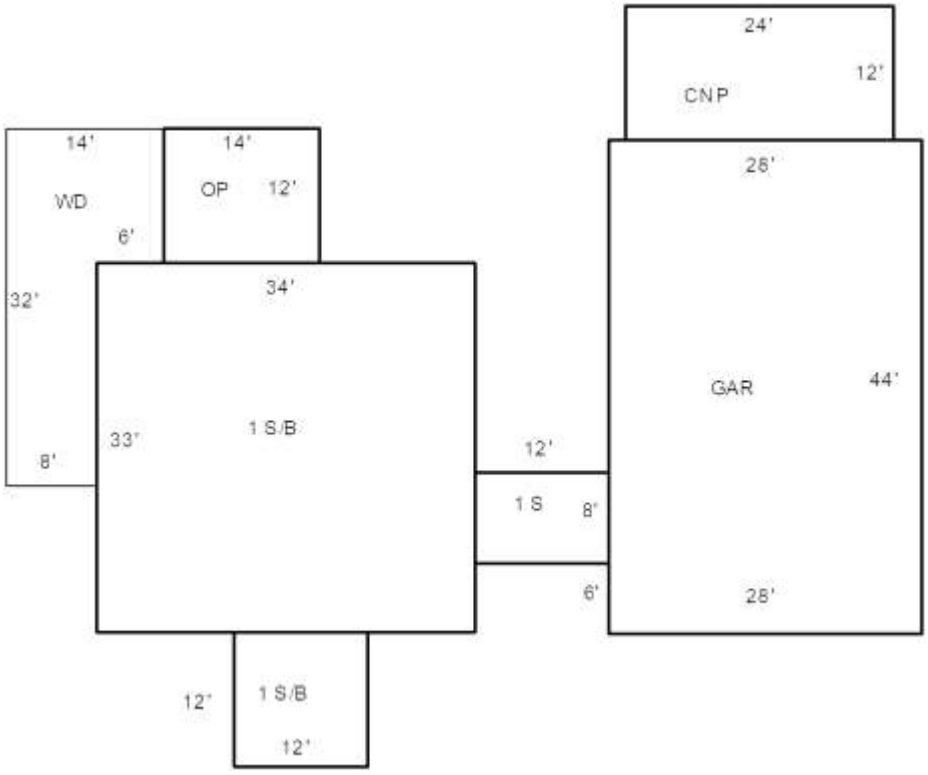
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	323,649

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	295,168

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2018	96	A 100	14.067	Avg.	96%	100%	95%	12.829
1 STORY/BSMT	2018	144	A 100	24.344	Avg.	96%	100%	95%	22.202
Frame Garage	2018	1232	A 100	71.950	Avg.	96%	100%	95%	65.618
OPEN SCREEN PORCH	2018	168	A 100	11.360	Avg.	96%	100%	95%	10.361
Wood Deck	2018	328	A 100	6.576	Avg.	96%	100%	95%	5.997
Canopy Low Cost	2021	288	A 100	5.054	Avg.	96%	100%	95%	4.609
SOLAR CL2 /KW	2018			- - - - S O U N D V A L U E - - - -					9.000
1,362 SFLA							Outbuilding Total		130,616

Accpt Land 110,900 Accepted Bldg 425,800 Total 536,700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Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15214P875
Reference 2 LOT SIZE: 61.0
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
37.00	Acres-Rear 21+	665.00	27,066	100%		27,066
Total Acres 61.00					Land Total	148,156

Accpt Land 148,200 Accepted Bldg 0 Total 148,200

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B4836P0145
Reference 2 LOT SIZE:24
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
Total Acres 24.00				Land Total		133,090

Accpt Land 133,100 Accepted Bldg 0 Total 133,100

Map/Lot: 003-006-2
Account: 1477 Card: 1 of 1 Location: 367 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date 02/10/2020
Sale Price 190,000
Sale Type Land & Buildings
Financing Unknown
Verified Seller
Validity Related Parties

Reference 1 B18167P301
Reference 2 LOT SIZE:1.9
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite (Fract)	76,500.00	83,719	100%		83,719
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.90					Land Total	94,719

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	198,038
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	768
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,880
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

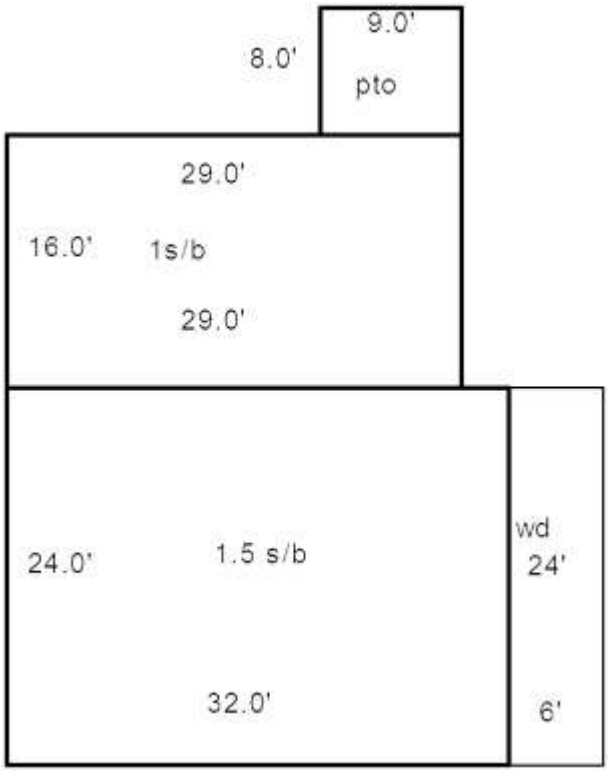
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Above Average	Typical	202,486

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	97%	100%	143,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1945	464	C 100	49.026	Avg+	73%	97%	100%	34.715
WOOD DECK	1945	144	C 100	1.804	Avg+	73%	97%	100%	1.277
WOOD DECK	1945	48	C 100	601	Avg+	73%	97%	100%	426
1,616 SFLA							Outbuilding Total		36,418

Accpt Land 94,700 Accepted Bldg 179,800 Total 274,500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24'
24.0'
1.5 s/b
32.0'
6'

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/17/2019
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B18051P504
Reference 2	LOT SIZE: 3.72
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.72	Acres-Homesite (Fract)	72,675.00	91,166	100%		91,166
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.72					Land Total	106,841

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,464 Sqft	Grade B 100	Base	307,365
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,855
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,710
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

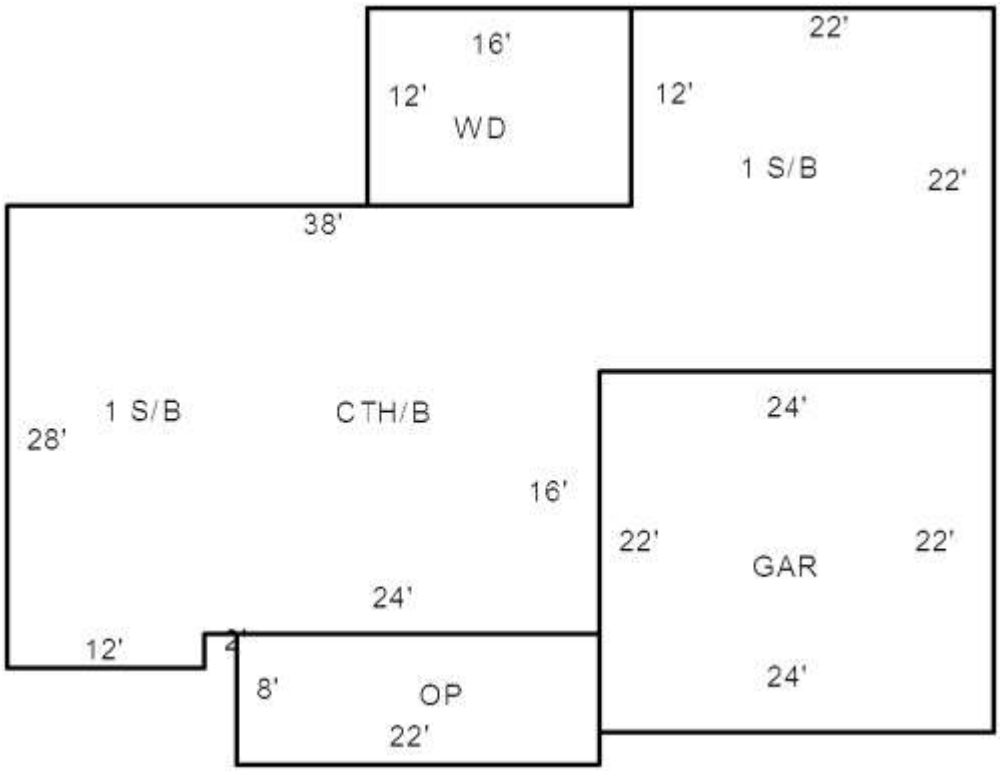
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	326,226

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	297,518

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2018	528	B 100	25.503	Avg.	96%	100%	95%	23.259
Open Frame Porch	2018	176	B 100	9.669	Avg.	96%	100%	95%	8.818
Wood Deck	2018	192	B 100	3.128	Avg.	96%	100%	95%	2.853
CATH XTRA FEATURE	2018	572	B 100	10.582	Avg.	96%	100%	95%	9.651
GAS FPL	2018	1	B 100	2.989	Avg.	96%	100%	95%	2.726
1,464 SFLA							Outbuilding Total		47,307

Accpt Land	106,800	Accepted Bldg	344,800	Total	451,600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24'

Account: 1479 Card: 1 of 1 Map/Lot: 018-130 Location: 23 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 09/28/2007
Sale Price 146,900
Sale Type Land & Buildings
Financing Conventional
Verified Other Source
Validity Arms Length Sale

Reference 1 B15267P0964
Reference 2 LOT SIZE: .18
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 95	Base	152,345
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,026
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,462
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

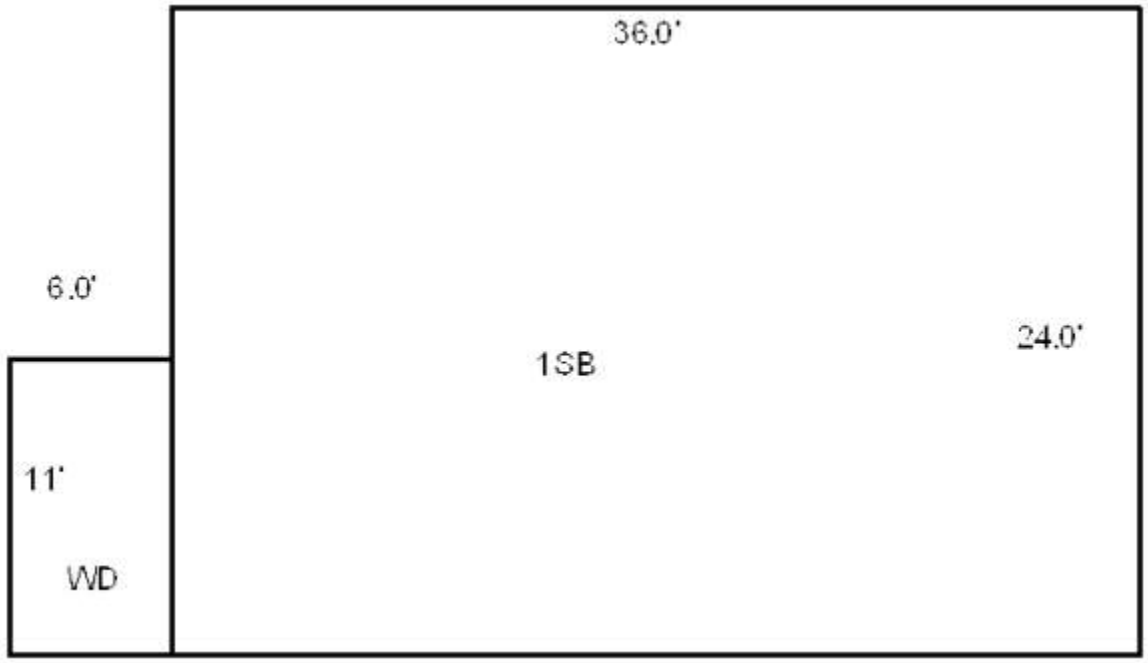
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	155,833

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	105%	116,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1970	66	C 95	786	Avg.	71%	100%	105%	586
864 SFLA							Outbuilding Total		586

Accpt Land 80,200 Accepted Bldg 116,800 Total 197,000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6.0'
24.0'
1SB
11'
WD

Neighborhood 66 WELLS ST

Zoning/Use VILLAGE CENTER OVERLAY COMMERCIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B7945P0313
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 300 2 6
X..... 0 Y..... 0
Exemption(s) Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	147,000	150,871	100%		150,871
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	162,421

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
POST OFFICE	1965	2040	C 100	280.141	Avg+	73%	100%	105%	214.728
LOAD DOCK.....	0	140	C 100	2.093	Avg+	73%	100%	105%	1.604
Frame Shed	0	84	C 100	1.315	Avg+	73%	100%	105%	1.008
								Outbuilding Total	217,340

Accpt Land 162,400 Accepted Bldg 217,300 Total 379,700

UNITED STATES POST OFFICE
NORTH BERWICK, MAINE 03906

14.0'
11.0'
LOADING
DOCK
POST OFFICE
60.0'
34.0'

Map/Lot: 008-046A
Account: 1481 Card: 1 of 1 Location: 413 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B9506P0175
Reference 2	LOT SIZE:36.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
12.80	Acres-Rear 21+	665.00	9,363	100%		9,363
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 36.80					Land Total	146,128

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	912 Sqft	Grade B 100	Base	334,411
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,778
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,574
Heating	100% HW BB	Cooling	0% None	Heat	8,892
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

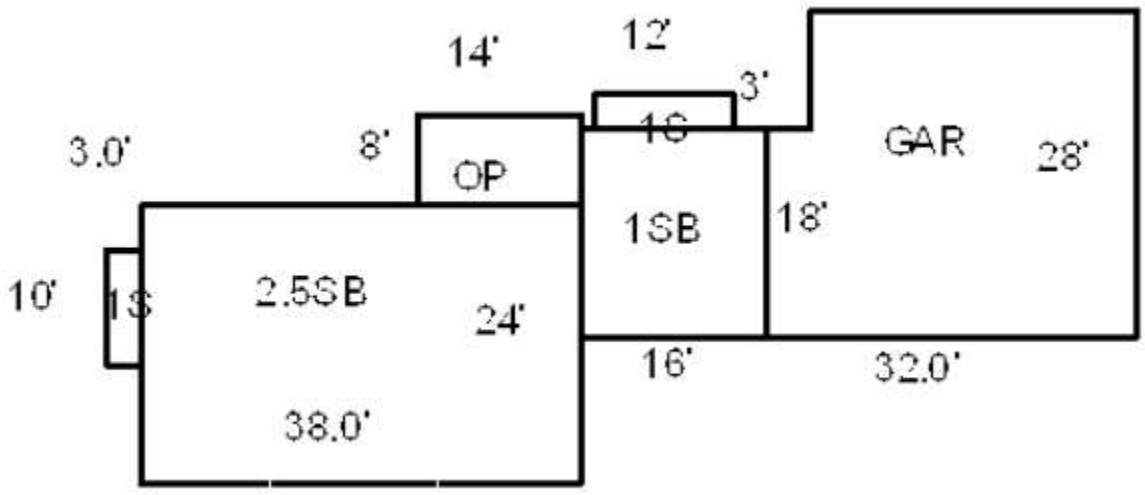
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	GOOD	GOOD	Good	Typical	373,720

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	276,927

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1850	30	B 100	3.571	Good	78%	100%	95%	2.646
Open Frame Porch	1850	112	B 100	6.153	Good	78%	100%	95%	4.559
1 Story/BSMT	1850	288	B 100	39.559	Good	78%	100%	95%	29.313
1 STORY	1850	36	B 100	4.286	Good	78%	100%	95%	3.176
Frame Garage	1850	856	B 100	40.859	Good	78%	100%	95%	30.276
2,634 SFLA							Outbuilding Total		69,970

Accpt Land 146,100 Accepted Bldg 346,900 Total 493,000


14'
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3'
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8'
OP
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GAR
28'
1SB
18'
10'
1S
2.5SB
24'
16'
32.0'
38.0'

Account: 1482 Card: 1 of 1 Map/Lot: 003-009 Location: 29 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 2
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/29/2009
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15750P179
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	76,500.00	60,990	100%		60,990
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.08					Land Total	71,990

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	212,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	960
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,360
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

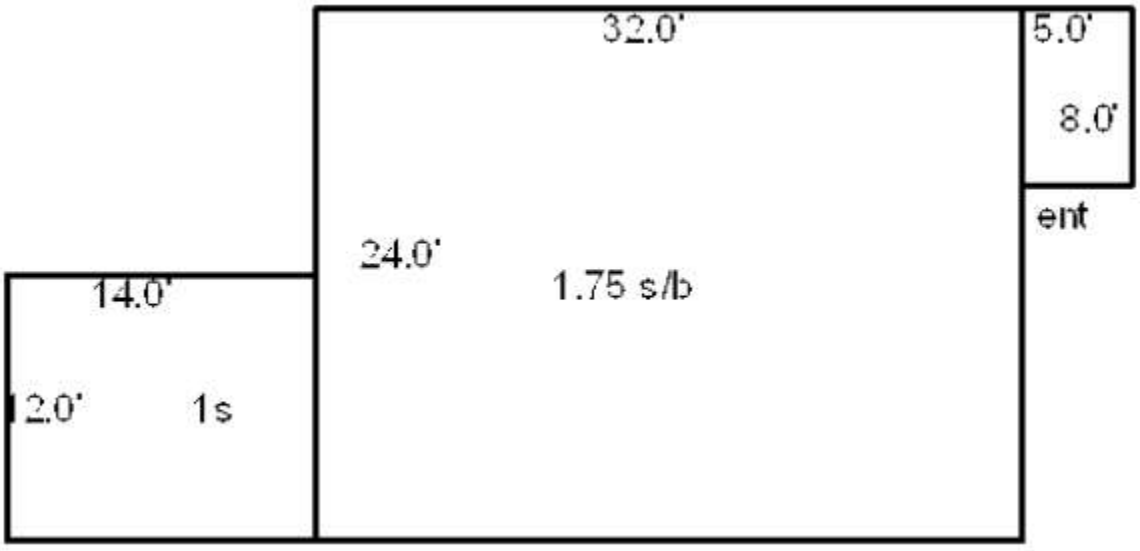
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	TYPICAL	TYPICAL	Above Average	Typical	217,303

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	100%	158,631

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1953	168	C 100	15.385	Avg+	73%	100%	100%	11.231
BSMT ENTRY.....	1953	40	C 100	626	Avg+	73%	100%	100%	457
Frame Garage	1953	396	C 100	14.865	Avg+	73%	100%	100%	10.851
1,512 SFLA							Outbuilding Total		22,539

Accpt Land	72,000	Accepted Bldg	181,200	Total	253,200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1.75 s/b
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Name: BROOKER, MICHAEL L
BROOKER, KIMBERLY A
Map/Lot: 006-082B
Account: 1483 Card: 1 of 1 Location: 402 MORRELLS MILL RD

Neighborhood 77 MORRELLS MILL/BB POND

Zoning/Use SHORELAND RESIDENTIAL
Topography LevelRolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B5070P0345
Reference 2 LOT SIZE:1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	80,325.00	88,357	100%		88,357
1.00	# -SITE IMPROVEMENT	15,750.00	17,325	100%		17,325
Total Acres 1.00					Land Total	105,682

Dwelling Description

				Replacement Cost New	
Ranch	One Story	900 Sqft	Grade C 100	Base	164,927
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,350
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,700
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

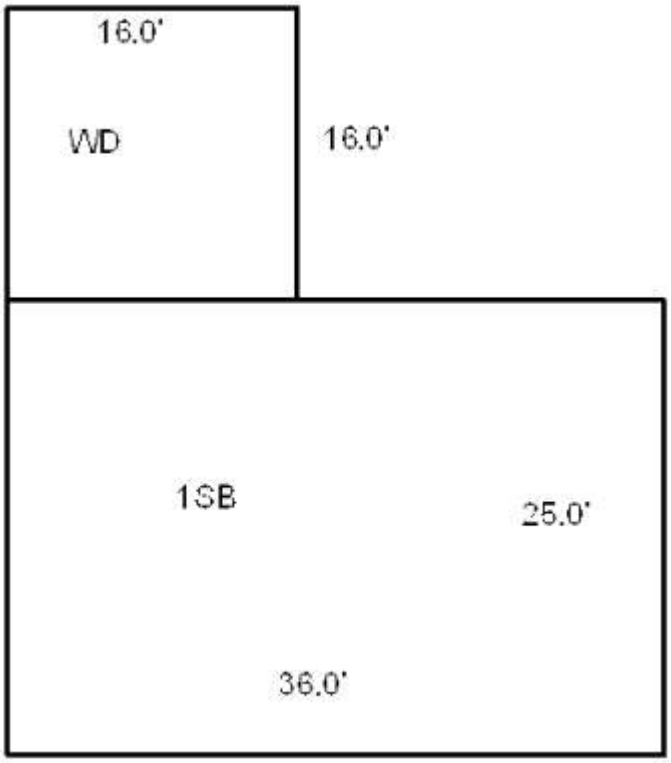
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2002	GOOD	GOOD	Average	Typical	169,777

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	105%	126,569

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1970	256	C 100	3.208	Avg.	71%	100%	105%	2.392
900 SFLA							Outbuilding Total		2,392

Accpt Land 105,700 Accepted Bldg 129,000 Total 234,700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25.0'
36.0'

Account: 1484 Card: 1 of 1 Map/Lot: 001-036 Location: 408 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Above Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B7819P0069
Reference 2	LOT SIZE:30
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	04/29/1996
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
6.00	Acres-Rear 21+	665.00	4,389	100%		4,389
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 30.00					Land Total	154,386

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,200 Sqft	Grade B 100	Base	407,772
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	11,700
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	Floor & Stairs			Attic	3,120
FirePlaces	3			Fireplace	18,876
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

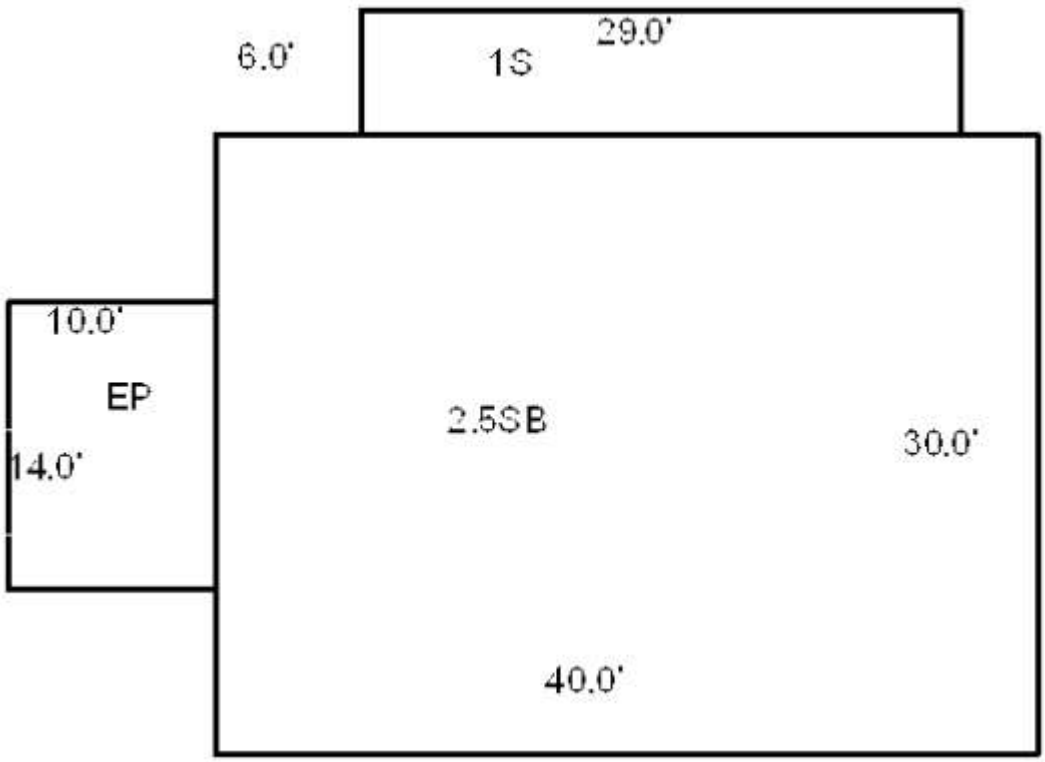
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1776	1980	TYPICAL	TYPICAL	Above Average	Typical	464,660

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	322,242

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1776	174	B 100	20.716	Avg+	73%	100%	95%	14.367
Encl Frame Porch	1776	140	B 100	14.502	Avg+	73%	100%	95%	10.057
Frame Garage	1776	480	D 100	14.312	Fair	55%	100%	95%	7.478
1 ST BARN.....	1802	1800	D 100	46.054	Fair	55%	100%	95%	24.064
CABIN LOWER COST	1985	320	C 100	11.229	Avg.	77%	100%	95%	8.214
3,174 SFLA							Outbuilding Total		64,180

Accpt Land	154,400	Accepted Bldg	386,400	Total	540,800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30.0'
40.0'

Account: 1485 Card: 1 of 1 Map/Lot: 013-010 Location: 24 OTTER COVE LANE

Neighborhood 32 OTTER COVE LN

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Private

Sale Data

Sale Date	11/27/2007
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15311P892
Reference 2	LOT SIZE: .17
Tran/Land/Bldg	101 1 11
X.....	b Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.17	Acres-Homesite (Fract)	210,000	207,377	100%		207,377
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.17					Land Total	221,127

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade D 100	Base	138,028
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	384
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,536
Rooms	4	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	Minimal			Insulation	-768
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

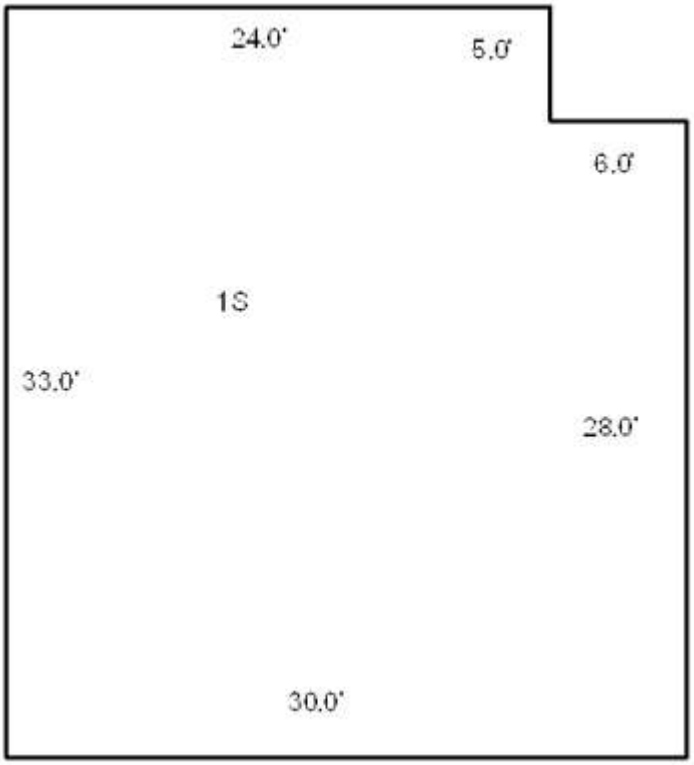
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1960	0	TYPICAL	TYPICAL	Average	Typical	144,660

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	125%	121,153

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1960	112	C 100	1.753	Avg.	67%	100%	125%	1.469
960 SFLA							Outbuilding Total		1,469

Accpt Land	221,100	Accepted Bldg	122,600	Total	343,700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Name: MCCARTY, KENNETH
MCCARTY, TERRY
Map/Lot: 021-016
Account: 1486 Card: 1 of 1 Location: 7 PUFFIN LN

Neighborhood 58 PUFFIN LANE

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Gravel
Reference 1	B4562P0126
Reference 2	LOT SIZE:0.26
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	74,130.00	71,266	100%		71,266
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.26					Land Total	82,816

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	217,842
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,056
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	2,534
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

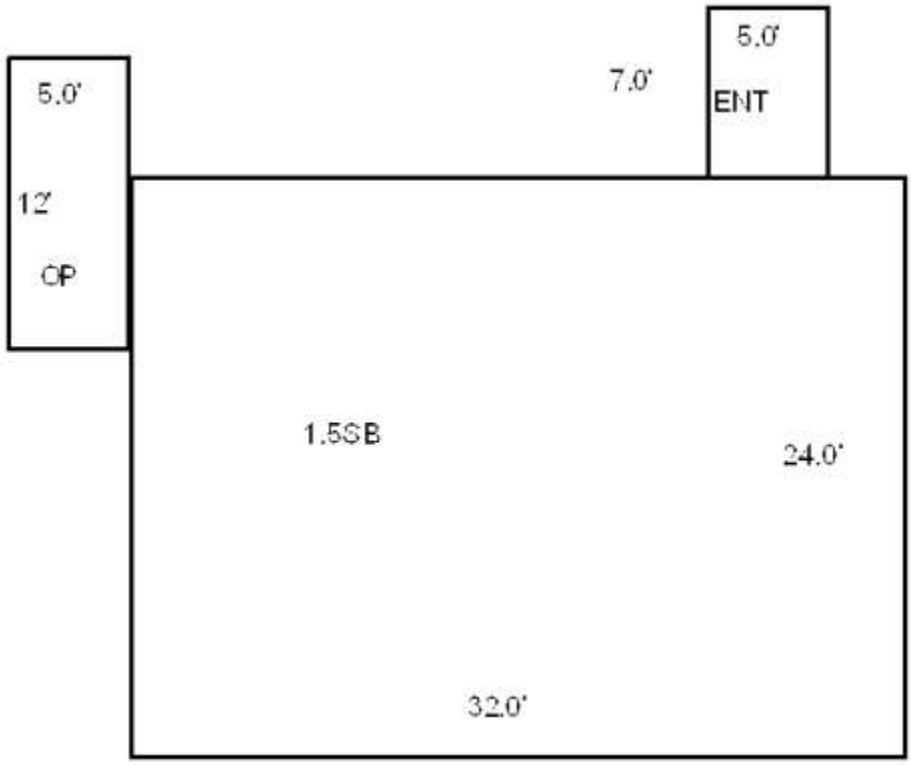
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	228,087

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	97%	105%	162,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1968	35	C 110	603	Avg.	70%	97%	105%	429
Open Frame Porch	1968	60	C 110	2.790	Avg.	70%	97%	105%	1.989
1.50 ST GARAGE..	1968	952	C 100	45.452	Avg.	68%	100%	105%	32.452
1,152 SFLA							Outbuilding Total		34,870

Accpt Land	82,800	Accepted Bldg	197,500	Total	280,300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Account: 1487 Card: 1 of 1 Map/Lot: 006-066 Location: VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	06/17/2019
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Family Member
Validity	Other Non Valid

Reference 1	B17975P710
Reference 2	LOT SIZE:6.25
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.25	Acres-Rear Land 1-10	1,710.00	4,232	100%		4,232
Total Acres 6.25					Land Total	96,062

Accpt Land 96,100 Accepted Bldg 0 Total 96,100

Name: BOWEN, JAMIE A
WIGGIN, KATRINA

Map/Lot: 014-001
Account: 1488 Card: 1 of 1 Location: 60 PLEASANT ST

Neighborhood 12 PLEASANT ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/15/2010
Sale Price	224,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B15804P870
Reference 2	LOT SIZE:0 .68
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	74,130.00	78,458	100%		78,458
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.68					Land Total	90,008

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	775 Sqft	Grade C 110	Base	238,527
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,066
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,115
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

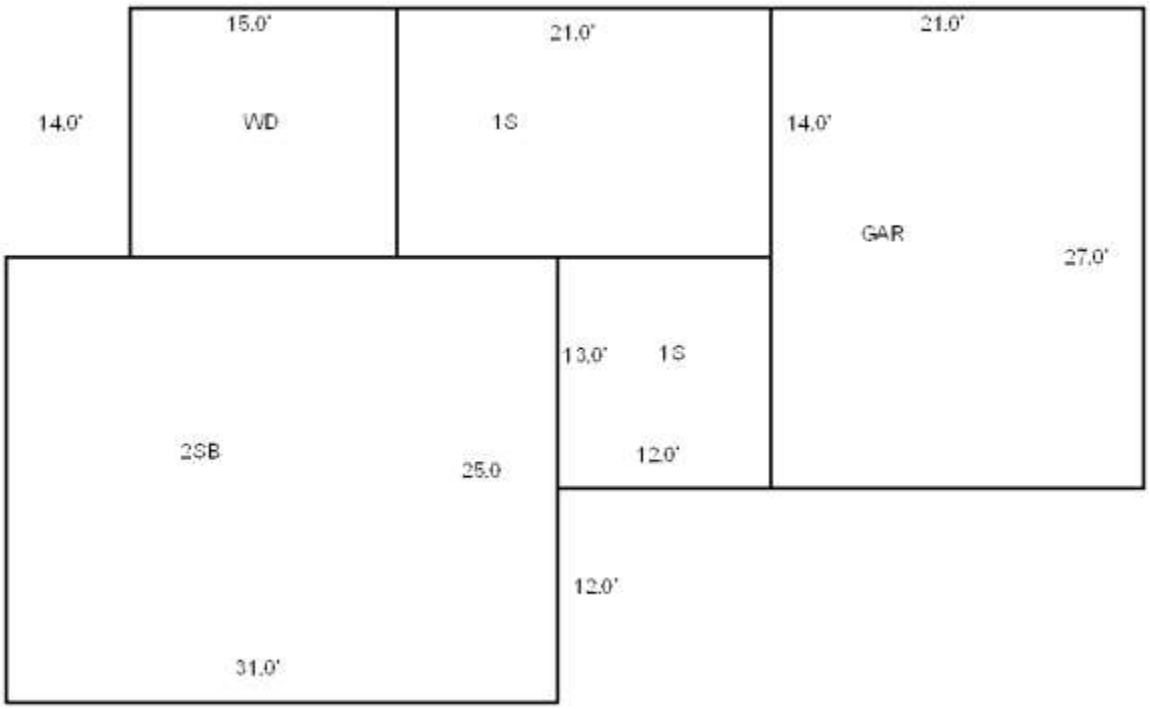
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1954	2003	TYPICAL	TYPICAL	Very Good	Typical	254,300

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	105%	226,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1954	210	C 110	2.894	V.G.	85%	100%	105%	2.583
1 STORY	1954	294	C 110	29.618	V.G.	85%	100%	105%	26.434
Frame Garage	1954	567	C 110	23.125	V.G.	85%	100%	105%	20.639
ONE STORY FRAME	1954	156	C 110	15.715	V.G.	85%	100%	105%	14.026
Frame Shed	1954	96	C 110	1.652	V.G.	85%	100%	105%	1.474
Frame Shed	2006	140	C 110	2.410	V.G.	85%	100%	105%	2.150
2,000 SFLA							Outbuilding Total		67,306

Accpt Land	90,000	Accepted Bldg	294,300	Total	384,300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GAR
27.0'
13.0'
1S
2SB
25.0
12.0'
12.0'
31.0'

Neighborhood 12 PLEASANT ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 10/27/2020
Sale Price 300,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1
Reference 2 LOT SIZE:1.25
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	74,130.00	83,383	100%		83,383
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.25					Land Total	94,933

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,008 Sqft	Grade C 100	Base	179,026
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	1000 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,800
Heating	100% Forced Warm	Cooling	0% None	Heat	2,520
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

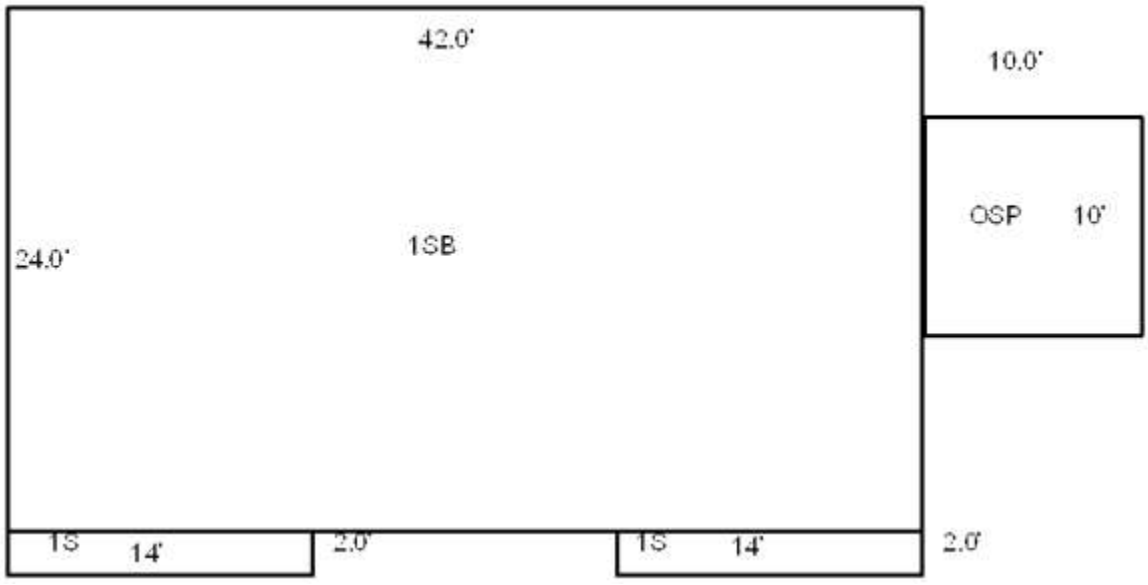
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Good	Typical	213,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	105%	197,198

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1988	100	C 100	4.831	Good	88%	100%	105%	4.464
1 STORY	1988	28	C 100	2.564	Good	88%	100%	105%	2.369
1 STORY	1988	28	C 100	2.564	Good	88%	100%	105%	2.369
1,064 SFLA								Outbuilding Total	9,202

Accpt Land 94,900 Accepted Bldg 206,400 Total 301,300


42.0'
10.0'
OSP
10'
24.0'
1SB
1S
14'
2.0'
1S
14'
2.0'

Map/Lot: 017-027
Account: 1490 Card: 1 of 1 Location: 20 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17603P772
Reference 2	LOT SIZE: .22
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	11/10/2017
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	74,130.00	70,086	100%		70,086
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.22					Land Total	81,636

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	720 Sqft	Grade C 100	Base	193,781
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Softwood OPEN 4			Secondary	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,150
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

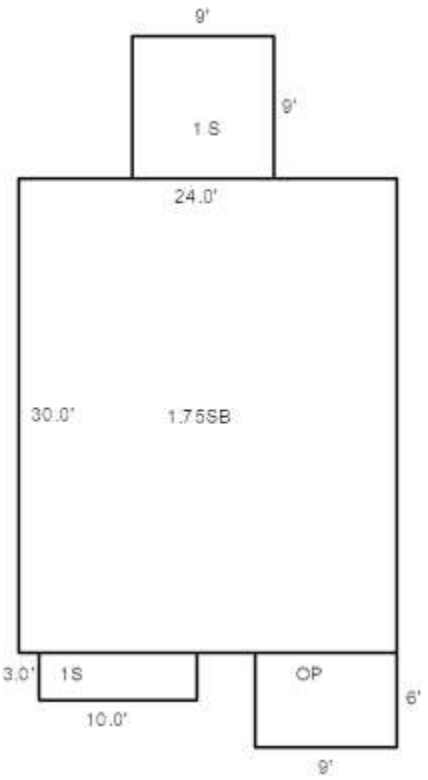
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1910	2020	TYPICAL	TYPICAL	Good	Typical	206,371

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	78%	89%	105%	150,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1910	54	C 100	2.282	Good	78%	89%	105%	1.663
ONE STORY FRAME	1910	30	C 100	2.747	Good	78%	89%	105%	2.003
1 STORY/BSMT	1910	81	C 100	8.558	Good	78%	89%	105%	6.238
Frame Shed	1980	120	E 100	939	Fair	64%	100%	105%	631
1,371 SFLA							Outbuilding Total		10,535

Accpt Land	81,600	Accepted Bldg	161,000	Total	242,600


9'
9'
1 S
24.0'
30.0'
1.75SB
3.0'
1S
10.0'
OP
6'
9'

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B1834P0252
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	74,130.00	91,012	100%		91,012
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.00					Land Total	102,562

Dwelling Description / Replacement Cost New

Ranch	One Story	1,040 Sqft	Grade C 100	Base	200,945
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,600
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

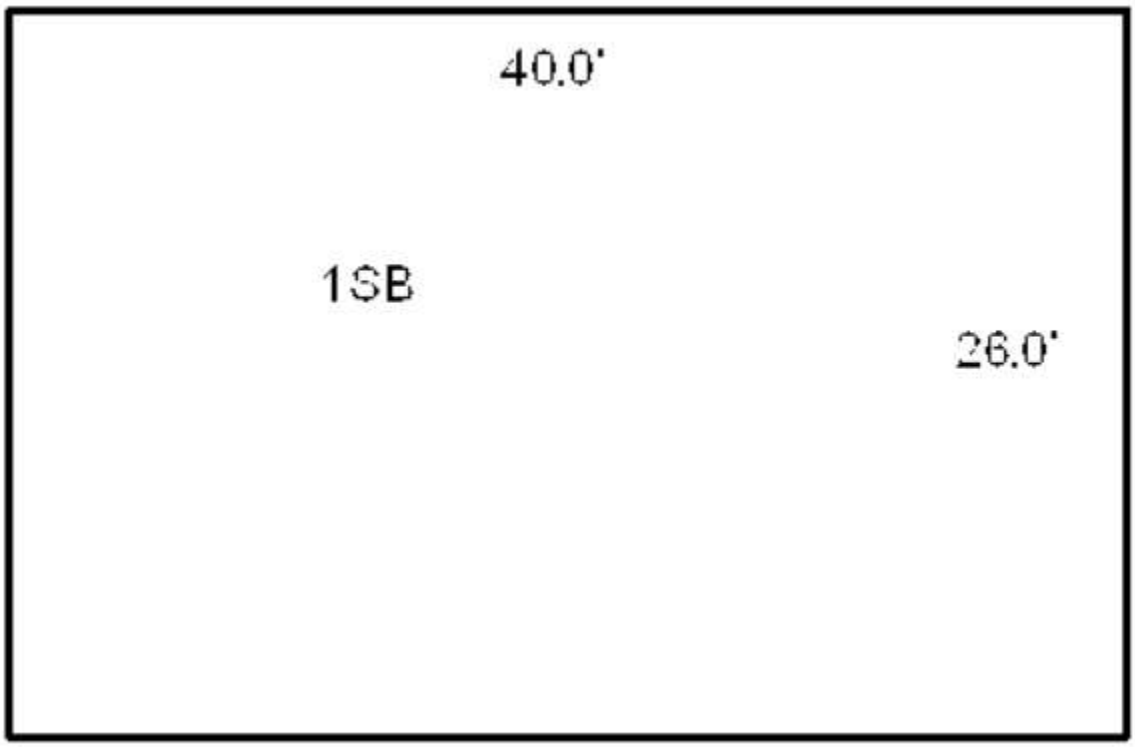
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	205,905

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	105%	164,312

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1979	744	C 100	27.396	Avg.	76%	100%	105%	21,862
1,040 SFLA							Outbuilding Total		21,862

Accpt Land	102,600	Accepted Bldg	186,200	Total	288,800


40.0'
1SB
26.0'

Neighborhood 52 EAST RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Gravel

Sale Data

Sale Date	07/14/2022
Sale Price	165,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17725P892
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	61,200.00	62,812	100%		62,812
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.50					Land Total	76,012

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
14 Mobile Home. 924 SFLA	1990	14X66	B 100	30,008	Avg.	40%	70%	95%	7,982
							Outbuilding Total		7,982

Accpt Land	76,000	Accepted Bldg	8,000	Total	84,000

Account: 1493 Card: 1 of 1 Map/Lot: 004-090A
Location: 592 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/29/2019
Sale Price	120,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17892P200
Reference 2	LOT SIZE:0.7
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.07	Acres-Homesite (Fract)	72,675.00	61,276	100%		61,276
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.07					Land Total	76,951

Dwelling Description / **Replacement Cost New**

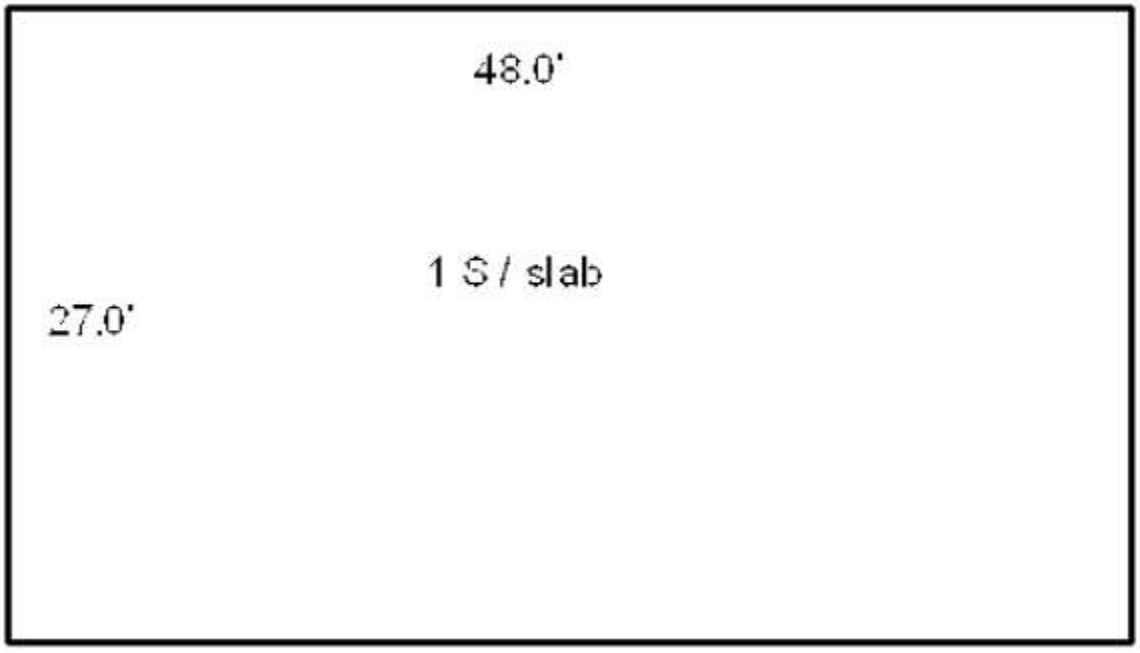
Ranch	One Story	1,296 Sqft	Grade E 100	Base	107,567
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	162
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,620
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	3,960
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,296	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Field8	113,309

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	90%	95%	88,160

Accpt Land	77,000	Accepted Bldg	88,200	Total	165,200


48.0'
1 S / slab
27.0'

Name: OCCHIPINTI, GINO
LARIVEE, ASHLEY
Map/Lot: 003-108
Account: 1494 Card: 1 of 1 Location: 101 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	08/08/2016
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17293P40
Reference 2	LOT SIZE:1.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	72,675.00	80,708	100%		80,708
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.10					Land Total	96,383

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base	240,545
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,426
Fin. Basement Area	86 Sqft, Grade D 1.00	Basement Gar	None	Fin Bsmt	1,362
Heating	100% Electric	Cooling	0% None	Heat	2,079
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

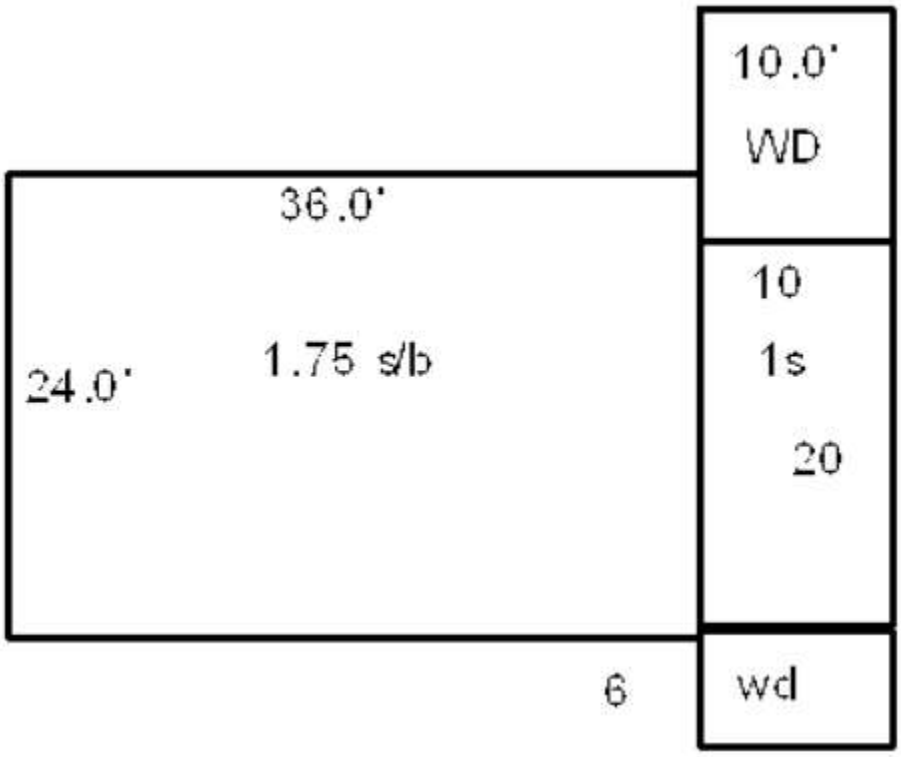
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	252,100

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	95%	182,016

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1980	200	C 110	20.148	Avg.	76%	100%	95%	14.546
Wood Deck	1980	60	D 100	602	Avg-	69%	100%	95%	394
WOOD DECK	2003	100	C 110	1.378	Avg.	76%	100%	95%	995
Frame Shed	1980	192	D 100	2.404	Avg-	69%	100%	95%	1.576
Frame Garage	2010	624	C 100	23.075	Avg.	91%	100%	95%	19.948
WOOD DECK	1980	120	C 110	1.654	Avg.	76%	100%	95%	1.194
1,712 SFLA							Outbuilding Total		38,653

Accpt Land	96,400	Accepted Bldg	220,700	Total	317,100


10.0'
WD
36.0'
10
1.75 s/b
1s
24.0'
20
6
wd

Name: WEAVER, JENNIFER E
COOMBS, DAVID W
Account: 1495 Card: 1 of 1 Map/Lot: 003-068A
Location: 179 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/24/2019
Sale Price	220,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18079P683
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	216,427
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

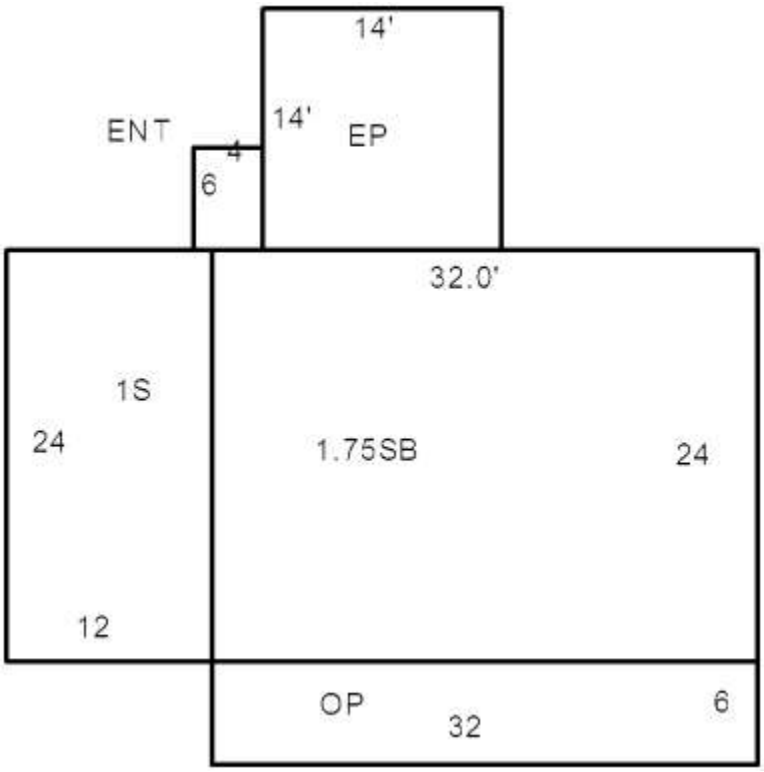
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Average	Typical	229,531

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	75%	100%	105%	180,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1978	288	C 100	26.375	Avg.	75%	100%	105%	20.770
BSMT ENTRY.....	1978	24	C 100	376	Avg.	75%	100%	105%	296
Open Frame Porch	1978	192	C 100	8.114	Avg.	75%	100%	105%	6.390
Wood Deck	1978	144	D 100	1.443	Avg-	67%	100%	105%	1.015
1.25 ST BARN....	1978	0	C 100	1.452	Avg-	67%	100%	105%	1.022
Encl Frame Porch	1978	196	C 100	15.617	Avg.	75%	100%	105%	12.299
1,632 SFLA							Outbuilding Total		41,792

Accpt Land	93,100	Accepted Bldg	222,500	Total	315,600


14'
14'
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EP
4
6
32.0'
1S
24
1.75SB
24
12
OP
32
6

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Reference 1	RTODD 4/6/21 B18724P257
Reference 2	LOT SIZE:1.06
Tran/Land/Bldg	109 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.06	Acres-Homesite (Fract)	74,130.00	82,020	100%		82,020
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.06					Land Total	93,570

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	704 Sqft	Grade C 100	Base	178,280
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	704
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,640
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

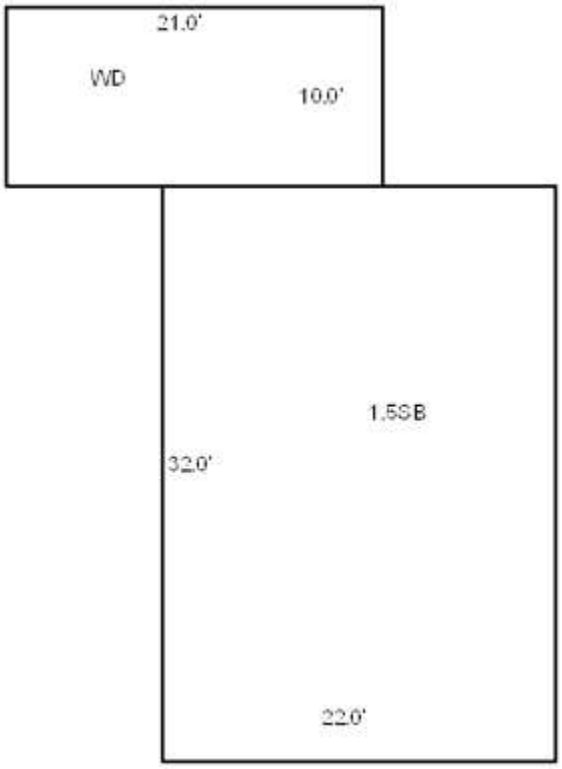
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1970	TYPICAL	TYPICAL	Average	Inadeq.	182,424

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	92%	105%	118,068

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1890	210	C 100	2.631	Avg.	67%	92%	105%	1.703
1,056 SFLA							Outbuilding Total		1,703

Accpt Land	93,600	Accepted Bldg	119,800	Total	213,400


21.0'
WD
10.0'
1.5SB
32.0'
22.0'

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Reference 1	B3233P0187
Reference 2	LOT SIZE:1.06
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Dwelling Description

Ranch	One Story	768 Sqft	Grade D 100	Replacement Cost New	
Exterior	T-111	Masonry Trim	None	Base	112,626
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	461
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,229
Rooms	4	HEARTHS			
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

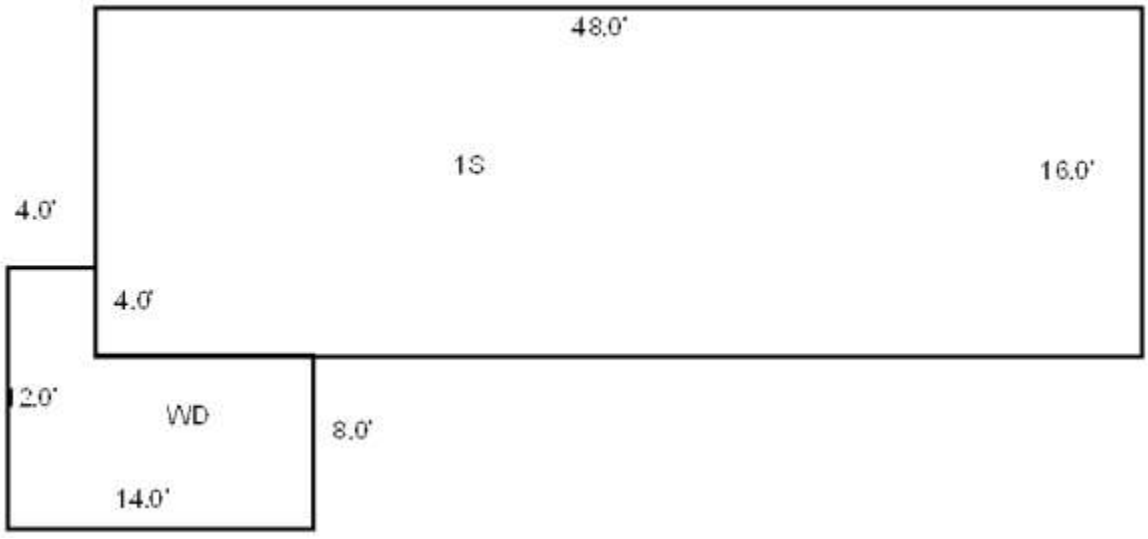
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Inadeq.	114,316

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	95%	105%	94,645

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1992	128	D 100	1.283	Avg.	83%	95%	105%	1.063
SHOP	1992	168	B 100	4.805	Avg.	81%	100%	105%	4.087
Frame Shed	1992	120	C 100	1.878	Avg-	76%	100%	105%	1.498
Frame Shed	1992	168	B 100	3.418	Avg.	81%	100%	105%	2.907
768 SFLA							Outbuilding Total		9,555

Accpt Land 0 Accepted Bldg 104,200 Total 104,200


48.0'
1S
16.0'
4.0'
4.0'
2.0'
WD
8.0'
14.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	93,600	119,800	213,400	93,600	119,800	213,400
2	0	104,200	104,200	0	104,200	104,200
TOTAL	93,600	224,000	317,600	93,600	224,000	317,600

Name: MANSFIELD, STEPHEN
MANSFIELD, SUSAN M
Map/Lot: 010-054A
Account: 1497 Card: 1 of 2 Location: 338 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B15972P818
Reference 2	LOT SIZE: 6.63
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/28/2010
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.63	Acres-Rear Land 1-10	1,710.00	4,947	100%		4,947
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.63					Land Total	112,452

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,886 Sqft	Grade A 90	Base	612,085
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	6,234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	16,208
Rooms	6	HEARTHS		HEARTHS	1,152
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	2	Plumbing	38,016
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,712
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	682,407

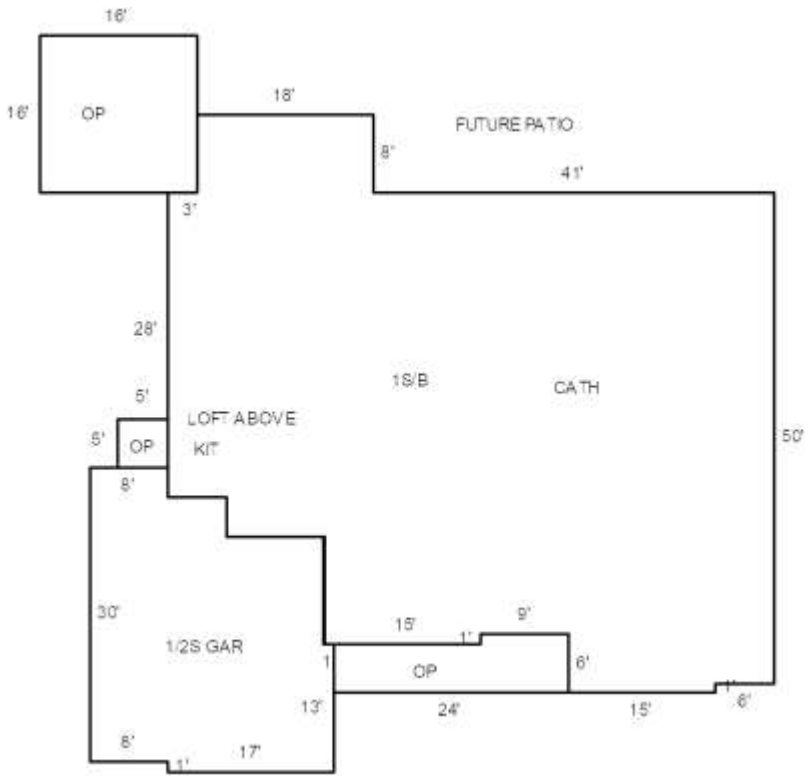
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	92%	95%	584,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2022	661	A 90	45.844	Avg.	98%	50%	95%	21.341
OPEN PORCH	2022	256	A 90	15.754	Avg.	98%	92%	95%	13.494
Open Frame Porch	2022	129	A 90	7.851	Avg.	98%	92%	95%	6.724
Generator	2022	1	A 90	7.200	Avg.	98%	92%	95%	6.167
GAS FPL	2022	1	A 90	3.310	Avg.	98%	92%	95%	2.835
Open Frame Porch	2022	25	A 90	1.521	Avg.	98%	92%	95%	1.303
ONE STORY FRAME	2022	400	A 90	52.750	Avg.	98%	92%	95%	45.181
PATIO	2022	0	A 90	0	Avg.	98%	92%	95%	0
3,286 SFLA							Outbuilding Total		97,045

Accpt Land	112,500	Accepted Bldg	681,500	Total	794,000

PERFORMANCE
PERFORMANCE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16'
OP
18'
FUTURE PATIO
8'
41'
3'
28'
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1S/B
CATH
LOFT ABOVE
5'
OP
KIT
50'
8'
30'
1/2S GAR
16'
9'
1'
1
OP
6'
13'
24'
15'
1'
6'
8'
1'
17'

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B15972P818
Reference 2	LOT SIZE: 6.63
Tran/Land/Bldg	101 0 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/28/2010
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,110 Sqft	Grade C 90	Base	172,397
Exterior	COMPOSITION	Masonry Trim	100Sqft	Trim	450
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,499
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,997
Rooms	5	HEARTHS		HEARTHS	720
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,752
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,445
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

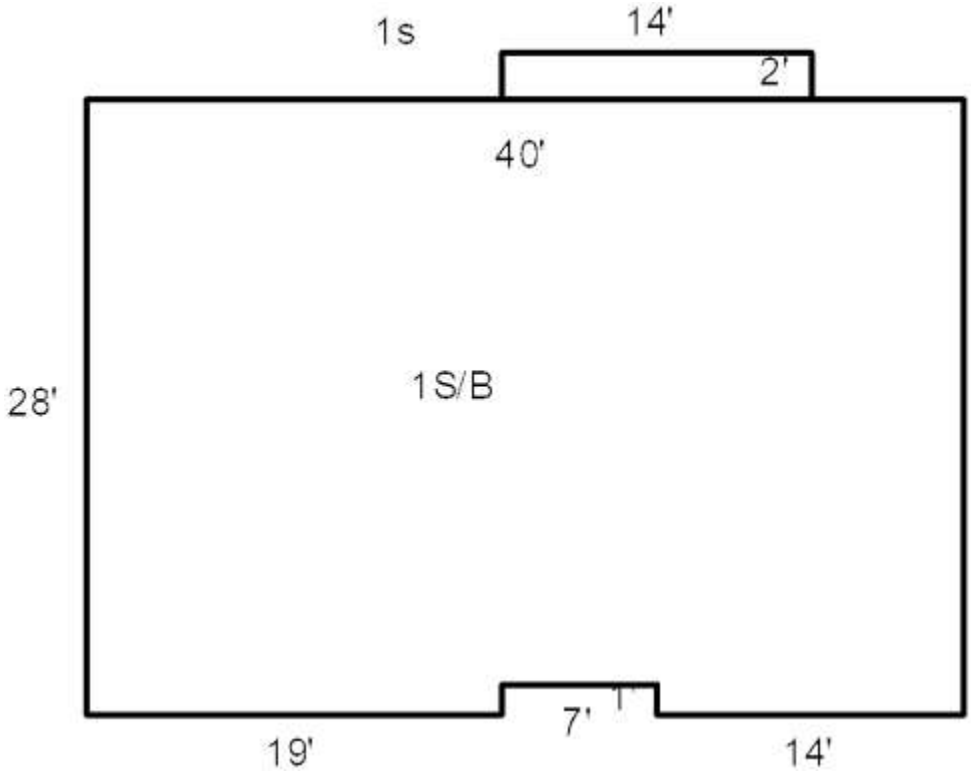
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	2009	GOOD	GOOD	Good	Typical	188,260

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	95%	146,655

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1970	28	C 90	2,308	Good	82%	100%	95%	1,798
1,138 SFLA							Outbuilding Total		1,798

Accpt Land		0 Accepted Bldg		148,500 Total	148,500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14'
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40'
28'
1S/B
7'
19'
14'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	112,500	681,500	794,000	112,500	681,500	794,000
2	0	148,500	148,500	0	148,500	148,500
TOTAL	112,500	830,000	942,500	112,500	830,000	942,500

Neighborhood 66 WELLS ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/15/2019
Sale Price	184,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17932 P25
Reference 2	LOT SIZE: 0.23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,036 Sqft	Grade C 100	Base	168,922
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,295
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,108
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,072
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

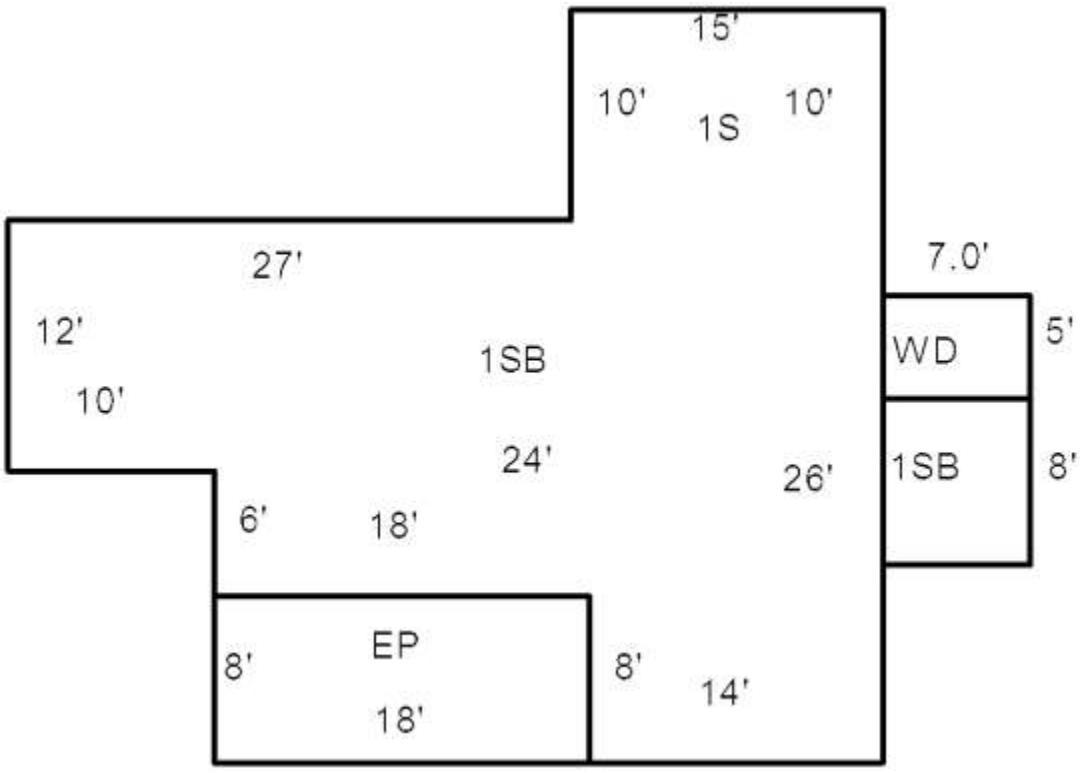
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	0	TYPICAL	TYPICAL	Above Average	Typical	175,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	134,442

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1925	35	C 100	439	Avg+	73%	100%	105%	336
1 STORY/BASEMENT	1925	56	C 100	5.917	Avg+	73%	100%	105%	4.535
Encl Frame Porch	1925	144	C 100	11.474	Avg+	73%	100%	105%	8.795
Frame Garage	1925	280	C 100	10.688	Avg+	73%	100%	105%	8.192
1,092 SFLA							Outbuilding Total		21,858

Accpt Land	81,900	Accepted Bldg	156,300	Total	238,200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EP
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8'
14'
18'

Account: 1499 Card: 1 of 1 Map/Lot: 016-010 Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B5604P0116
Reference 2	LOT SIZE:4 ELM STREET REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Rear Land 1-10	2,280.00	10,032	100%		10,032
Total Acres 4.00				Land Total		10,032

Accpt Land	10,000	Accepted Bldg	0	Total	10,000

Name: SHUTE, WILLIAM N TRUSTEE REV TRUST
SHUTE, JAE RAN TRUSTEE, REV TRUST
Map/Lot: 017-070
Account: 1500 Card: 1 of 1 Location: 129 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B18110P218
Reference 2	LOT SIZE:7.25
Tran/Land/Bldg	104 1 13
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 4

Sale Data

Sale Date	10/10/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
3.25	Acres-Rear Land 1-10	3,045.00	10,886	100%		10,886
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 7.25					Land Total	116,104

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,764 Sqft	Grade B 100	Base	570,899
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	2,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	13,759
Rooms	16	HEARTHS		HEARTHS	1,040
Bedrooms	6	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	37,752
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

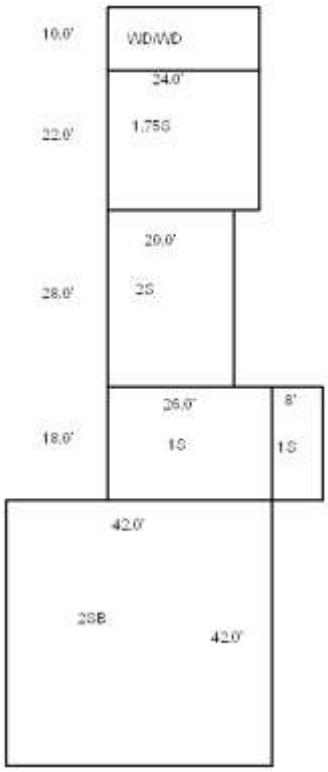
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1940	GOOD	GOOD	Average	Typical	625,743

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Location	67%	75%	95%	297,142

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WD/WD	1790	240	C 100	6.012	Avg.	67%	97%	94%	3.692
1 & 3/4 STORY FR	1996	528	C 100	76.243	Avg.	67%	75%	94%	36.205
TWO STORY FRAME	1996	560	C 100	90.726	Avg.	67%	75%	94%	43.082
ONE STORY FRAME	1996	468	B 100	55.717	Avg.	67%	75%	94%	26.458
1 STORY	1790	144	B 100	17.144	Avg.	67%	75%	94%	8.141
LOFT BARN BSMT	1800	1800	C 100	74.452	Avg-	60%	80%	94%	33.771
Frame Shed	1800	1824	C 100	28.546	Avg-	60%	50%	94%	8.093
6,184 SFLA							Outbuilding Total		159,442

Accpt Land 116,100 Accepted Bldg 456,600 Total 572,700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1S
42.0'
2SB
42.0'

Account: 1501 Card: 1 of 1 Map/Lot: 014-004-6 Location: PLEASANT ST

Neighborhood 12	PLEASANT ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	
Reference 2	LOT SIZE:0.97
Tran/Land/Bldg	330 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	12/29/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Homesite (Fract)	74,130.00	81,295	100%		81,295
Total Acres 0.97				Land Total		81,295

Accpt Land	81,300	Accepted Bldg	0	Total	81,300

Map/Lot: 014-004-5
Account: 1502 Card: 1 of 2 Location: 40 PLEASANT ST

Neighborhood 12 PLEASANT ST

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B4721P290
Reference 2 LOT SIZE:0.94
Tran/Land/Bldg 109 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	74,130.00	81,040	100%		81,040
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.94					Land Total	92,590

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade B 100	Base	244,739
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,950
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

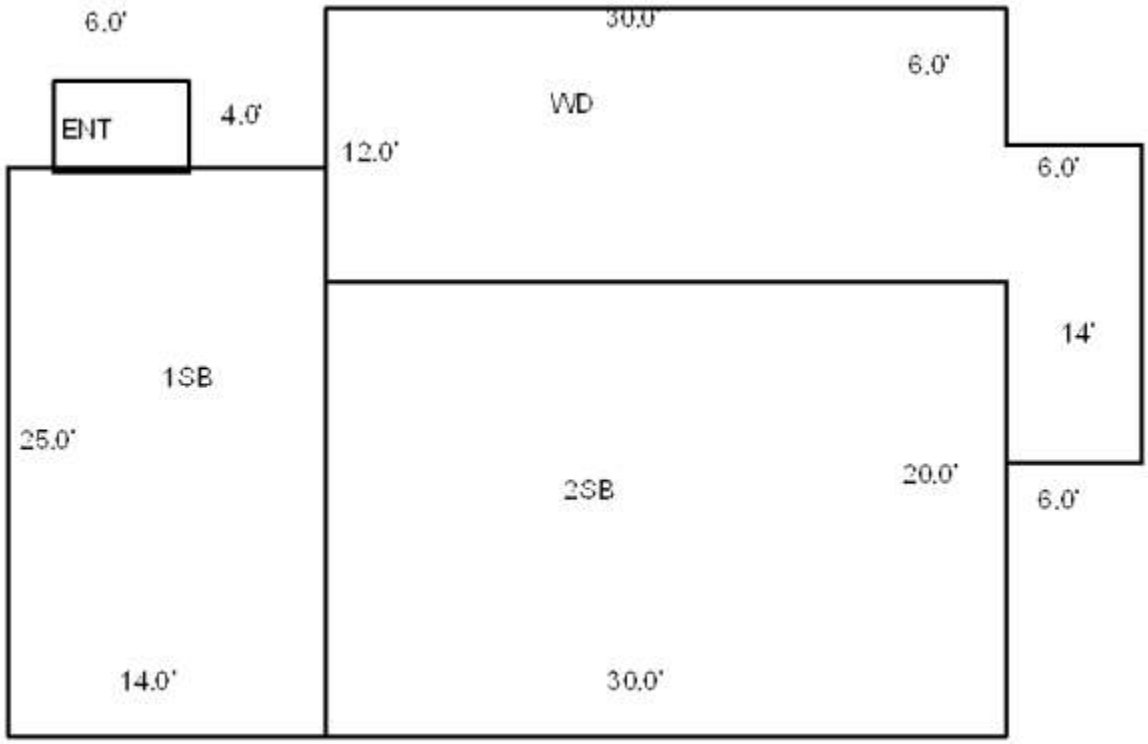
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	GOOD	GOOD	Above Average	Typical	265,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	222,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1976	444	B 100	7.232	Avg+	80%	100%	105%	6.075
1 Story/BSMT	1981	350	B 100	48.075	Avg+	80%	100%	105%	40.383
BSMT ENTRY.....	1976	24	B 100	489	Avg+	80%	100%	105%	411
Jacuzzi #	1976	1	C 100	3.300	Avg.	72%	100%	105%	2.495
Swimming Pool	1988	1	C 100	12.100	Avg.	99%	100%	105%	12.578
Frame Shed	1976	96	B 100	1.953	Avg+	80%	100%	105%	1.640
1,550 SFLA							Outbuilding Total		63,582

Accpt Land 92,600 Accepted Bldg 286,200 Total 378,800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2SB
6.0'
14.0'
30.0'

Neighborhood 12 PLEASANT ST

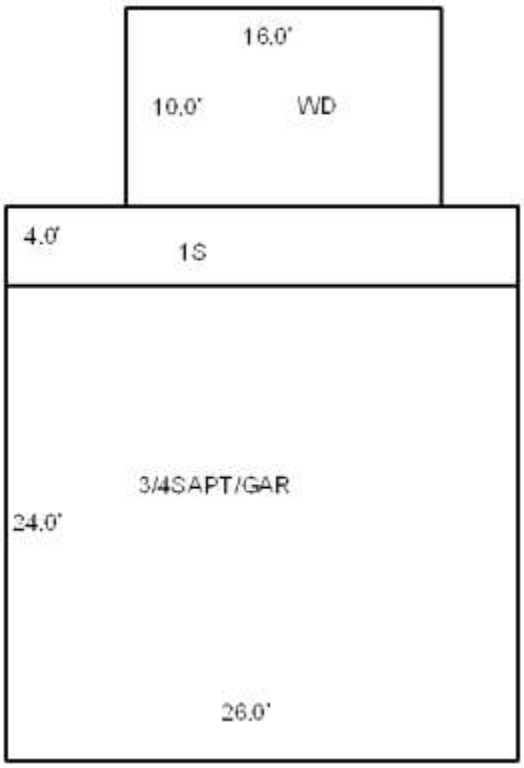
Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B4721P0290
Reference 2 LOT SIZE:0.94
Tran/Land/Bldg 109 1 7
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4 S APT/GAR	1981	624	B 100	82.540	Avg.	75%	100%	105%	65,000
ONE STORY FRAME	1976	104	B 100	12.381	B Gr	75%	100%	105%	9,750
Wood Deck	1976	160	B 100	2.606	B Gr	75%	100%	105%	2,052
2,122 SFLA							Outbuilding Total		76,802

Accpt Land 0 Accepted Bldg 76,800 Total 76,800


16.0'
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WD
4.0'
1S
3/4SAPT/GAR
24.0'
26.0'

Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	92,600	286,200	378,800	92,600	286,200	378,800
2	0	76,800	76,800	0	76,800	76,800
TOTAL	92,600	363,000	455,600	92,600	363,000	455,600

Account: 1503 Card: 1 of 1 Map/Lot: 006-051A Location: 409 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B6468P0174
Reference 2	LOT SIZE:1.9
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite (Fract)	72,675.00	85,242	100%		85,242
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.90					Land Total	100,917

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,024 Sqft	Grade C 100	Base	263,829
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet 1/2 Bmt	Basement	768
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,376
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

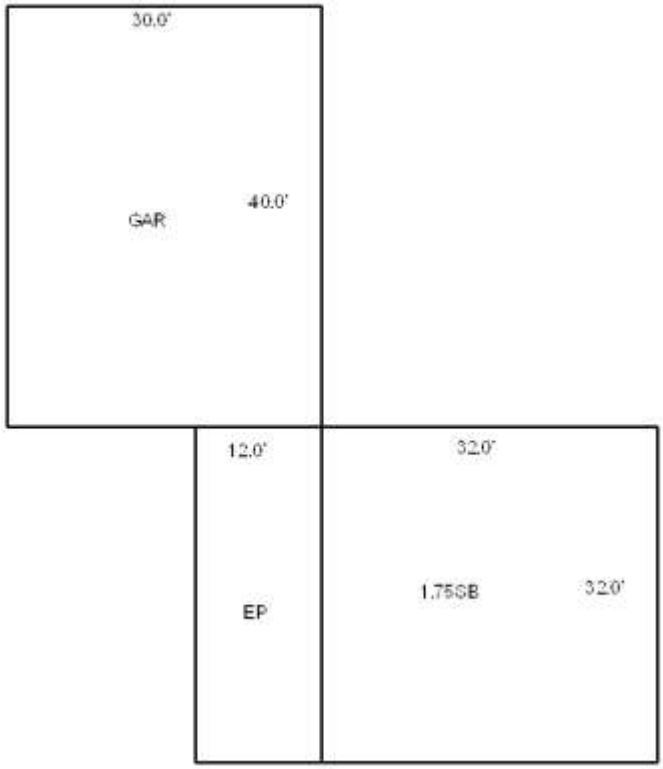
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	278,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	100%	97%	95%	256,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1985	1200	C 100	43.817	Avg.	100%	97%	95%	40.377
Encl Frame Porch	1985	384	D 100	24.478	Avg-	72%	100%	95%	16.743
1,792 SFLA							Outbuilding Total		57,120

Accpt Land 100,900 Accepted Bldg 313,900 Total 414,800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GAR
40.0'
12.0'
32.0'
EP
1.75SB
32.0'

Account: 1504 Card: 1 of 1 Map/Lot: 022-028 Location: 23 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use COMMERCIAL COMMERCIAL 2
Topography
Utilities All Public
Street Paved

Sale Data

Sale Date	06/16/2006
Sale Price	535,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Abutter

Reference 1 B14869P42
Reference 2 LOT SIZE:1.6
Tran/Land/Bldg 300 2 21
X..... ok Y..... 0
Exemption(s) Land Schedule 10

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Homesite (Fract)	147,000	169,481	150%	Cor/Loc/Us	254,222
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.60					Land Total	265,772

Dwelling Description

				Replacement Cost New	
	Field3	0 Sqft	Asphalt Shingles	Base	0
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	0 OTHER Units-0	Roof Cover	Field3	Roof	0
					0
					0
Foundation	Field6	Basement	Field4	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	0
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	Field5	Field7	Average	Field8	0

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
CONV. STORE	2006	6008	B 100	864.080	Avg.	90%	100%	105%	816.556
CANOPY AVG	2006	330	B 100	8.739	Avg.	90%	100%	105%	8.258
Encl Frame Porch	2006	200	B 100	20.717	Avg.	90%	100%	105%	19.577
PAVING.....	2007	20000	C 100	30.400	Avg.	90%	50%	105%	14.364
COOLER.....	2007	64	B 100	3.108	Avg.	90%	100%	105%	2.937
FREEZER.....	2007	64	B 100	4.378	Avg.	90%	100%	105%	4.137
							Outbuilding Total		865,829

Accpt Land 265,800 Accepted Bldg 865,800 Total 1,131,600

DO NOT
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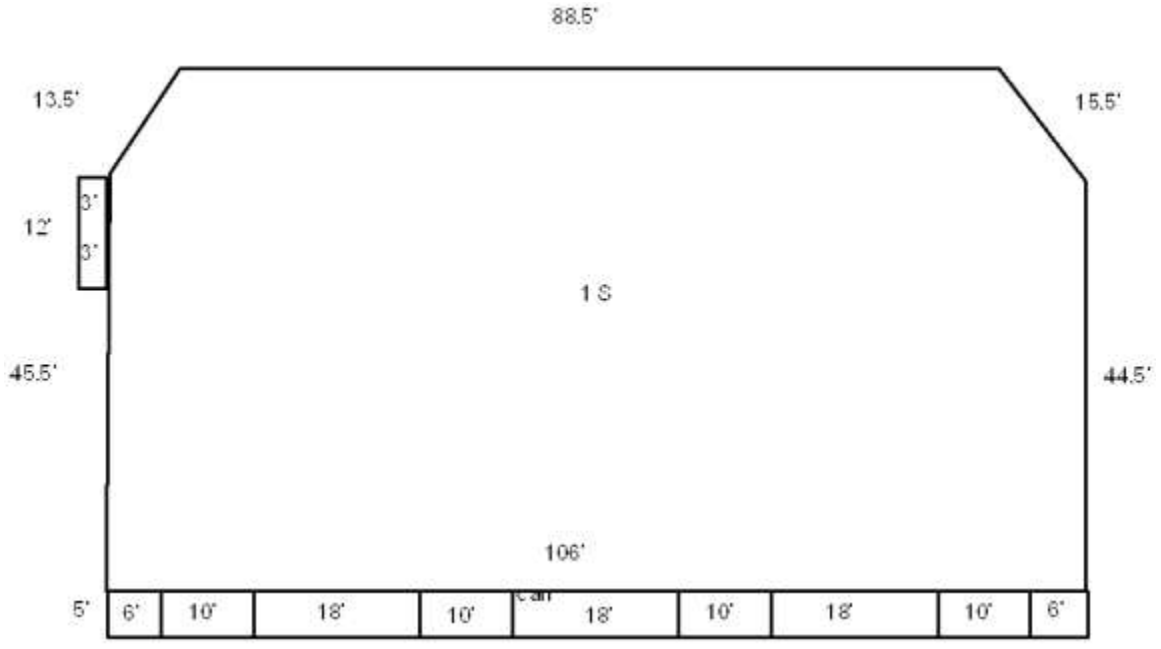
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Name: WALSH, RYAN E
BOUDREAU, SUMMER
Account: 1505 Card: 1 of 1 Map/Lot: 008-090 Location: 537 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/14/2022
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14423P303
Reference 2	LOT SIZE:0.35
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	72,675.00	71,975	100%		71,975
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.35					Land Total	87,650

Dwelling Description / **Replacement Cost New**

Ranch	One Story	720 Sqft	Grade C 100	Base	135,001
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,800
Rooms	11	HEARTHS		HEARTHS	800
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

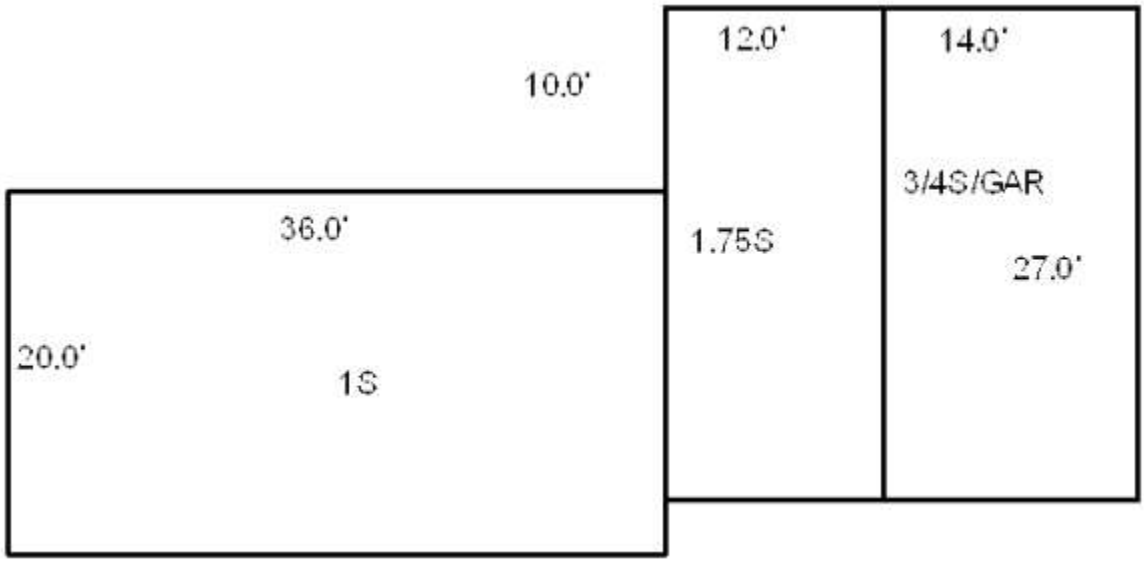
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1959	0	TYPICAL	TYPICAL	Average	Typical	138,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	95%	85,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 3/4 STORY FR	1959	324	C 100	46.786	Avg.	67%	97%	95%	28.887
3/4S AD/GAR.....	1959	378	C 100	33.015	Avg.	67%	97%	95%	20.384
BSMT ENTRY.....	1959	35	C 100	548	Avg.	67%	97%	95%	338
OPEN SCR PORCH	1959	224	E 100	5.036	Poor	45%	100%	95%	2.153
1,571 SFLA								Outbuilding Total	51,762

Accpt Land	87,700	Accepted Bldg	137,300	Total	225,000


12.0'
14.0'
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3/4S/GAR
36.0'
1.75S
27.0'
20.0'
1S

Account: 1506 Card: 1 of 1 Map/Lot: 021-041 Location: 22 ELM ST

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C	Sale Data	
Topography		Sale Date	04/22/2003
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B12763P052		
Reference 2	LOT SIZE: .83		
Tran/Land/Bldg	105 1 14		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	74,130.00	80,038	110%	Cor/Loc/Us	88,041
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.83					Land Total	99,591

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,328 Sqft	Grade C 100	Base	372,626
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	4 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,328
Fin. Basement Area	680 Sqft, Grade C	Basement Gar	None	Fin Bsmt	14,810
Heating	100% Forced Warm	Cooling	0% None	Heat	8,300
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

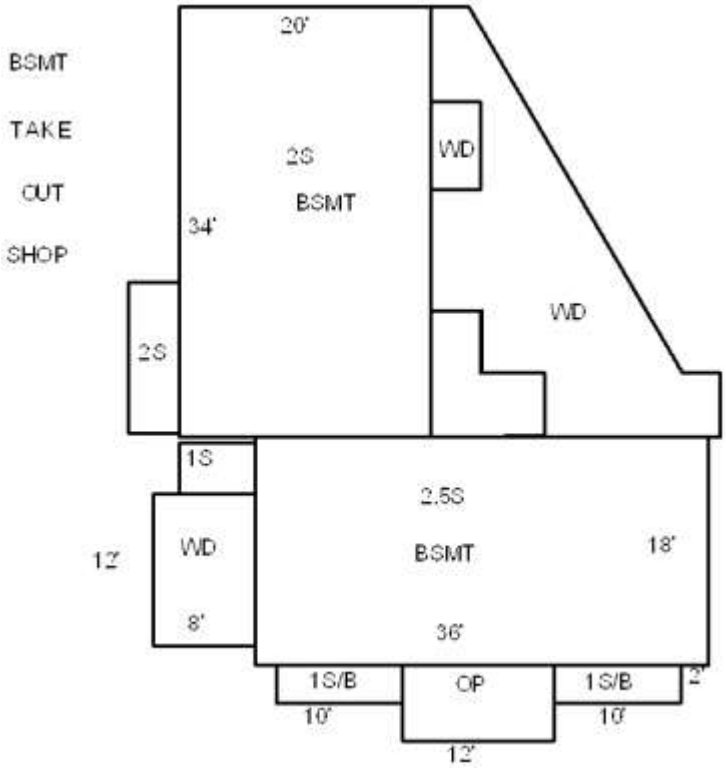
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	Field5	Field7	Average	Typical	397,064

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	105%	265,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1900	65	C 100	5.953	Ava.	67%	95%	105%	3.979
1 Story/BSMT	1900	30	C 100	3.170	Ava.	67%	95%	105%	2.119
1 STORY/BASEMENT	1900	30	C 100	3.170	Ava.	67%	95%	105%	2.119
Wood Deck	1900	96	C 100	1.203	Ava.	67%	100%	105%	846
Open Frame Porch	1900	72	C 100	3.043	Ava.	67%	100%	105%	2.141
1 STORY	1900	24	C 100	2.198	Ava.	67%	95%	105%	1.470
TWO STORY FRAME	1900	48	C 100	7.776	Ava.	67%	95%	105%	5.197
WOOD DECK	1900	383	C 100	4.799	Ava.	67%	100%	105%	3.376
Wood Deck	1900	28	C 100	351	Ava.	67%	100%	105%	247
3,565 SFLA								Outbuilding Total	21,494

Accpt Land	99,600	Accepted Bldg	286,900	Total	386,500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OP
1S/B
10'
10'
12'
2'

Map/Lot: 018-052
Account: 1507 Card: 1 of 1 Location: 21 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	Rev. Trans on Death Deed b18973p166
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Homesite (Fract)	74,130.00	95,782	100%		95,782
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.00					Land Total	107,332

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,196 Sqft	Grade C 110	Base	330,408
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,316
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW CI or	Cooling	0% None	Heat	7,236
Rooms	12				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	8			Fireplace	39,265
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

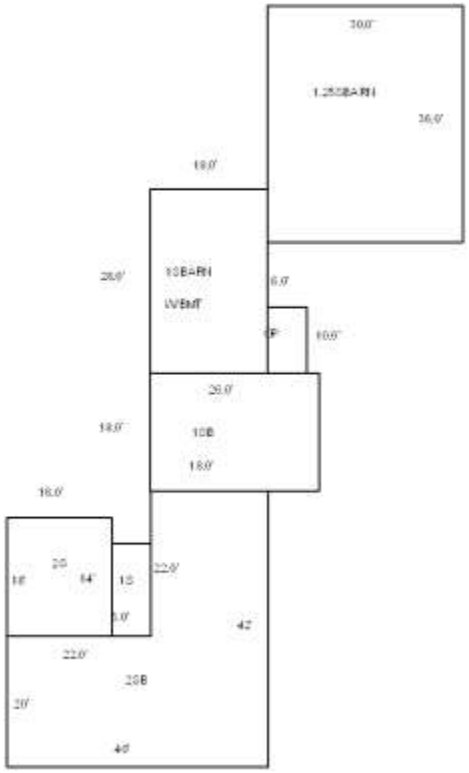
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1970	TYPICAL	Old Type	Average	Typical	392,745

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	105%	268,007

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST BARN....	1800	1080	C 110	46.242	Avg.	67%	97%	105%	31.556
BARN/BSMT	1800	504	C 110	23.036	Avg.	67%	97%	105%	15.720
Open Frame Porch	1800	60	C 110	2.790	Avg.	67%	97%	105%	1.904
1 Story/BSMT	1800	468	C 110	54.394	Avg.	67%	97%	105%	37.118
TWO STORY FRAME	1800	288	C 110	51.325	Avg.	67%	97%	105%	35.024
1 STORY	1800	84	C 110	8.462	Avg.	67%	97%	105%	5.775
3,520 SFLA								Outbuilding Total	127,097

Accpt Land 107,300 Accepted Bldg 395,100 Total 502,400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22.0'
2SB
20'
40'

Name: RUSSELL, NATHAN F
CONLY, JESSICA L

Map/Lot: 021-006

Account: 1508 Card: 1 of 1 Location: 27 SUNSET AVE

Neighborhood 37	SUNSET AV
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/28/2004
Sale Price	160,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Other Non Valid

Reference 1	B14269P136
Reference 2	LOT SIZE: .78
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.78	Acres-Homesite (Fract)	74,130.00	79,542	100%		79,542
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.78					Land Total	91,092

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,050 Sqft	Grade C 100	Base	234,112
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,313
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,725
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

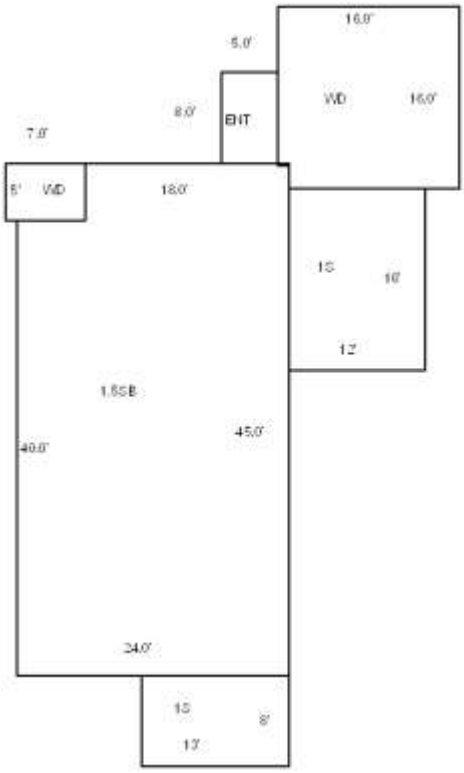
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	TYPICAL	TYPICAL	Average	Typical	240,950

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	169,508

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1950	35	C 100	439	Avg.	67%	100%	105%	309
WOOD DECK	1950	254	C 100	3.183	Avg.	67%	100%	105%	2.240
BSMT ENTRY.....	1950	40	C 100	626	Avg.	67%	100%	105%	440
ONE STORY FRAME	1970	192	C 100	17.583	Avg.	67%	100%	105%	12.370
1 STORY	1970	104	C 100	9.524	Avg.	69%	30%	105%	2.070
1,871 SFLA								Outbuilding Total	17,429

Accpt Land	91,100	Accepted Bldg	186,900	Total	278,000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45.0'
40.0'
24.0'
15
8'
13'

Neighborhood 73 MEADER

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	01/27/2016
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1	B17176P393
Reference 2	LOT SIZE: .48
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	74,130.00	75,772	100%		75,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.48					Land Total	87,322

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	870 Sqft	Grade C 100	Base	230,700
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,088
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,805
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

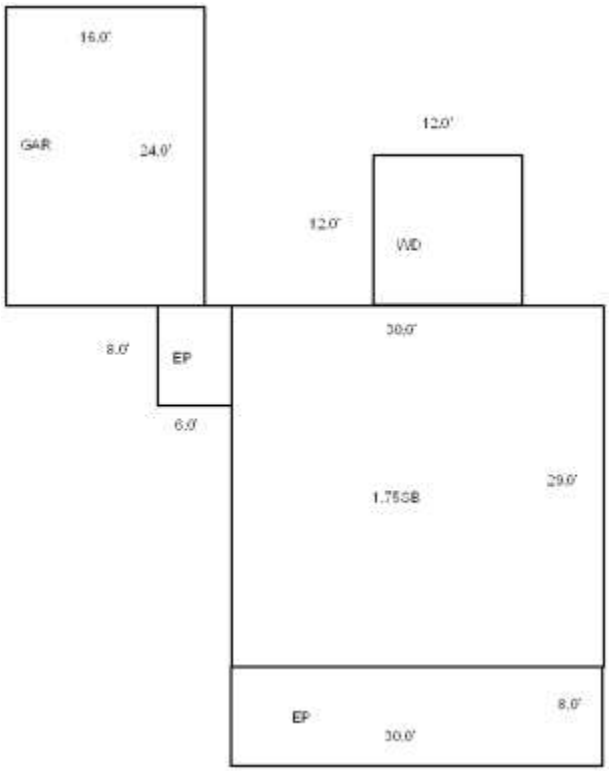
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1935	0	TYPICAL	TYPICAL	Average	Typical	240,873

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	97%	105%	233,063

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1935	384	C 100	14.433	Avg.	95%	97%	105%	13.965
Encl Frame Porch	1935	48	C 100	3.825	Avg.	95%	97%	105%	3.701
Wood Deck	1935	144	C 100	1.804	Avg.	95%	97%	105%	1.746
Encl Frame Porch	1935	240	C 100	19.123	Avg.	95%	97%	105%	18.503
Frame Shed	1935	168	C 100	2.629	Avg.	95%	97%	105%	2.544
1,522 SFLA								Outbuilding Total	40,459

Accpt Land	87,300	Accepted Bldg	273,500	Total	360,800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EP
8.0'
30.0'

Name: THYNG, OWEN K
THYNG, ADELE L
Map/Lot: 007-040
Account: 1510 Card: 1 of 2 Location: 931 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B4736P0335
Reference 2	LOT SIZE:7
Tran/Land/Bldg	109 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.00	Acres-Rear Land 1-10	1,710.00	5,643	100%		5,643
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.00					Land Total	113,148

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,008 Sqft	Grade C 105	Base	255,752
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,588
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,631
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,316
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,799
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

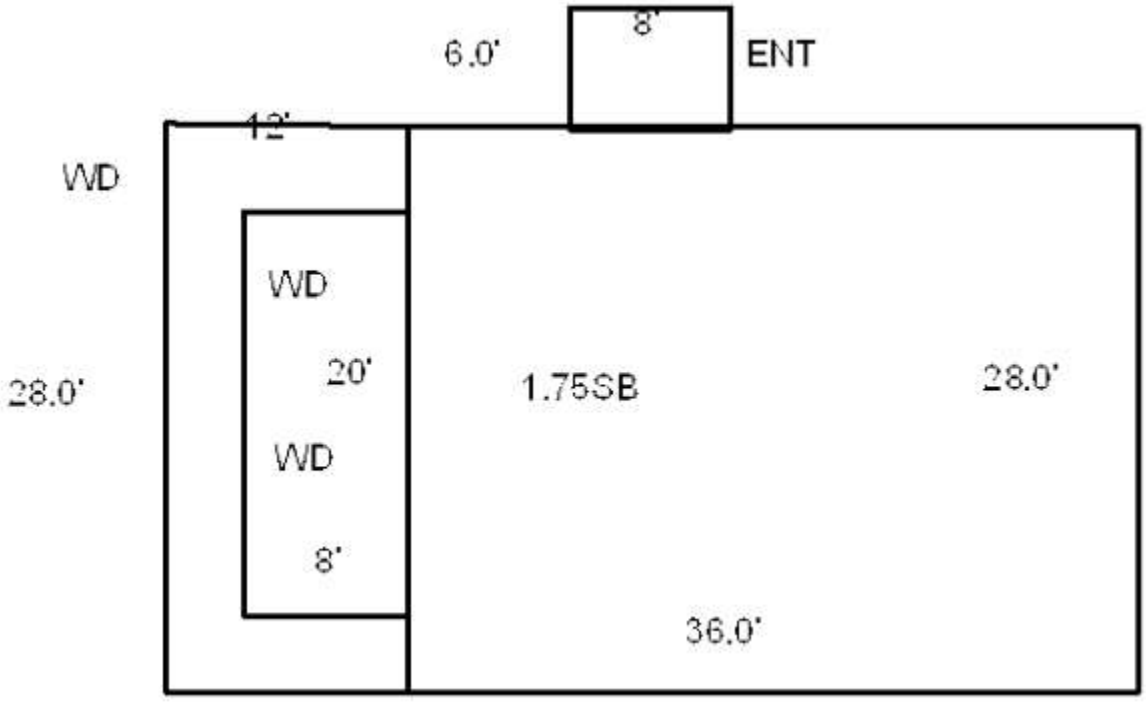
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	281,086

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	95%	197,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1976	336	C 105	4.420	Avg.	74%	100%	95%	3,107
WOOD DECK	1976	160	C 105	2.105	Avg.	74%	100%	95%	1,480
BSMT ENTRY.....	1976	48	C 105	789	Avg.	74%	100%	95%	555
Frame Garage	1976	280	B 100	13.894	Avg+	77%	100%	95%	10,163
1,764 SFLA							Outbuilding Total		15,305

Accpt Land 113,100 Accepted Bldg 212,900 Total 326,000


6.0'
8'
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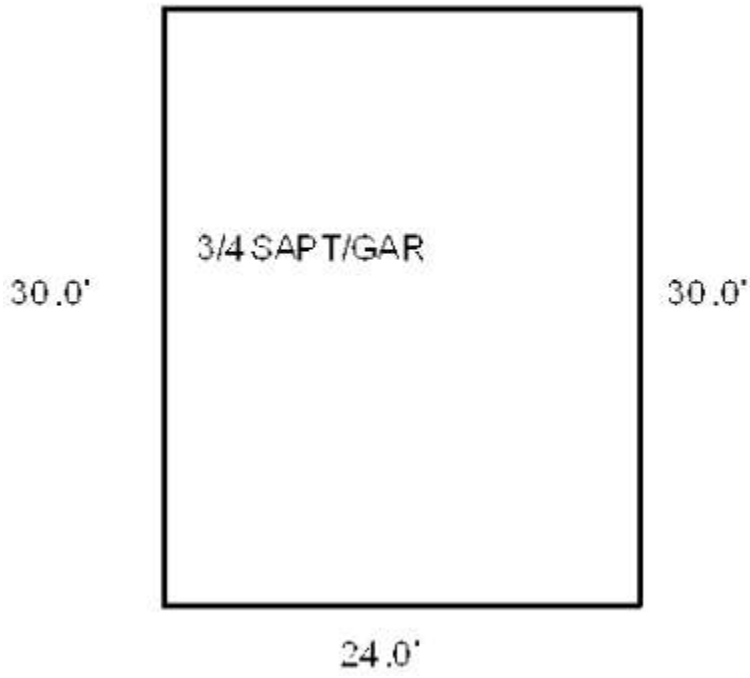
12'
WD
WD
20'
28.0'
1.75SB
28.0'
WD
8'
36.0'

Neighborhood 18	LEBANON RD		
Zoning/Use	FARM & FOREST		
Topography	RollingAbove Street		
Utilities	Well & SepticWell & Septic		
Street	Paved		
Reference 1	B4736P0335		
Reference 2	LOT SIZE:7		
Tran/Land/Bldg	109 1 7		
X.....	0	Y.....	0
Exemption(s)	1 0 0	Land Schedule	1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4 S APT/GAR	1979	720	D 100	58.608	Avg.	74%	100%	95%	41,202
2,304 SFLA							Outbuilding Total		41,202

Accpt Land	0	Accepted Bldg	41,200	Total	41,200


24.0'
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30.0'
30.0'
24.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	113,100	212,900	326,000	113,100	212,900	326,000
2	0	41,200	41,200	0	41,200	41,200
TOTAL	113,100	254,100	367,200	113,100	254,100	367,200

Name: WALSH, TIMOTHY J JR
WALSH, HELEN L

Map/Lot: 003-053-2
Account: 1511 Card: 1 of 1 Location: 333 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Value Change	Data Correction
Reference 1	B17981P865
Reference 2	LOT SIZE:4.47
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	06/01/2022
Sale Price	526,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.47	Acres-Rear Land 1-10	1,710.00	884	100%		884
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.47					Land Total	108,389

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	Base	238,070
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,267
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	5,027
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

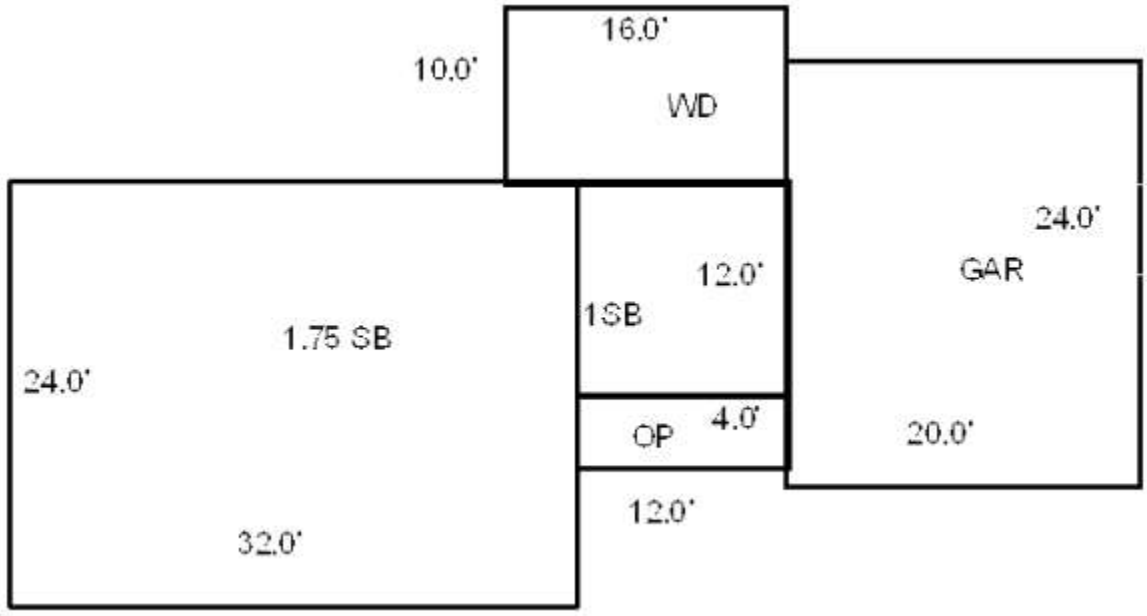
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	253,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	195,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1978	144	C 110	16.736	Avg+	81%	100%	95%	12.878
Open Frame Porch	1978	48	C 110	2.231	Avg+	81%	100%	95%	1.717
Frame Garage	1978	480	C 110	19.679	Avg+	81%	100%	95%	15.143
Wood Deck	1978	160	C 110	2.206	Avg+	81%	100%	95%	1.698
ONE STORY FRAME	1984	1	C 100	92	Avg.	99%	100%	95%	86
Frame Shed	1978	96	C 110	1.652	Avg+	81%	100%	95%	1.271
Swimming Pool	1978	600	B 100	15.730	Avg.	73%	100%	95%	10.909
Generator	1978	1	C 110	5.500	Avg+	81%	100%	95%	4.232
1,489 SFLA							Outbuilding Total		47,934

Accpt Land 108,400 Accepted Bldg 243,400 Total 351,800


16.0'
10.0'
WD
24.0'
12.0'
GAR
1SB
1.75 SB
24.0'
OP
4.0'
20.0'
12.0'
32.0'

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/28/2017
Sale Price	226,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Lender
Validity	Distressed Sale

Reference 1	B17462P394
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	76,500.00	73,257	100%		73,257
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.50					Land Total	84,257

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,000 Sqft	Grade C 100	Base	178,010
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,500
Fin. Basement Area	700 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	15,840
Heating	100% HW BB	Cooling	0% None	Heat	3,000
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

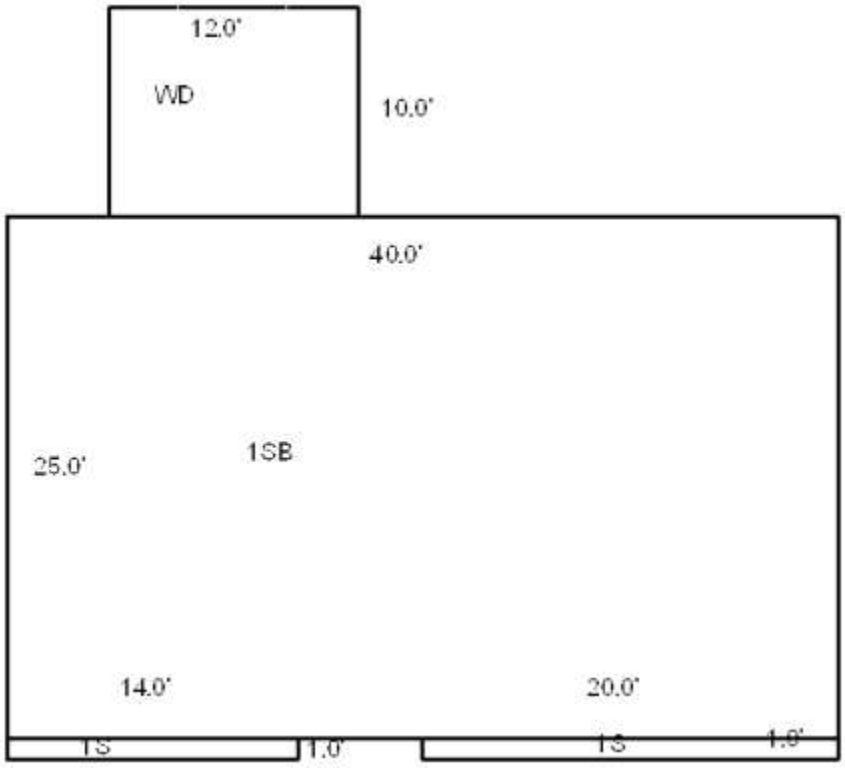
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Very Good	Typical	214,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	100%	188,487

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1970	20	C 100	1.832	V.G.	88%	100%	100%	1.612
1 STORY	1970	14	C 100	1.282	V.G.	88%	100%	100%	1.128
Wood Deck	1970	120	C 100	1.504	V.G.	88%	100%	100%	1.324
1,034 SFLA							Outbuilding Total		4,064

Accpt Land	84,300	Accepted Bldg	192,600	Total	276,900


12.0'
WD
10.0'
40.0'
25.0'
1SB
14.0'
20.0'
1S
1.0'
1S
1.0'

Name: WRIGHT, LOLA M
WRIGHT, ROBERT M
Map/Lot: 004-095A
Account: 1513 Card: 1 of 1 Location: 57 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/17/2015
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16986P646
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.00					Land Total	95,150

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	864 Sqft	Grade C 100	Base	218,677
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,890
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	0	Half Baths	1	Plumbing	-2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

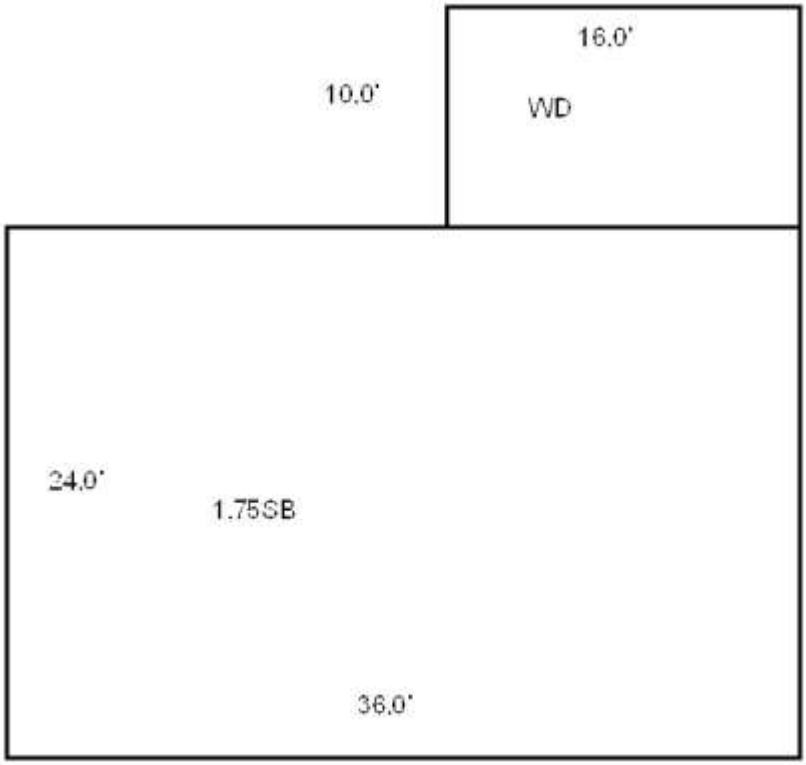
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	219,223

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	100%	166,609

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1979	160	C 100	2.005	Avg.	76%	100%	100%	1.524
Frame Garage	1979	1152	C 100	42.089	Avg.	76%	100%	100%	31.988
1,512 SFLA							Outbuilding Total		33,512

Accpt Land	95,200	Accepted Bldg	200,100	Total	295,300


16.0'
10.0'
WD
24.0'
1.75SB
36.0'

Account: 1514 Card: 1 of 1 Map/Lot: 009-010 Location: LEBANON RD

Neighborhood 99	LANDLOCKED		
Zoning/Use	FARM & FOREST	Sale Data	
Topography		Sale Date	01/20/2005
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B14354P059		
Reference 2	LOT SIZE:11.7		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 99		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		0
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
1.70	Acres-Rear Land 11-20	630.00	1,178	100%		1,178
Total Acres 11.70				Land Total		9,648

Accpt Land 9,600 Accepted Bldg 0 Total 9,600

Name: BOURBON, CASEY P
BOURBON, KIMBERLY a
Map/Lot: 017-059
Account: 1515 Card: 1 of 1 Location: 41 MADISON ST

Neighborhood 8 MADISON ST

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B7464P0115
Reference 2 LOT SIZE: .58
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.58	Acres-Homesite (Fract)	74,130.00	77,220	100%		77,220
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.58					Land Total	88,770

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,868
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

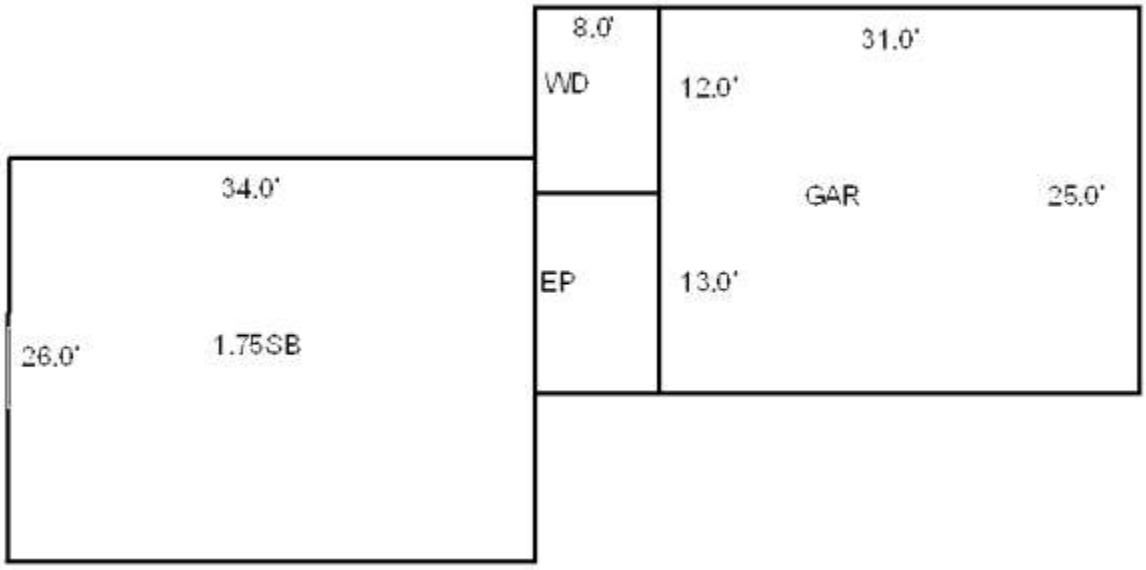
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1955	0	GOOD	TYPICAL	Average	Typical	246,134

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	173,155

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1955	96	C 100	1.203	Avg.	67%	100%	105%	846
Encl Frame Porch	1970	104	C 100	8.287	Avg.	67%	100%	105%	5.830
Frame Garage	1970	775	C 100	28.513	Avg.	67%	100%	105%	20.059
1,547 SFLA							Outbuilding Total		26,735

Accpt Land 88,800 Accepted Bldg 199,900 Total 288,700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31.0'
WD
12.0'
34.0'
GAR
25.0'
EP
13.0'
26.0'
1.75SB

Account: 1516 Card: 1 of 2 Map/Lot: 004-021 Location: 334 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Reference 1 B1000P0250 AND B1157P0114
Reference 2 LOT SIZE: 25
Tran/Land/Bldg 900 12 89
X..... E Y..... 0
Exemption(s) 3 0 0 Land Schedule 4

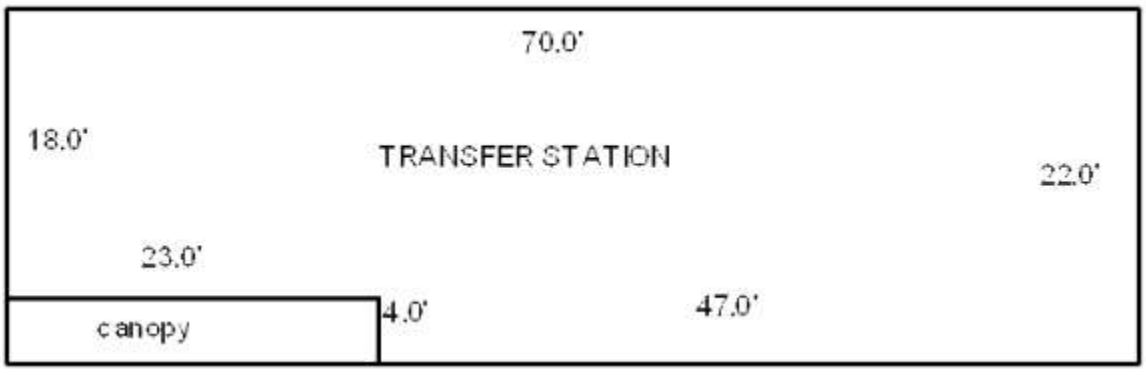
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
1.00	Acres-Rear 21+	735.00	808	100%		808
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 25.00					Land Total	153,381

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE WOOD.....	1980	1448	C 100	127.534	Avg.	74%	100%	105%	99.094
Open Frame Porch	0	92	C 100	3.888	Avg.	67%	100%	105%	2.735
Frame Shed	0	280	C 100	4.382	Avg.	67%	100%	105%	3.083
Frame Shed	0	360	C 100	5.634	Avg.	67%	100%	105%	3.964
CARPORT.....	0	1100	C 100	12.067	Avg.	67%	100%	105%	8.489
								Outbuilding Total	117,365

Accpt Land 153,400 Accepted Bldg 117,400 Total 270,800


70.0'
18.0'
TRANSFER STATION
22.0'
23.0'
canopy
4.0'
47.0'

Map/Lot: 004-021
Account: 1516 Card: 2 of 2 Location: 334 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	LOT SIZE:25
Tran/Land/Bldg	900 0 0
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE MAS COM..	1994	3721	C 100	256.982	Avg.	82%	100%	105%	221.261
Frame Garage	1994	2800	C 100	101.433	Avg.	82%	100%	105%	87.334
SALT SHED	1994	1140	C 100	51.118	Avg.	82%	100%	105%	44.013
Frame Shed	1980	651	C 100	10.188	Avg.	74%	100%	105%	7.916
CAMP OR CABIN...	1981	1800	C 100	98.622	Avg.	75%	100%	105%	77.664
Frame Garage	1960	432	C 100	16.161	Avg.	67%	100%	105%	11.369
							Outbuilding Total		449,557

Accpt Land	0	Accepted Bldg	449,600	Total 449,600

61.0'
1 ST COMMERCIAL GARAGE
61.0'

Account: 1516 Map/Lot: 004-021
Location: 334 LEBANON RD

Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	153,400	117,400	270,800	153,400	117,400	270,800
2	0	449,600	449,600	0	449,600	449,600
TOTAL	153,400	567,000	720,400	153,400	567,000	720,400

Account: 1517 Card: 1 of 1 Map/Lot: 024-006 Location: 77 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street
PERMIT STATUS OPEN PERMITS

Reference 1 B0000P0000
Reference 2 LOT SIZE:5
Tran/Land/Bldg 900 12 83
X..... E Y..... 0
Exemption(s) 4 0 0 Land Schedule 4

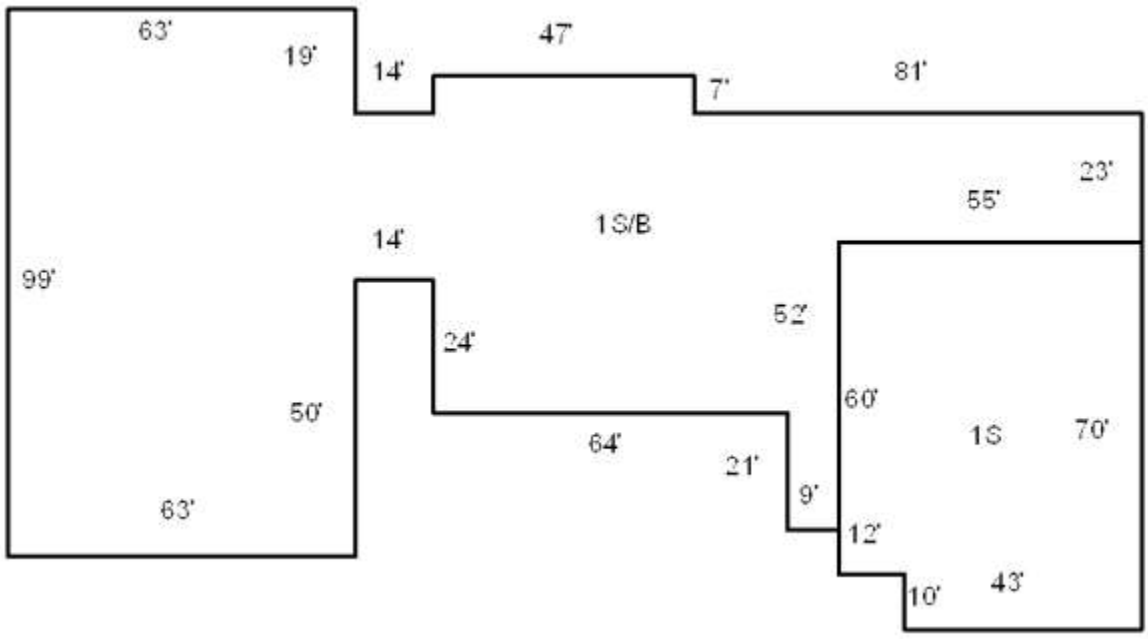
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.00	Acres-Rear Land 1-10	3,045.00	3,350	100%		3,349
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.00					Land Total	108,567

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SCHOOL	1900	12382	C 110	1.743.212	Avg.	67%	100%	105%	1.226.350
SCHOOL	1900	3730	C 110	534.432	Avg.	67%	100%	105%	375.972
MH ADDITION ..	1990	1456	C 100	69.058	Avg.	80%	100%	105%	58.008
MH ADDITION ..	1990	1440	C 100	68.299	Avg.	80%	100%	105%	57.371
Frame Shed	1990	192	C 100	3.005	Fair	72%	100%	105%	2.272
Frame Shed	1990	108	C 100	1.690	Fair	72%	100%	105%	1.278
MH ADDITION ..	1995	960	C 100	45.533	Avg.	83%	100%	105%	39.682
YURT STYLE FRAMED	2022	1018	B 100	80.066	Avg.	98%	100%	105%	82.388
								Outbuilding Total	1,843,321

Accpt Land 108,600 Accepted Bldg 1,843,300 Total 1,951,900


63'
19'
14'
47'
7'
81'
23'
55'
1S/B
14'
99'
52'
24'
60'
50'
64'
1S
70'
21'
9'
63'
12'
10'
43'

Account: 1518 Card: 1 of 1 Map/Lot: 018-090 Location: 21 MAIN ST

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 04/27/2006
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B14818P855
Reference 2 LOT SIZE: 1.56
Tran/Land/Bldg 900 12 89
X..... E Y..... 0
Exemption(s) 3 0 0 Land Schedule 4

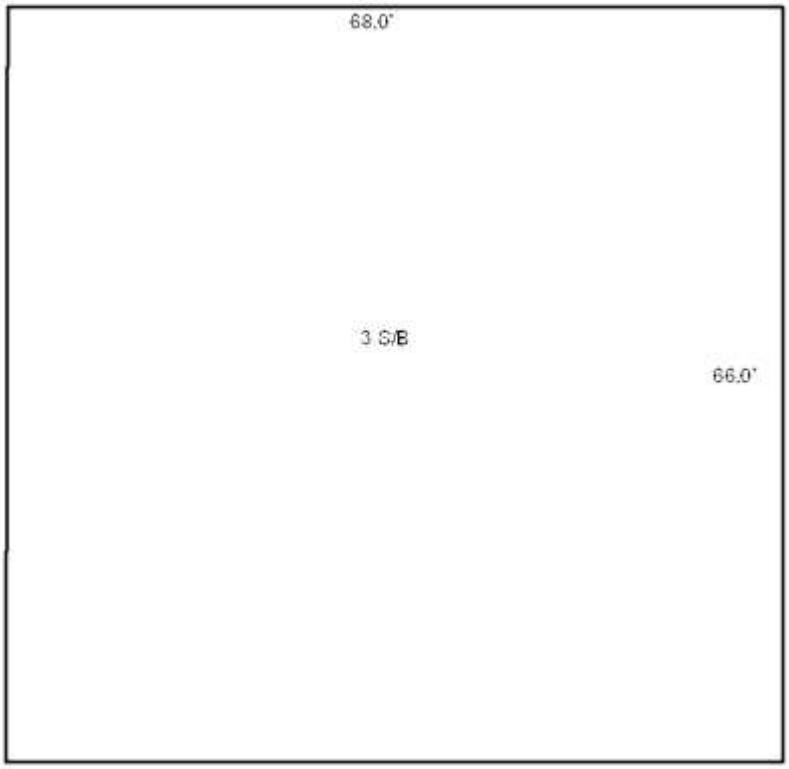
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.56	Acres-Homesite (Fract)	70,600.00	81,191	100%		81,191
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.56					Land Total	92,191

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE MASONRY..	1900	2244	C 110	217.326	V.G.	85%	100%	100%	184.727
OFFICE MASONRY..	0	4488	C 110	414.798	V.G.	85%	100%	100%	352.578
OFFICE MASONRY..	0	4488	C 110	414.798	V.G.	85%	100%	100%	352.578
BSMT UNFINISHED.	0	4488	C 110	123.667	V.G.	85%	100%	100%	105.117
								Outbuilding Total	995,000

Accpt Land 92,200 Accepted Bldg 995,000 Total 1,087,200


68.0'
3 S/B
66.0'

Name: AMIDON, ROBERT M
AMIDON, MICHELLE

Map/Lot: 009-016-10
Account: 1519 Card: 1 of 1 Location: LITTLE RIVER RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14319P268
Reference 2	LOT SIZE:20
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	12/14/2004
Sale Price	20,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	7,840.00	8,624	50%	Size/Shape	4,312
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
6.00	Acres-Rear Land 11-20	630.00	4,158	100%		4,158
Total Acres 20.00					Land Total	16,940

Accpt Land 16,900 Accepted Bldg 0 Total 16,900

Name: THAIN, PHILIP H
THAIN, BARBARA A
Map/Lot: 010-046-1
Account: 1520 Card: 1 of 1 Location: 364 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B2160P338
Reference 2	LOT SIZE:18.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
4.70	Acres-Rear Land 11-20	950.00	4,912	100%		4,912
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 18.70					Land Total	131,227

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	952 Sqft	Grade C 110	Base	297,416
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,047
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	6,545
Rooms	10	HEARTHS		HEARTHS	1,760
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Floor & Stairs			Attic	2,094
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,618
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

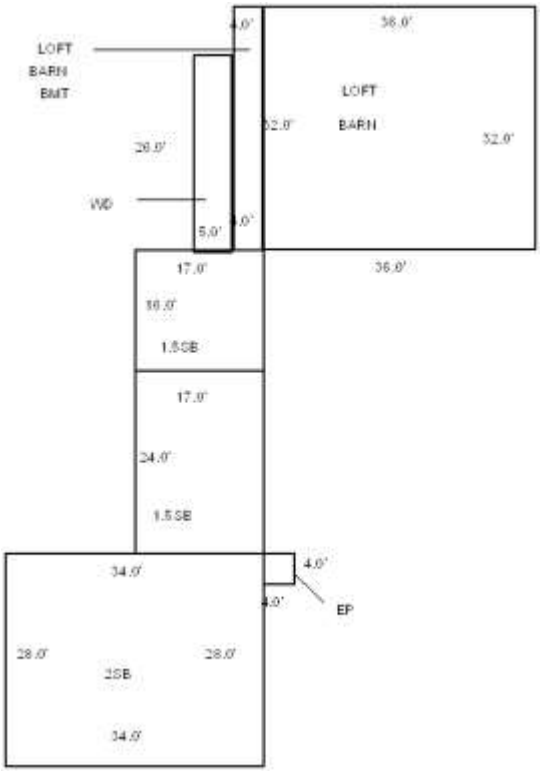
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1920	OLD TYPE	Obsolete	Below Average	Typical	314,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	60%	98%	95%	175,934

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1860	130	C 110	1.792	Avg-	60%	98%	95%	1.001
LOFT BARN BSMT	1860	128	C 110	7.060	Avg-	60%	98%	95%	3.943
1.25 ST BARN....	1860	1152	C 110	49.218	Avg-	60%	98%	95%	27.493
1.5 Story/BSMT	1860	272	C 110	44.261	Avg-	60%	98%	95%	24.724
1.5 STORY/BSMT	1860	408	C 110	66.390	Avg-	60%	98%	95%	37.085
Encl Frame Porch	1860	16	C 110	1.402	Avg-	60%	98%	95%	783
AV POLE SHED....	2005	320	C 110	4.411	Avg-	60%	98%	95%	2.464
3,400 SFLA							Outbuilding Total		97,493

Accpt Land	131,200	Accepted Bldg	273,400	Total	404,600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24.0'
1.5SB
34.0'
4.0'
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EP
28.0'
28.0'
2SB
34.0'

Account: 1521 Card: 1 of 1 Map/Lot: 013-008 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B8628P0183
Reference 2	LOT SIZE: .31
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/30/2019
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.31	Acres-Homesite (Fract)	72,675.00	71,107	100%		71,107
Total Acres 0.31					Land Total	71,107

Accpt Land	71,100	Accepted Bldg	0	Total	71,100

Name: LAVIGNE, LEO R
PAUL, HARVEY A
Map/Lot: 022-001-1
Account: 1522 Card: 1 of 1 Location: 1 WARRENS WAY

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17863P728
Reference 2	LOT SIZE: COMMON
Tran/Land/Bldg	120 1 18
X.....	RNOU Y..... 0
Exemption(s)	Land Schedule 10

Sale Data

Sale Date	12/13/2018
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Conventional	Two & 1/2 Story	951 Sqft	Grade C 100	Base	270,178
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	951
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,134
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

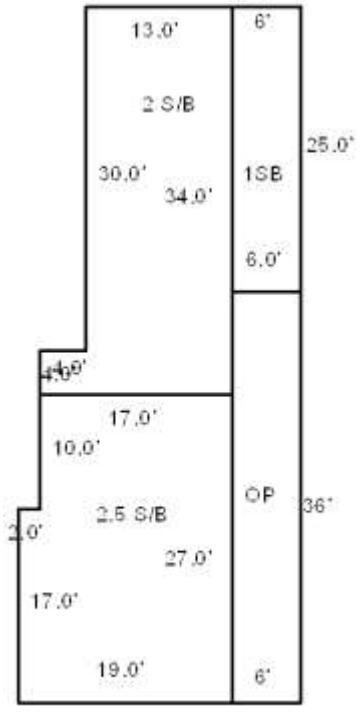
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	283,543

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	90%	105%	179,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1900	216	C 100	9,128	Avg.	67%	90%	105%	5,779
1 Story/BSMT	1900	150	C 100	15,849	Avg.	67%	90%	105%	10,035
2,528 SFLA							Outbuilding Total		15,814

Accpt Land	57,200	Accepted Bldg	195,300	Total	252,500



UNIT 1 (RIGHT SIDE)

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Gravel

Reference 1	B4650P0271 & B6611P0306
Reference 2	LOT SIZE: 66.48
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	150%	Fract. Sha	137,745
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
42.48	Acres-Rear 21+	665.00	31,074	100%		31,074
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 66.48					Land Total	213,754

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,352 Sqft	Grade B 100	Base	428,630
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,636
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,546
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	24,024
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

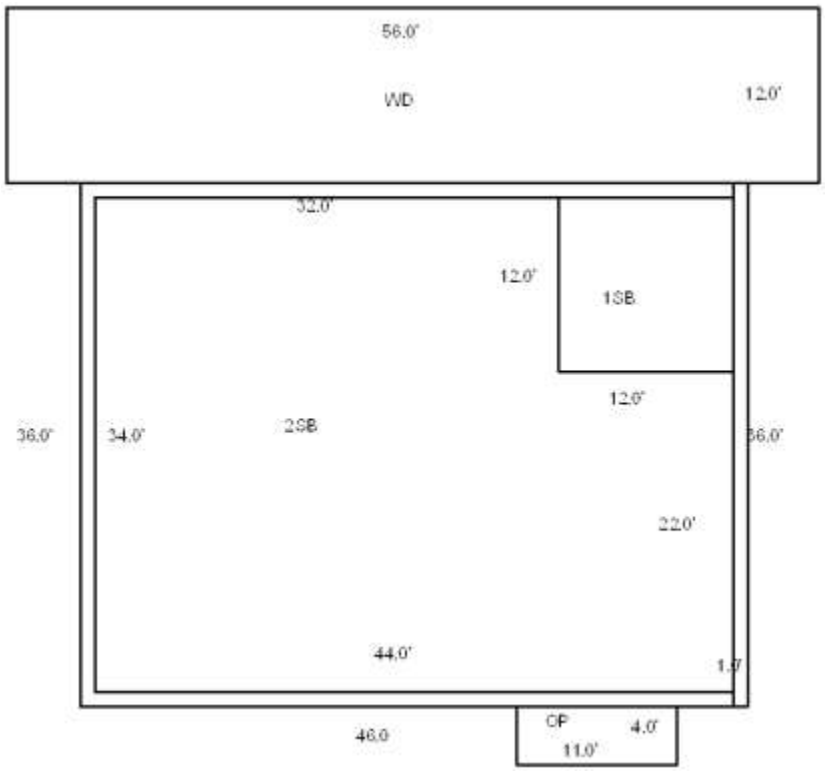
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	473,701

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	364,513

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1990	46	B 100	5.477	Avg.	81%	100%	95%	4.214
1 STORY	1990	46	B 100	5.477	Avg.	81%	100%	95%	4.214
ONE STORY FRAME	1990	36	B 100	4.286	Avg.	81%	100%	95%	3.298
ONE STORY FRAME	1990	36	B 100	4.286	Avg.	81%	100%	95%	3.298
1 Story/BSMT	1990	144	B 100	19.780	Avg.	81%	100%	95%	15.221
Open Frame Porch	1990	44	B 100	2.417	Avg.	81%	100%	95%	1.860
Wood Deck	1990	672	B 100	10.946	Avg.	81%	100%	95%	8.423
3,012 SFLA							Outbuilding Total		40,528

Accpt Land	213,800	Accepted Bldg	405,000	Total	618,800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Map/Lot: 009-002
Account: 1524 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2774P272 LINE AGREEMENT B15376P409
Reference 2 LOT SIZE: 57.0
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	10/07/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%	Access	45,915
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
33.00	Acres-Rear 21+	665.00	24,140	100%		24,140
Total Acres 57.00				Land Total		99,315

Accpt Land 99,300 Accepted Bldg 0 Total 99,300

Map/Lot: 001-027-1
Account: 1525 Card: 1 of 1 Location: 323 ELM ST

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography		Sale Date	03/25/1991
Utilities	Pub Wtr & SepticSeptic	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B5765P0187		
Reference 2	LOT SIZE:3.6		
Tran/Land/Bldg	300 2 16		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 2		

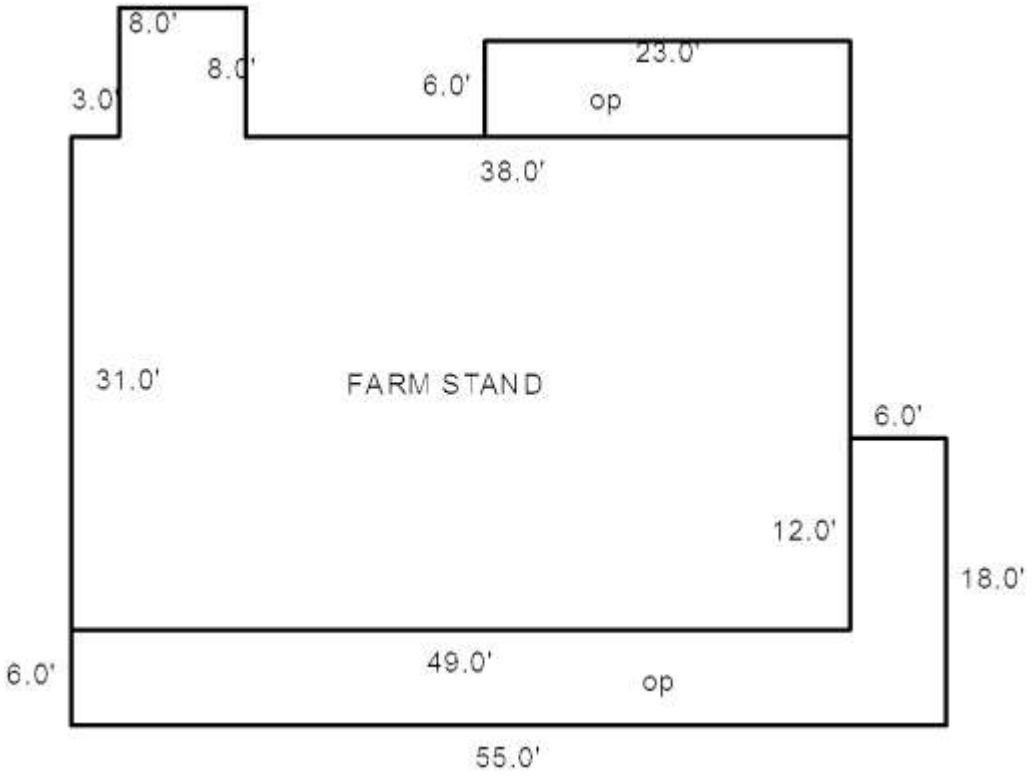
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.60	Acres-Homesite (Fract)	78,185.00	97,757	100%		97,757
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.60					Land Total	118,657

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORE FRAME.....	1980	1583	D 100	111.455	Avg.	74%	100%	95%	78.353
Open Frame Porch	0	138	C 100	5.832	Avg.	67%	100%	95%	3.712
OPEN PORCH	0	402	C 100	17.110	Avg.	67%	100%	95%	10.891
								Outbuilding Total	92,956

Accpt Land	118,700	Accepted Bldg	93,000	Total	211,700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op
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Account: 1526 Card: 1 of 1 Map/Lot: 001-008 Location: DENNETT RD

Neighborhood 99	LANDLOCKED		
Zoning/Use	RESIDENTIAL 1		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B1478P0472 B1878P085		
Reference 2	LOT SIZE: 8.41		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	07/08/1970
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.41	Acres-Rear Land 1-10	1,710.00	15,819	100%		15,819
Total Acres 8.41				Land Total		15,819

Accpt Land	15,800	Accepted Bldg		0 Total	15,800

Map/Lot: 001-010
Account: 1527 Card: 1 of 1 Location: 110 DENNETT RD

Neighborhood 2	DENNETT RD		
Zoning/Use	RESIDENTIAL 1		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B1878P085		
Reference 2	LOT SIZE: 8		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	07/08/1970
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.00	Acres-Rear Land 1-10	2,280.00	20,064	100%		20,064
Total Acres 8.00				Land Total		20,064

Accpt Land	20,100	Accepted Bldg	0	Total	20,100

Account: 1528 Card: 1 of 1 Map/Lot: 001-009 Location: DENNETT RD

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B1878P085
Reference 2	LOT SIZE: 5.47
Tran/Land/Bldg	800 7 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/20/2013
Sale Price	1
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.47	Acres-Rear Land 1-10	3,045.00	18,322	100%		18,322
Total Acres 5.47				Land Total		18,322

Accpt Land 18,300 Accepted Bldg 0 Total 18,300

Account: 1529 Card: 1 of 1 Map/Lot: 001-012 Location: DENNETT RD

Neighborhood 2	DENNETT RD		
Zoning/Use	RESIDENTIAL 1		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B1878P85		
Reference 2	LOT SIZE: 2.75		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	2

Sale Data

Sale Date	07/08/1970
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.57	Acres-Rear Land 1-10	2,280.00	6,446	100%		6,446
Total Acres 2.57				Land Total		6,446

Accpt Land	6,400	Accepted Bldg	0	Total	6,400

Account: 1530 Card: 1 of 1 Map/Lot: 001-013 Location: 46 DENNETT RD

Neighborhood 2	DENNETT RD
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/24/2005
Sale Price	249,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14646P0612
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	78,185.00	88,947	100%		88,947
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.40					Land Total	99,397

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	396 Sqft	Grade C 100	Base	128,580
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	594
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,782
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

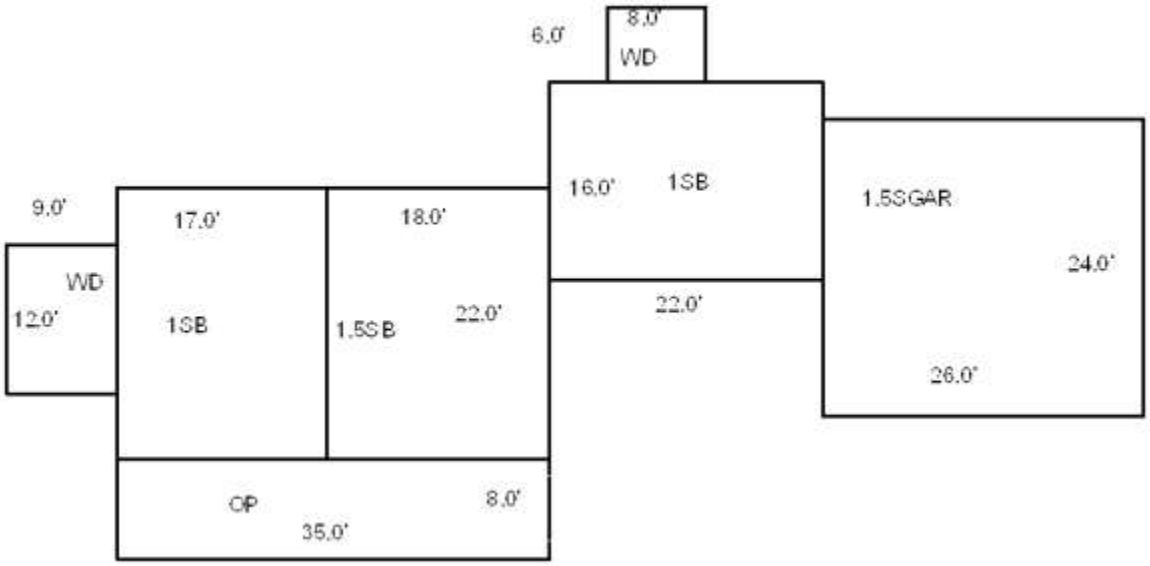
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	138,876

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	104,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	108	C 100	1.353	Ava.	79%	100%	95%	1.016
Open Frame Porch	1985	280	C 100	11.833	Ava.	79%	100%	95%	8.881
1 Story/BSMT	1985	352	C 100	37.192	Ava.	79%	100%	95%	27.913
WOOD DECK	1985	48	C 100	601	Ava.	79%	100%	95%	451
1.50 ST GARAGE..	1985	624	C 100	30.104	Ava.	79%	100%	95%	22.593
Frame Shed	1985	96	C 100	1.502	Ava.	79%	100%	95%	1.128
1 STORY/BASEMENT	1985	306	C 100	32.332	Ava.	79%	100%	95%	24.265
1,252 SFLA							Outbuilding Total		86,247

Accpt Land	99,400	Accepted Bldg	190,500	Total	289,900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Map/Lot: 010-072
Account: 1531 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B7705P0346 TG
Reference 2	LOT SIZE: 11.7
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
11.70	Acres-Hardwood	344.00	4,025	100%		4,025
Total Acres 11.70				Land Total		4,025

Accpt Land	4,000	Accepted Bldg	0	Total	4,000

Name: HENRY, JAMES D
HENRY, JEANNETTE M
Map/Lot: 010-070
Account: 1532 Card: 1 of 1 Location: 589 TWOMBLEY RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date	09/27/2005
Sale Price	17,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Split/Assemblage

Reference 1 B14863P184
Reference 2 LOT SIZE:6.10
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.10	Acres-Rear Land 1-10	1,710.00	3,950	100%		3,950
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.10					Land Total	111,455

Dwelling Description

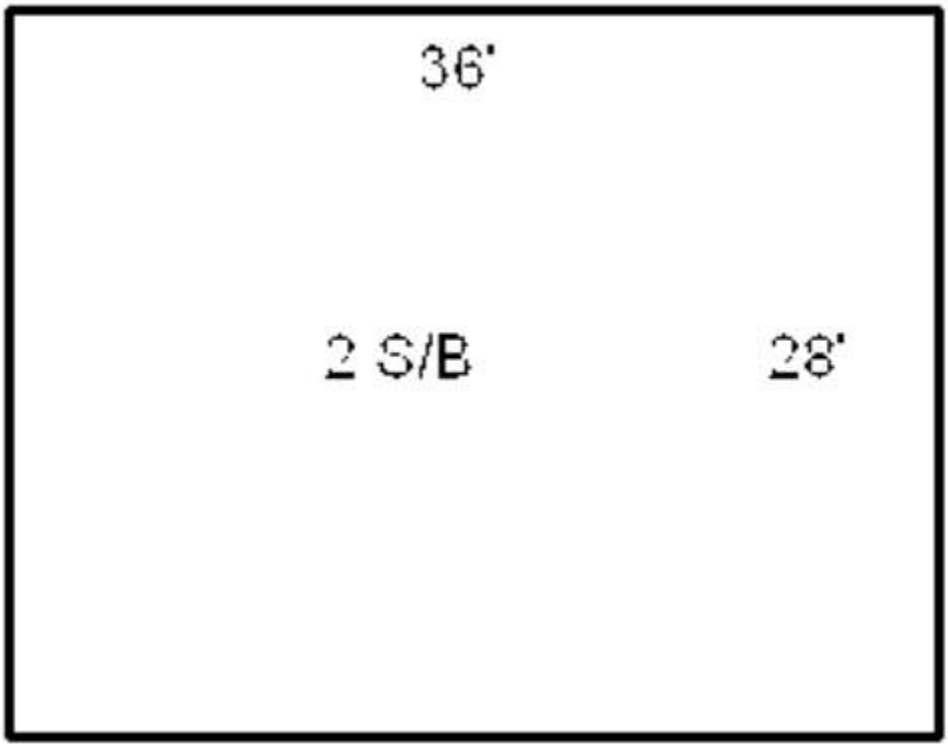
				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade C 105	Base	272,802
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,588
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,350
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	16,632
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	2,016	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	297,372

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	254,253

Accpt Land 111,500 Accepted Bldg 254,300 Total 365,800


36'
2 S/B
28'

Map/Lot: 022-054
Account: 1533 Card: 1 of 1 Location: WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use INDUSTRIAL VILLAGE A, B, C
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2457P0195
Reference 2 LOT SIZE: 4.75
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
0.75	Acres-Rear Land 1-10	3,045.00	2,512	100%		2,512
0.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		0
Total Acres 4.75					Land Total	96,180

Accpt Land 96,200 Accepted Bldg 0 Total 96,200

GEORGE KENT
Memorial Field

Name: FARAH, BARBARA
OLEA, JACK A

Map/Lot: 009-026
Account: 1534 Card: 1 of 1 Location: 123 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	01/07/2015
Sale Price	223,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16955P295
Reference 2	LOT SIZE:11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
7.00	Acres-Rear Land 1-10	1,350.00	10,395	100%		10,395
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 11.00					Land Total	95,267

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	218,589
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

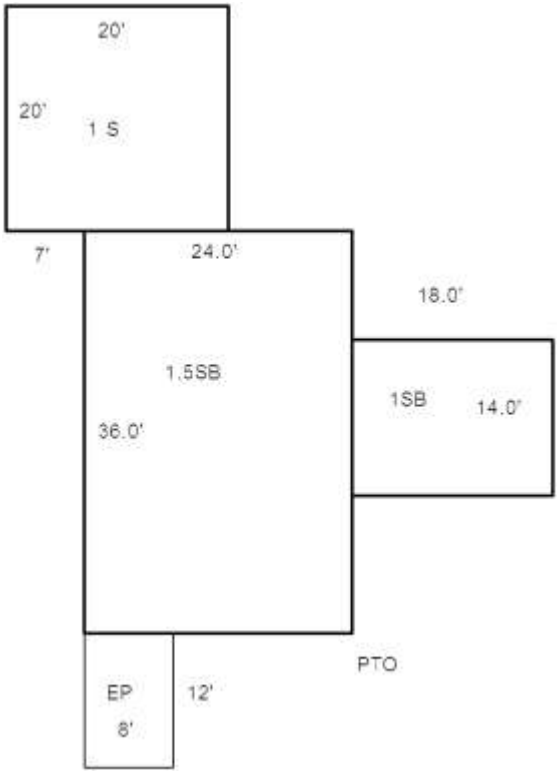
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	240,413

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	166,726

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1974	252	C 100	26.626	Avg.	73%	100%	95%	18,465
Encl Frame Porch	1974	96	C 100	7.649	Avg-	65%	100%	95%	4,723
PATIO	1980	176	C 100	1.102	Avg.	73%	100%	95%	764
Frame Shed	1974	756	D 100	9.465	Avg-	65%	100%	95%	5,844
1 ST BARN.....	1999	480	C 100	16.239	Avg.	73%	100%	95%	11,261
ONE STORY FRAME	2015	400	C 100	36.632	Avg.	94%	100%	95%	32,712
1,948 SFLA							Outbuilding Total		73,769

Accpt Land 95,300 Accepted Bldg 240,500 Total 335,800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Name: WHALEN, TIMOTHY E
WHALEN, KATHLEEN A
Map/Lot: 008-061
Account: 1535 Card: 1 of 1 Location: 158 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/12/2012
Sale Price	302,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16435P845
Reference 2	LOT SIZE: 37.66
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
13.66	Acres-Rear 21+	665.00	9,992	100%		9,992
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 37.66					Land Total	146,757

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade B 100	Base	287,166
Exterior	ALUM/VINYL	Masonry Trim	40Sqft	Trim	260
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	1,061
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,569
Rooms	6	HEARTHS		HEARTHS	2,080
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

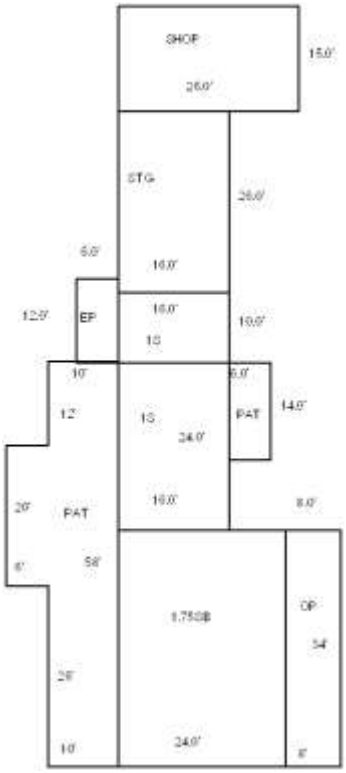
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1998	GOOD	GOOD	Average	Typical	306,432

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	95%	189,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SHOP	1800	390	B 100	11.154	Avg.	67%	97%	95%	6.887
STORAGE	1800	416	B 100	6.776	Avg.	67%	97%	95%	4.184
1 STORY	1800	160	B 100	19.049	Avg.	67%	97%	95%	11.761
ONE STORY FRAME	1800	384	B 100	45.717	Avg.	67%	97%	95%	28.225
Open Frame Porch	1800	272	C 100	11.495	Avg-	60%	100%	95%	6.552
PATIO	1800	700	B 100	5.697	Avg.	67%	97%	95%	3.517
Encl Frame Porch	1800	72	C	0	Avg-	60%	0%	95%	0
Patio	1800	84	B 100	684	Avg.	67%	97%	95%	422
LOFT BARN BSMT	1884	2400	C 100	98.866	Avg.	67%	97%	95%	61.040
Frame Shed	2005	120	C 100	1.878	Avg.	88%	100%	95%	1.570
1,972 SFLA							Outbuilding Total		124,158

Accpt Land 146,800 Accepted Bldg 313,400 Total 460,200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PAT
16.0'
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58'
1.75SB
OP
54'
28'
10'
24.0'
6'

Account: 1536 Card: 1 of 1 Map/Lot: 008-036 Location: 466 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B7287P0285
Reference 2 LOT SIZE: 15
Tran/Land/Bldg 101 1 11
X..... RENO Y..... FIRE
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	Acres-Rear Land 11-20	950.00	1,045	100%		1,045
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.00					Land Total	127,360

Dwelling Description / Replacement Cost New

Ranch	One Story	1,344 Sqft	Grade C 110	Base	243,342
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,435
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	258,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	235,941

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2019	672	C 110	88,623	Avg.	96%	100%	95%	80,824
Open Frame Porch	2019	120	C 110	5,578	Avg.	96%	100%	95%	5,087
Wood Deck	2019	64	C 110	882	Avg.	96%	100%	95%	805
WOOD DECK	2019	140	C 110	1,929	Avg.	96%	100%	95%	1,759
Frame Shed	2019			- - - - S O U N D V A L U E - - - -					2,500
2,016 SFLA							Outbuilding Total		90,975

Accpt Land	127,400	Accepted Bldg	326,900	Total	454,300

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WD
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OP
6'
20'

Map/Lot: 010-016
Account: 1537 Card: 1 of 1 Location: STUB MARSH RD

Neighborhood 29 STUB MARSH RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B1863P0381
Reference 2 LOT SIZE:48
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
28.00	Acres-Rear 21+	665.00	20,482	100%		20,482
Total Acres 48.00				Land Total		49,742

Accpt Land 49,700 Accepted Bldg 0 Total 49,700

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date 05/06/2022
Sale Price 539,000
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 SEE ATTACHED RELEASE DEEDS 4/29/22
Reference 2 LOT SIZE:0.85
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	74,130.00	80,228	100%		80,228
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.85					Land Total	91,778

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	672 Sqft	Grade C 110	Base	217,632
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Brick &/or Stone	Basement	Full Bmt	Basement	739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,435
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

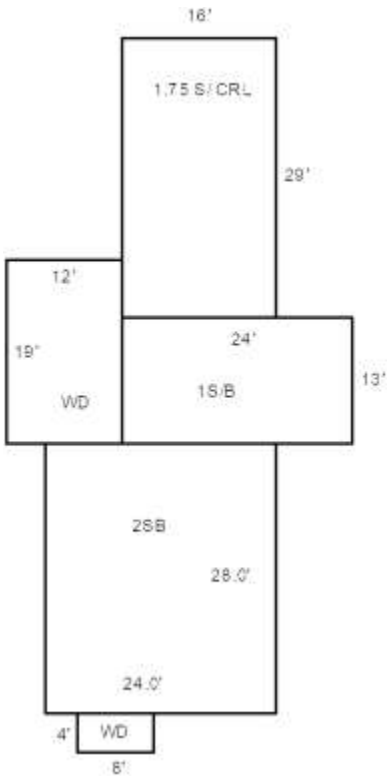
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1920	2022	GOOD	TYPICAL	Excellent	Typical	240,230

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	227,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1920	312	C 110	31.430	Exc.	90%	100%	105%	29.701
1 & 3/4 STORY FR	1920	464	C 110	73.702	Exc.	90%	100%	105%	69.649
Wood Deck	2022	228	C 100	2.857	Exc.	90%	100%	105%	2.700
WOOD DECK	2022	32	C 100	401	Exc.	90%	100%	105%	379
Frame Garage	1920	864	C 100	31.718	Avg.	67%	100%	105%	22.314
LEAN TO	1920	384	C 110	3.155	Exc.	90%	100%	105%	2.982
2,468 SFLA							Outbuilding Total		127,725

Accpt Land 91,800 Accepted Bldg 354,700 Total 446,500


16'
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29'
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28.0'
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WD
8'

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B2207P0264
Reference 2	LOT SIZE:34.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
10.20	Acres-Rear 21+	735.00	8,247	100%		8,247
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 34.20					Land Total	160,820

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	832 Sqft	Grade B 100	Base	276,977
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,622
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,245
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

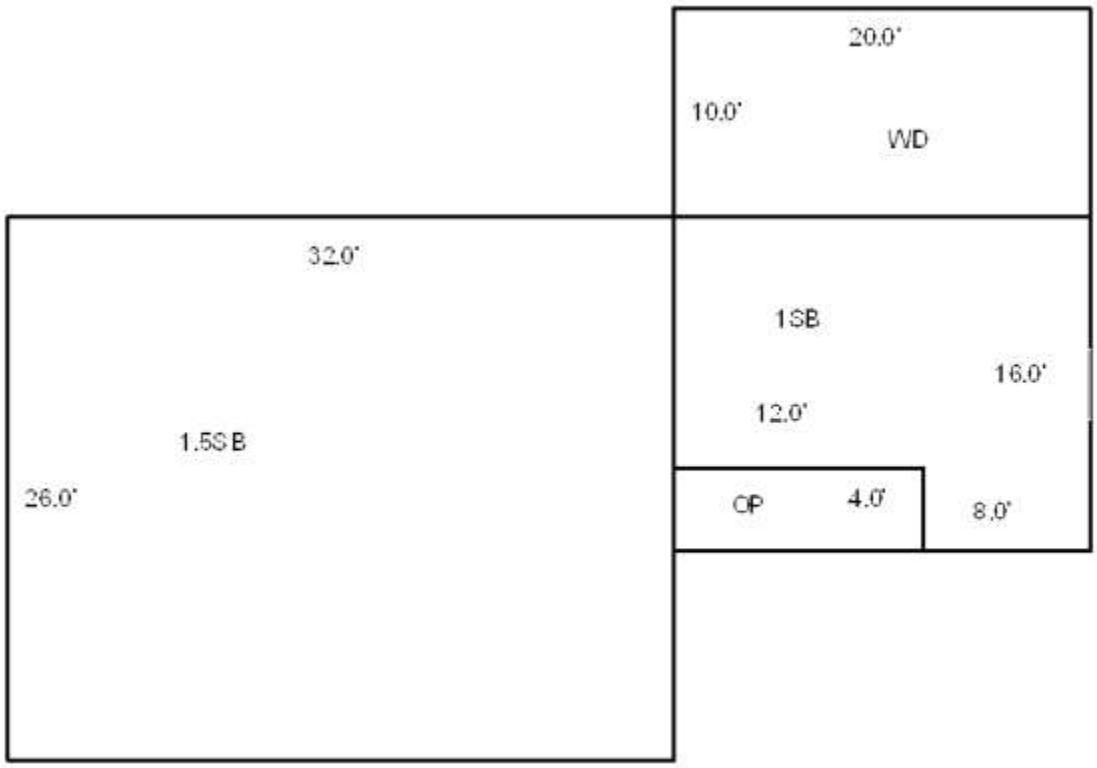
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1977	0	TYPICAL	TYPICAL	Average	Typical	282,884

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	75%	100%	105%	222,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1977	272	B 100	37.362	Avg.	75%	100%	105%	29.423
Open Frame Porch	1977	48	B 100	2.636	Avg.	75%	100%	105%	2.076
Wood Deck	1977	200	B 100	3.258	Avg.	75%	100%	105%	2.566
Barn	2003	640	B 100	27.622	Avg.	75%	100%	105%	21.752
1 ST BARN.....	1978	1728	D 100	44.251	Avg-	67%	100%	105%	31.130
1 ST BARN.....	1999	3168	D 100	80.320	Avg-	81%	100%	105%	68.312
1 ST BARN.....	1977	704	D 100	18.602	Avg-	67%	100%	105%	13.086
1,520 SFLA							Outbuilding Total		168,345

Accpt Land	160,800	Accepted Bldg	391,100	Total	551,900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Name: DEWITT, DANIEL F III
DEWITT, DEBORAH J
Map/Lot: 021-037
Account: 1540 Card: 1 of 1 Location: 16 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/15/2014
Sale Price	167,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16821P104
Reference 2	LOT SIZE: 0.22
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	74,130.00	70,086	100%		70,086
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.22					Land Total	81,636

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	520 Sqft	Grade C 100	Base	159,203
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,275
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

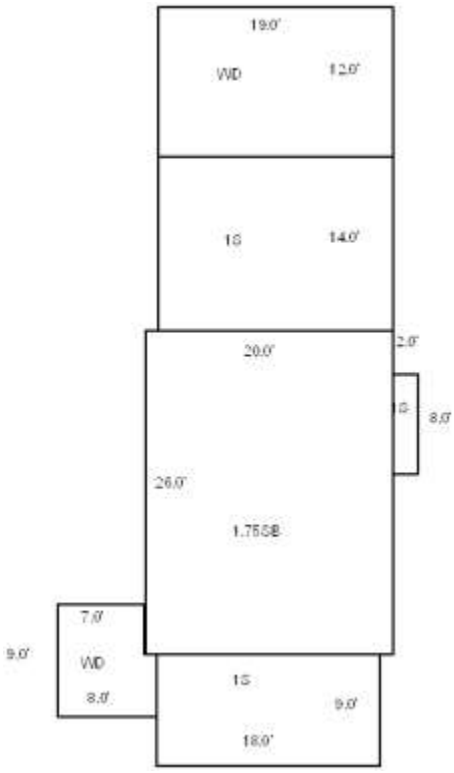
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1968	TYPICAL	TYPICAL	Average	Typical	175,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	123,793

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1890	228	C 100	2.857	Avg.	67%	100%	105%	2.010
ONE STORY FRAME	1890	266	C 100	24.360	Avg.	67%	100%	105%	17.137
1 STORY	1890	16	C 100	1.465	Avg.	67%	100%	105%	1.031
1 STORY	1890	162	C 100	14.836	Avg.	67%	100%	105%	10.437
ONE STORY FRAME	1890	68	C 100	6.227	Avg.	67%	100%	105%	4.381
1,422 SFLA								Outbuilding Total	34,996

Accpt Land 81,600 Accepted Bldg 158,800 Total 240,400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18.0'

Neighborhood 8	MADISON ST
Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Gravel
Reference 1	B5587P0152
Reference 2	LOT SIZE: .12
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.12	Acres-Homesite (Fract)	70,600.00	62,823	100%		62,823
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.12					Land Total	73,823

Dwelling Description

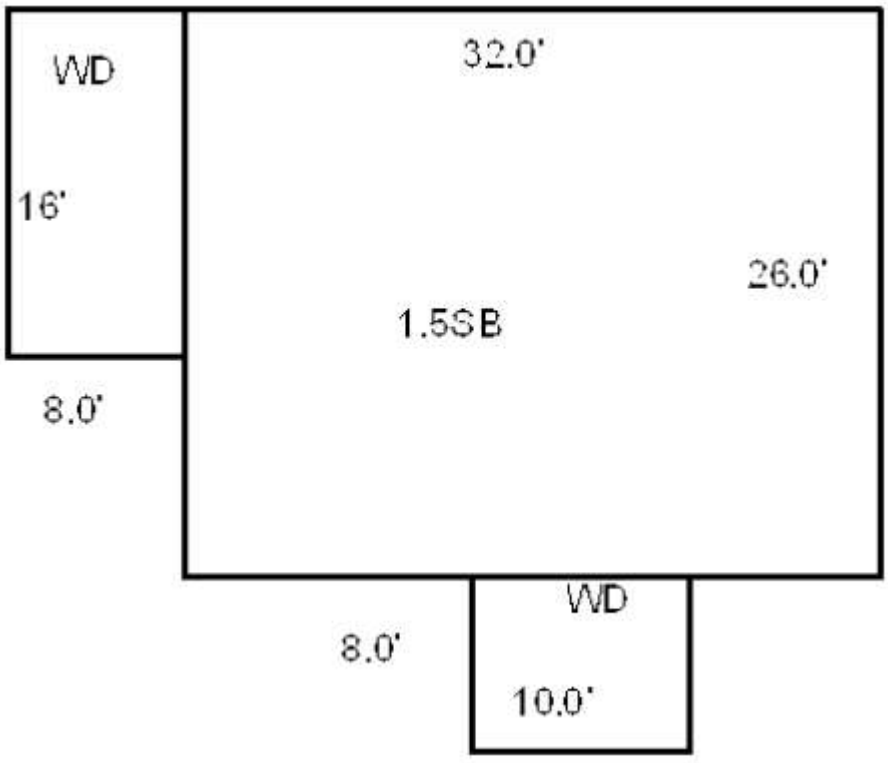
				Replacement Cost New	
Conventional	One & 1/2 Story	832 Sqft	Grade C 100	Base	198,935
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,120
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,248	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1970	GOOD	TYPICAL	Above Average	Typical	202,887

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	97%	100%	143,664

Accpt Land	73,800	Accepted Bldg	143,700	Total	217,500


WD
32.0'
16'
26.0'
1.5SB
8.0'
WD
8.0'
10.0'

Name: LESSARD, TIMOTHY N
LESSARD, AMY J
Map/Lot: 021-035
Account: 1542 Card: 1 of 1 Location: 12 LITTLEFIELD CT

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	05/15/2009
Sale Price	195,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15633P926
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	74,130.00	79,744	100%		79,744
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	91,294

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	192,820
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,400
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,360
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	198,380

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	105%	149,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1972	192	C 100	3.005	Avg.	72%	100%	105%	2,272
1,120 SFLA							Outbuilding Total		2,272

Accpt Land	91,300	Accepted Bldg	152,200	Total	243,500

40.0'
1SB
28.0'

Account: 1543 Card: 1 of 1 Map/Lot: 018-112 Location: 31 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/04/2020
Sale Price	190,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B18162P490
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	74,130.00	79,744	100%		79,744
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	91,294

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	690 Sqft	Grade C 100	Base	192,366
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	690
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,624
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

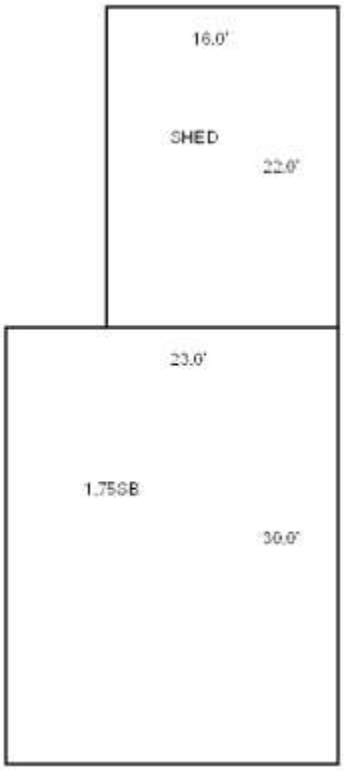
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	2004	TYPICAL	TYPICAL	Average	Typical	196,680

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	138,364

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1890	352	C 100	5.509	Avg.	67%	100%	105%	3,876
1,208 SFLA							Outbuilding Total		3,876

Accpt Land	91,300	Accepted Bldg	142,200	Total	233,500


16.0'
SHED
22.0'
23.0'
1.75SB
30.0'

Name: SMITH, SHAWN C
SMITH, JESSICA
Map/Lot: 010-057
Account: 1544 Card: 1 of 1 Location: 311 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/08/2009
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15556P166
Reference 2	LOT SIZE:4.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.40	Acres-Rear Land 1-10	1,710.00	752	100%		752
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.40					Land Total	108,257

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	212,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

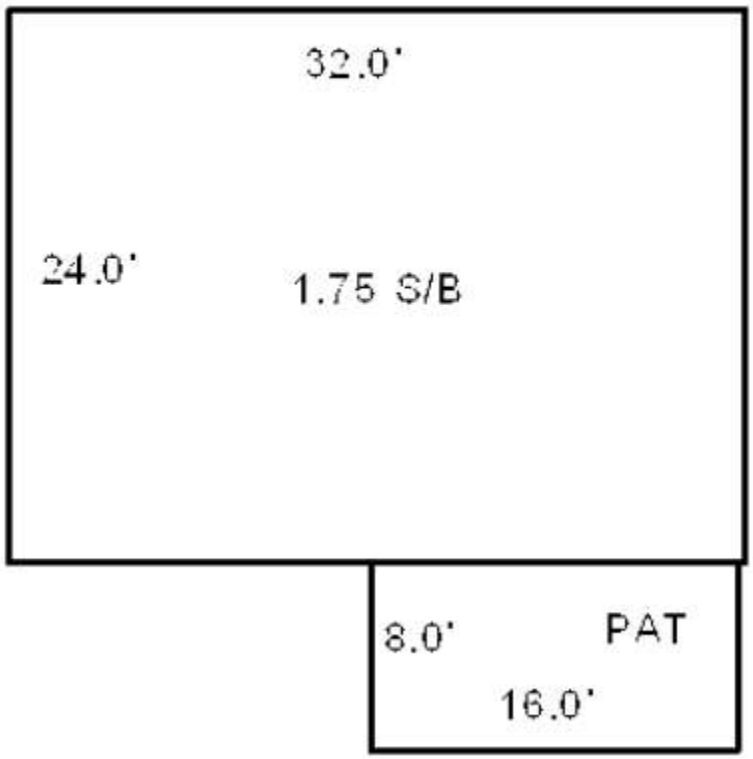
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	2007	OLD TYPE	TYPICAL	Average	Typical	231,337

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	97%	95%	142,829

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1960	128	C 100	801	Avg-	60%	100%	95%	457
1,344 SFLA							Outbuilding Total		457

Accpt Land	108,300	Accepted Bldg	143,300	Total	251,600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24.0'
1.75 S/B
8.0'
PAT
16.0'

Name: JUSSEAUME, RONALD R
JUSSEAUME, NANCY A
Map/Lot: 004-076
Account: 1545 Card: 1 of 1 Location: 515 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/15/2022
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17049P599
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	72,675.00	83,250	100%		83,250
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.50					Land Total	98,925

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	226,503
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,170
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,510
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

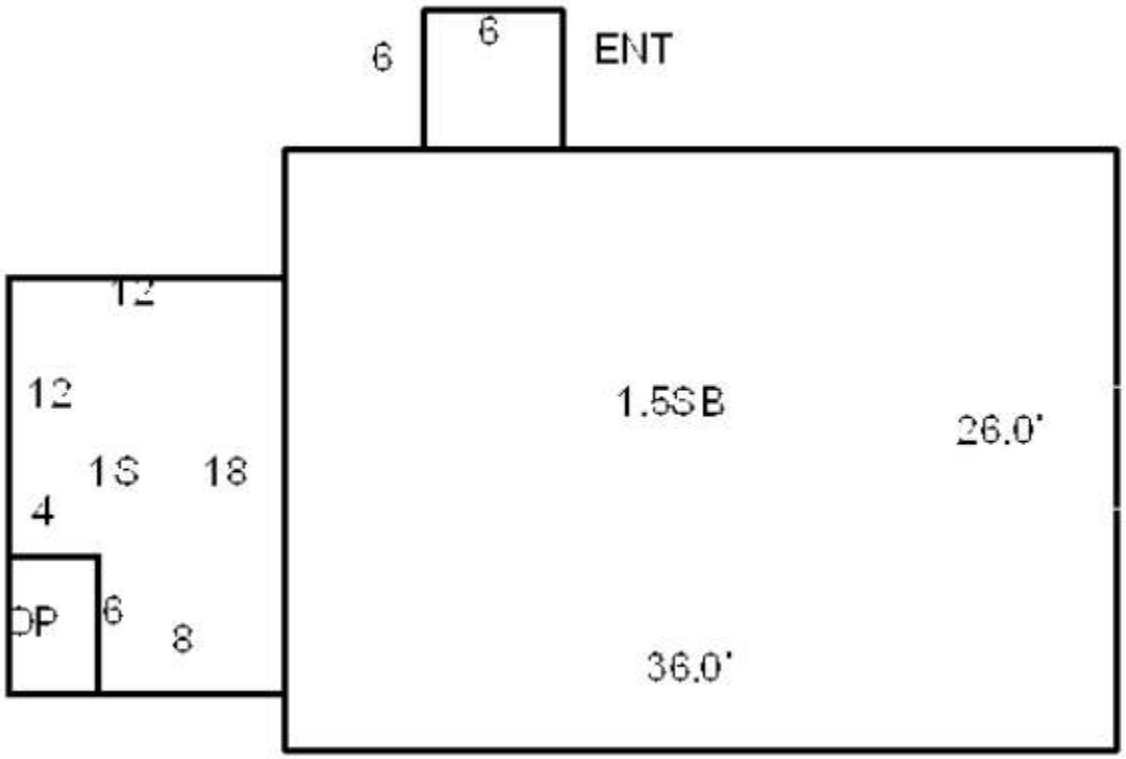
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1963	0	TYPICAL	TYPICAL	Average	Typical	231,183

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	68%	100%	95%	149,344

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1963	192	C 100	17.583	Avg.	68%	100%	95%	11.358
Open Frame Porch	1963	24	C 100	1.014	Avg.	68%	100%	95%	656
BSMT ENTRY.....	1963	36	C 100	563	Avg.	68%	100%	95%	364
Frame Garage	1965	264	C 100	10.112	Avg.	68%	100%	95%	6.532
Frame Garage	1975	231	C 100	8.923	Avg.	68%	100%	95%	5.765
Frame Shed	1975	96	C 100	1.502	Avg.	68%	100%	95%	970
1,596 SFLA							Outbuilding Total		25,645

Accpt Land 98,900 Accepted Bldg 175,000 Total 273,900


6
6
ENT
12
12
1.5SB
26.0'
1S
18
4
DP
6
8
36.0'

Account: 1546 Card: 1 of 1 Map/Lot: 014-020 Location: 11 PLEASANT ST

Neighborhood 12 PLEASANT ST

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date	06/01/2016
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE: .68
Tran/Land/Bldg 101 1 11
X..... COND Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	74,130.00	78,458	100%		78,458
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.68					Land Total	90,008

Dwelling Description / Replacement Cost New

Conventional	One & 3/4 Story	714 Sqft	Grade C 100	Base	192,743
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	893
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,125
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

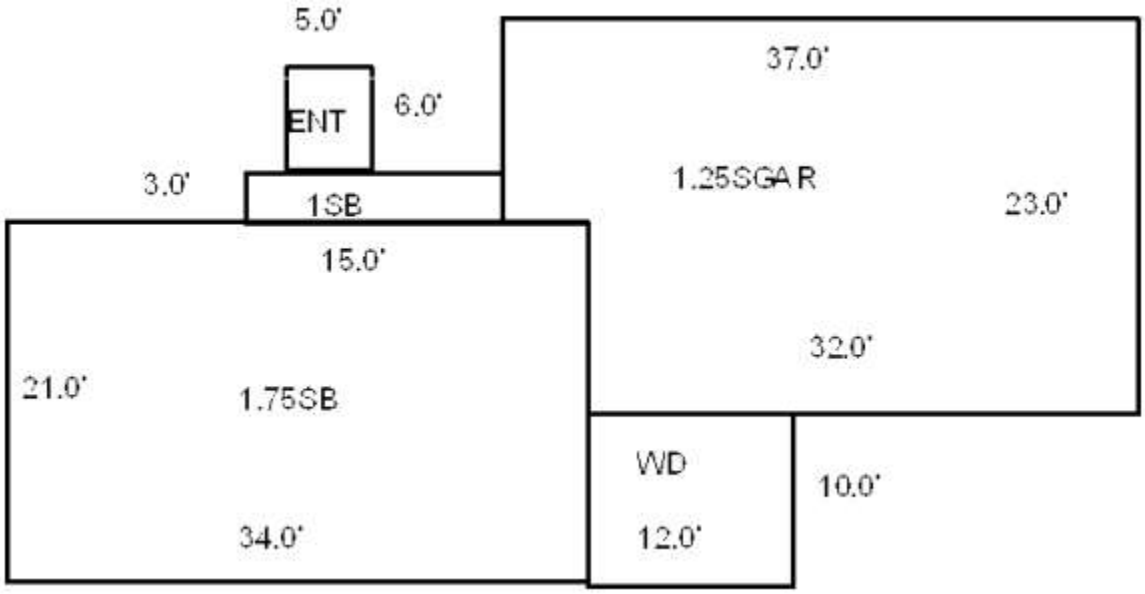
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1974	TYPICAL	TYPICAL	Average	Typical	197,561

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	138,984

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1900	120	C 100	1.504	Avg.	67%	100%	105%	1.058
1.25 ST GARAGE..	1900	796	C 100	33.757	Avg.	67%	100%	105%	23.748
1 Story/BSMT	1900	45	C 100	4.755	Avg.	67%	100%	105%	3.345
BSMT ENTRY.....	1900	30	C 100	470	Avg.	67%	100%	105%	331
Frame Garage	1986	672	B 100	32.245	Avg.	78%	100%	105%	26.409
1,295 SFLA							Outbuilding Total		54,891

Accpt Land	90,000	Accepted Bldg	193,900	Total	283,900


5.0'
ENT
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37.0'
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23.0'
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32.0'
21.0'
1.75SB
WD
10.0'
34.0'
12.0'

Name: WENTWORTH, TIMOTHY B
WENTWORTH, CHERYL D
Map/Lot: 001-044-1
Account: 1547 Card: 1 of 1 Location: 246 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/16/1975
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B2076P0516
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	61,200.00	68,559	100%		68,559
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.20					Land Total	81,759

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,064 Sqft	Grade B 100	Base	335,816
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	6,052
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

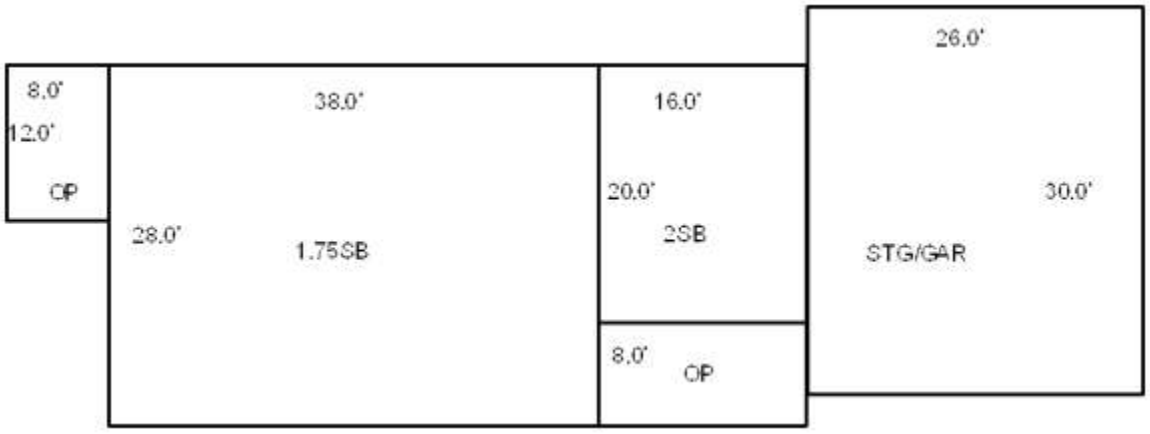
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	TYPICAL	TYPICAL	Average	Typical	363,144

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	97%	95%	247,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2003	96	C 100	4.057	Avg.	87%	100%	95%	3.354
2 Story/BSMT	1976	320	B 100	70.325	Avg.	74%	97%	95%	47.955
OPEN PORCH	1976	128	D 100	4.424	Fair	62%	100%	95%	2.606
1.25 ST GARAGE..	1976	780	B 100	43.022	Avg.	74%	97%	95%	29.337
Wood Deck	2002	144	C 100	1.804	Avg.	87%	100%	95%	1.491
2,502 SFLA							Outbuilding Total		84,743

Accpt Land	81,800	Accepted Bldg	332,400	Total	414,200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OP
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28.0'
1.75SB
16.0'
20.0'
2SB
8.0'
OP
26.0'
30.0'
STG/GAR

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Reference 1	B1834P0252
Reference 2	LOT SIZE:4.5
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
0.50	Acres-Rear Land 1-10	3,045.00	1,675	100%		1,675
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 4.50					Land Total	106,893

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,296 Sqft	Grade C 100	Base	225,891
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,620
Fin. Basement Area	1008 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,958
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	6	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

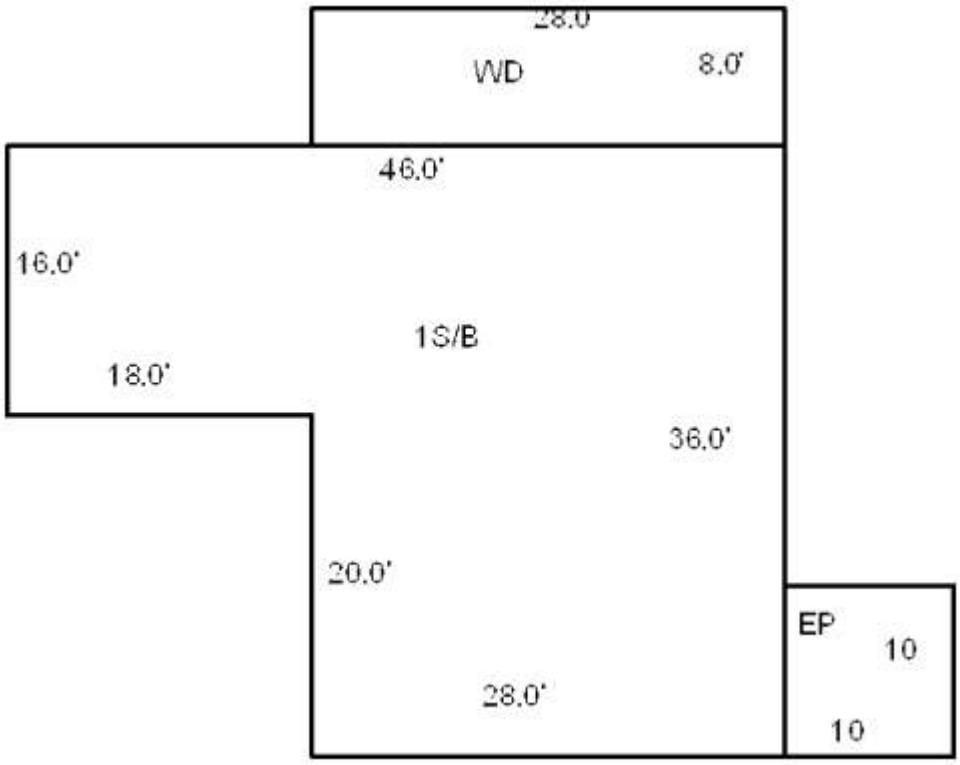
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	TYPICAL	TYPICAL	Average	Typical	269,567

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	105%	203,793

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1972	224	C 100	2.807	Avg.	72%	100%	105%	2,122
Encl Frame Porch	1972	100	C 100	7.968	Avg.	72%	100%	105%	6,024
Frame Garage	2000	840	B	0	Avg.	86%	0%	105%	0
Frame Shed	1972	288	D	0	Avg-	63%	0%	105%	0
Generator	2021	20000	C 100	5.000	Avg.	72%	100%	105%	3,780
1,296 SFLA							Outbuilding Total		11,926

Accpt Land	106,900	Accepted Bldg	215,700	Total	322,600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WD
8.0'
46.0'
16.0'
1S/B
18.0'
36.0'
20.0'
EP
10
28.0'
10

Name: MARR, JASON L
MARR, JENNIFER

Map/Lot: 005-054-4
Account: 1549 Card: 1 of 1 Location: 355 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/12/2018
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	P17809P18
Reference 2	LOT SIZE:40.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
16.50	Acres-Rear 21+	665.00	12,070	100%		12,070
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 40.50					Land Total	148,835

Dwelling Description

				Replacement Cost New	
Log Home	One Story	1,144 Sqft	Grade C 110	Base	195,863
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,888
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,146
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,904
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

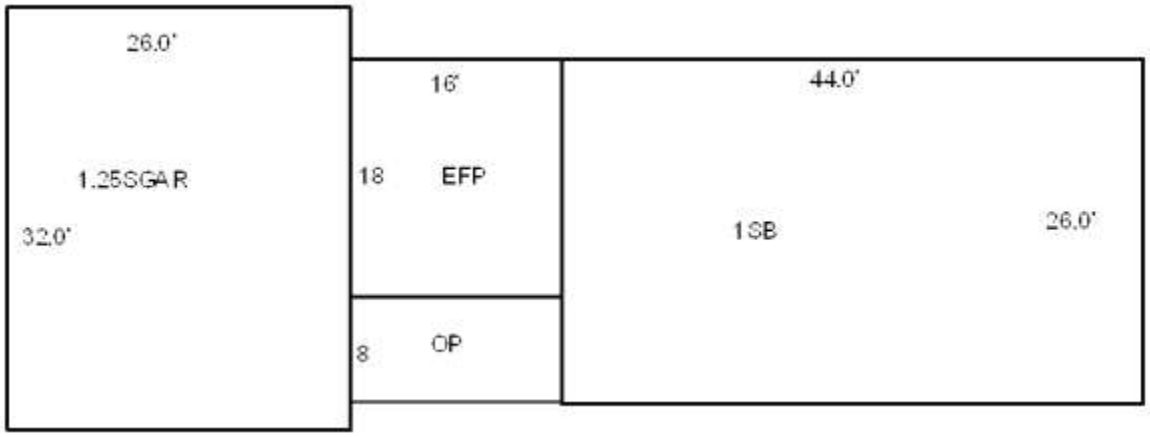
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	GOOD	TYPICAL	Average	Typical	203,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	147,144

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1983	832	C 100	35.248	Avg.	76%	100%	95%	25.449
Open Frame Porch	1979	416	C 100	17.580	Avg.	74%	100%	95%	12.359
Swimming Pool	1988	512	C 100	12.100	Avg.	99%	100%	95%	11.380
Frame Garage	1980	320	C 110	13.341	Avg.	76%	100%	95%	9.632
Frame Shed	1989	128	C 110	2.203	Avg.	76%	100%	95%	1.590
Encl Frame Porch	2005	288	C 100	22.948	Avg.	88%	100%	95%	19.184
Open Frame Porch	2005	128	C 100	5.409	Avg.	88%	100%	95%	4.522
Canopy Low Cost	2012	608	C 100	6.670	Avg-	89%	100%	95%	5.639
1,144 SFLA							Outbuilding Total		89,755

Accpt Land 148,800 Accepted Bldg 236,900 Total 385,700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18
EFP
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26.0'
8
OP

Account: 1550 Card: 1 of 1 Map/Lot: 018-108 Location: 19 PORTLAND ST

Neighborhood 42 PORTLAND ST

Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/25/2021
Sale Price	400,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 1.5
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	117,600	146,092	100%		146,092
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.50					Land Total	157,642

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	520 Sqft	Grade C 100	Base	181,873
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	520
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,600
Rooms	11				
Bedrooms	6	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	23,760
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,040
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

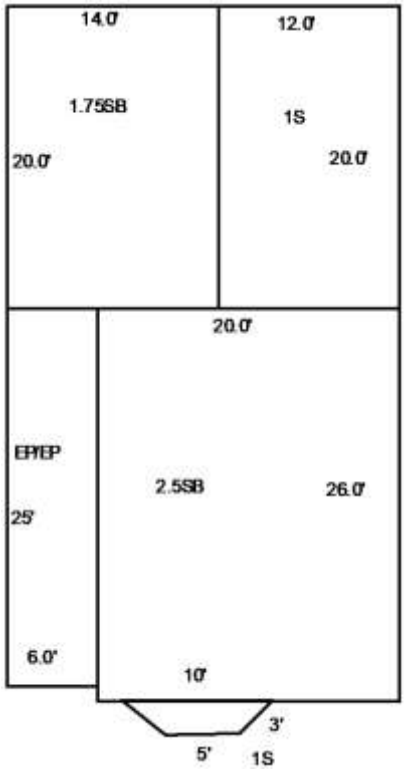
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2004	TYPICAL	TYPICAL	Above Average	Typical	207,713

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	159,212

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1900	240	C 100	21.979	Avg+	73%	100%	105%	16.847
1.75 Story/BSMT	1900	280	C 100	44.377	Avg+	73%	100%	105%	34.015
Encl Frame Porch	1900	150	C 100	11.952	Avg+	73%	100%	105%	9.161
Encl Frame Porch	1900	150	C 100	11.952	Avg+	73%	100%	105%	9.161
1 STORY	1900	16	C 100	1.465	Avg+	73%	100%	105%	1.122
LOFT BARN BSMT	1900	1620	D 100	53.702	Poor	45%	100%	105%	25.374
Frame Shed	1900	1520	E 100	11.894	Poor	45%	100%	105%	5.620
1,786 SFLA							Outbuilding Total		101,300

Accpt Land	157,600	Accepted Bldg	260,500	Total	418,100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20.0'
EP/EP
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25'
6.0'
10'
3'
5'
1S

Map/Lot: 018-024
Account: 1551 Card: 1 of 1 Location: 50 EASTERN AVE

Neighborhood 9	EASTERN AV
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/30/2020
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14458P609
Reference 2	LOT SIZE:0.35
Tran/Land/Bldg	103 1 9
X.....	chg Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.35	Acres-Homesite (Fract)	74,130.00	73,416	100%		73,416
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.35					Land Total	84,966

Dwelling Description — **Replacement Cost New**

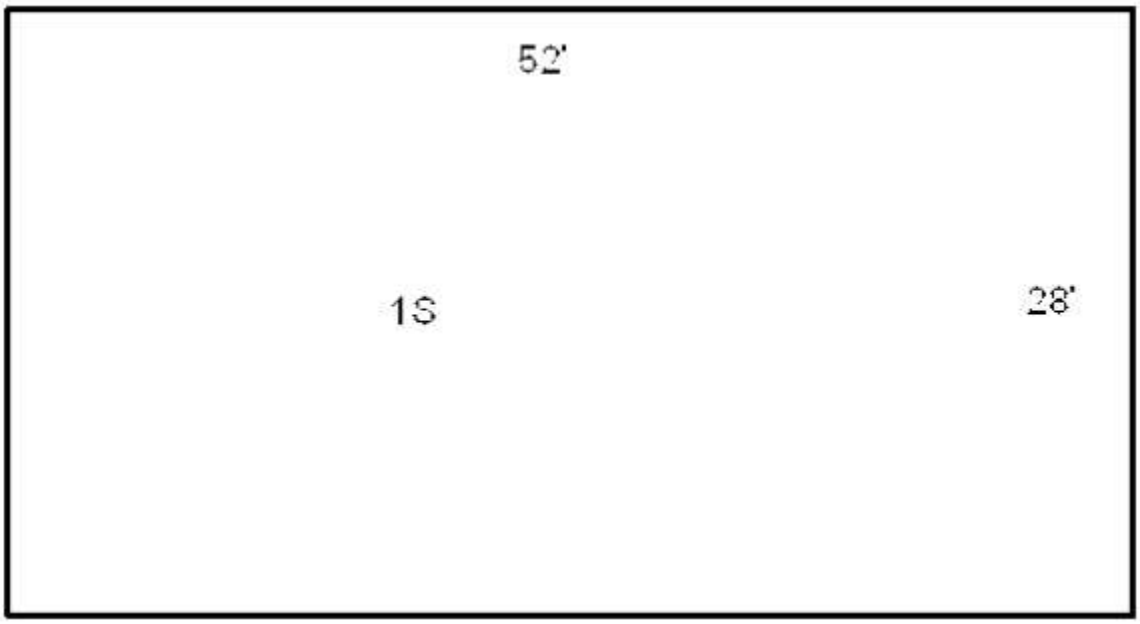
Ranch	One Story	1,456 Sqft	Grade E 100	Base	117,710
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	182
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,820
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	124,992

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	95%	105%	110,965

Accpt Land	85,000	Accepted Bldg	111,000	Total	196,000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28'

Map/Lot: 007-022
Account: 1552 Card: 1 of 1 Location: 24 NATURES WAY

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B2376P0268
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.10	Acres-Rear Land 1-10	1,710.00	2,069	100%		2,069
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.10					Land Total	109,574

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	672 Sqft	Grade D 100	Base	155,805
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	806
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,882
Rooms	2				
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,176	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	Obsolete	Old Type	Average	Inadeq.	164,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	79%	46%	95%	56,904

Accpt Land 109,600 Accepted Bldg 56,900 Total 166,500

28.0'
1.75sb
24.0'

Map/Lot: 006-031
Account: 1553 Card: 1 of 1 Location: 127 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & SepticWell & Septic
Street Paved
PERMIT STATUS CLOSED PERMITS

Reference 1 B5473P0260
Reference 2 LOT SIZE:0.7
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 85 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	72,675.00	77,141	100%		77,141
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.70					Land Total	92,816

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,056 Sqft	Grade C 110	Base	290,912
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,742
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,098
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

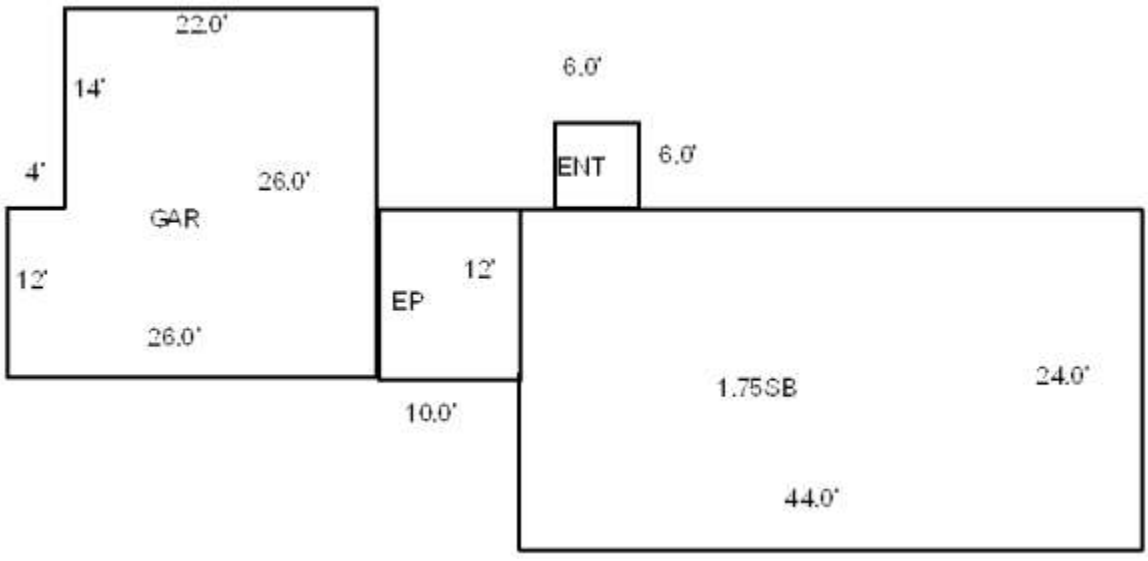
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1950	0	OLD TYPE	GOOD	Average	Typical	314,119

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	199,937

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1950	620	C 110	25.224	Avg.	67%	100%	95%	16.055
Encl Frame Porch	1950	120	C 110	10.518	Avg.	67%	100%	95%	6.695
BSMT ENTRY.....	1950	36	C 110	619	Avg.	67%	100%	95%	394
SOLAR CL2 /KW	2022			- - - - S O U N D V A L U E - - - -					9.000
1,848 SFLA							Outbuilding Total		32,144

Accpt Land 92,800 Accepted Bldg 232,100 Total 324,900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1.75SB
24.0'
44.0'

Account: 1554 Card: 1 of 1 Map/Lot: 018-098 Location: 20 CHURCH AVE

Neighborhood 41 CHURCH ST

Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/12/2017
Sale Price	229,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17582P71
Reference 2	LOT SIZE: .26
Tran/Land/Bldg	101 1 11
X.....	47 Y..... 0
Exemption(s)	Land Schedule 6

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	112,000	62,820	100%		62,820
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.26					Land Total	73,820

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade C 100	Base	184,570
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	600
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,600
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

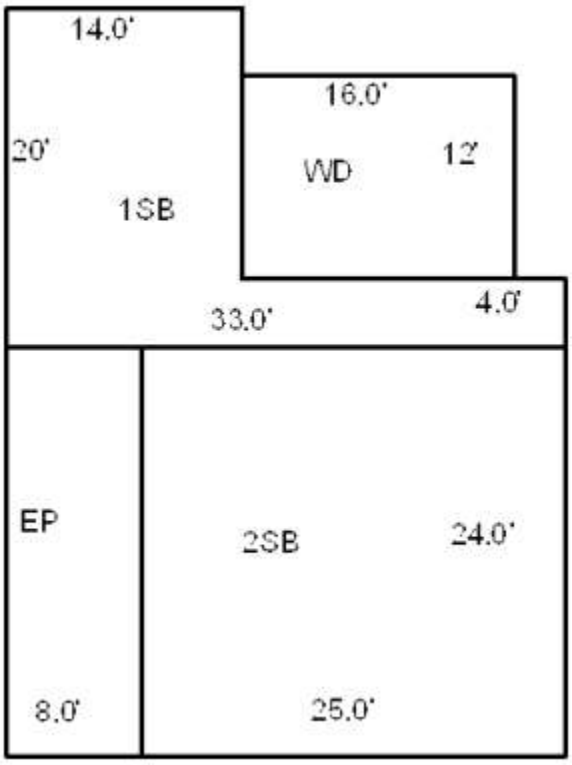
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1994	GOOD	TYPICAL	Above Average	Typical	191,410

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	100%	139,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1890	356	C 100	37.615	Avg+	73%	100%	100%	27.459
Wood Deck	1890	192	C 100	2.406	Avg.	67%	100%	100%	1.612
Encl Frame Porch	1890	192	C 100	15.299	Avg.	67%	100%	100%	10.250
Frame Garage	1890	352	C 100	13.281	Avg-	60%	100%	100%	7.969
1,556 SFLA								Outbuilding Total	47,290

Accpt Land	73,800	Accepted Bldg	187,000	Total	260,800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2SB
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25.0'

Map/Lot: 006-002-3
Account: 1556 Card: 1 of 1 Location: 141 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B13418P89
Reference 2	LOT SIZE: 3.71
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	08/15/2005
Sale Price	167,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Seller
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.71	Acres-Homesite (Fract)	72,675.00	91,141	100%		91,141
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.71					Land Total	106,816

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,298 Sqft	Grade C 100	Base	215,388
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,947
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Central	Heat	4,413
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

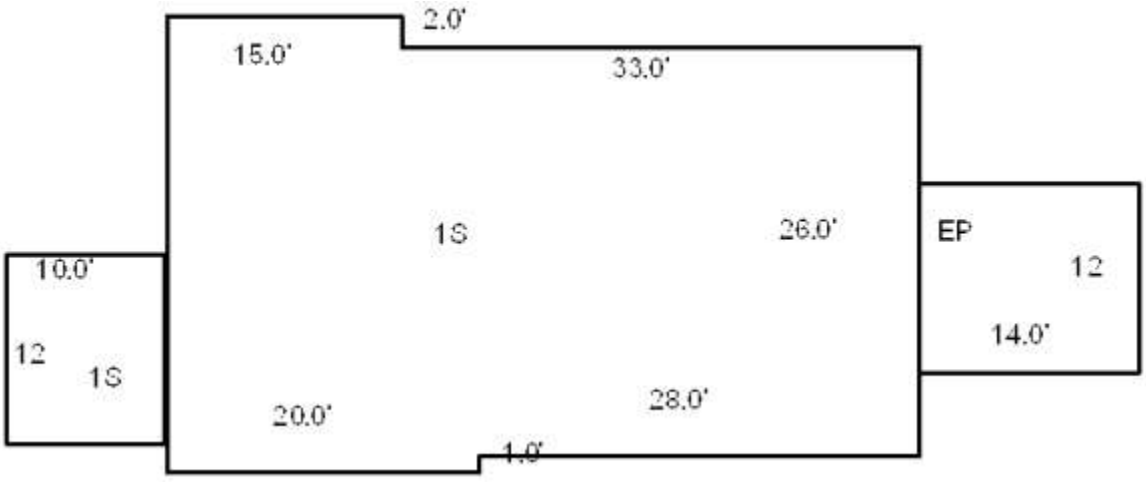
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1941	1970	TYPICAL	TYPICAL	Average	Typical	221,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	97%	95%	136,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1941	120	C 100	10.990	Avg.	67%	97%	95%	6.785
Encl Frame Porch	1941	168	C 100	13.386	Avg.	67%	97%	95%	8.265
1.75 ST GARAGE..	2021	1024	C 100	54.481	Avg-	95%	100%	95%	49.169
Wood Deck	2021	96	C 100	1.203	Avg.	67%	97%	95%	743
SOLAR CL4 /KW	2021	7200	C 100	0	Avg.	67%	97%	95%	0
1,418 SFLA								Outbuilding Total	64,962

Accpt Land	106,800	Accepted Bldg	201,900	Total	308,700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Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/14/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13736P197
Reference 2	LOT SIZE: 1.61
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.61	Acres-Homesite (Fract)	78,185.00	90,198	100%		90,198
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.61					Land Total	100,648

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	704 Sqft	Grade B 100	Base	278,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	915
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,491
Rooms	15				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	Floor & Stairs			Attic	1,830
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

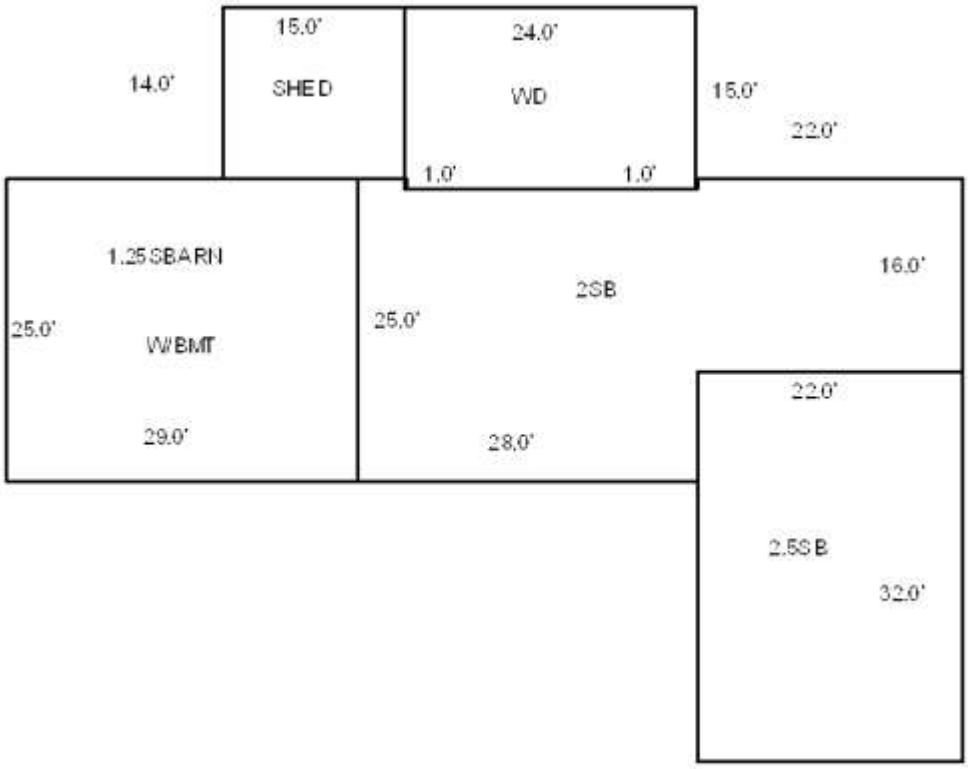
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	2000	GOOD	TYPICAL	Average	Typical	313,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	199,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
LOFT BARN BSMT	1800	725	B 100	39.923	Avg.	67%	100%	95%	25.411
2 Story/BSMT	1800	1028	B 100	225.918	Avg.	67%	100%	95%	143.797
Frame Shed	1800	210	C 100	3.286	Avg.	67%	100%	95%	2.092
Wood Deck	1800	360	C 100	4.511	Avg.	67%	100%	95%	2.871
Frame Garage	1800	483	C 100	17.998	Avg.	67%	100%	95%	11.456
3,464 SFLA								Outbuilding Total	185,627

Accpt Land	100,600	Accepted Bldg	385,100	Total	485,700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24.0'
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SHED
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1.25 SBARN
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2SB
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25.0'
WBMT
22.0'
29.0'
28.0'
2.5S B
32.0'

Name: WICK, DANIEL P
WICK, DARLENE

Map/Lot: 017-019

Account: 1559 Card: 1 of 1 Location: 12 BREWER RD

Neighborhood 39 BREWER RD

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography LevelRolling
Utilities NoWater/NoSewer
Street Paved

Reference 1
Reference 2 LOT SIZE:1
Tran/Land/Bldg 106 1 98
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	10/01/2020
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
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
Total Acres 1.00					Land Total	81,543

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
1.25 ST GARAGE..	1970	1600	C 100	67,058	Avg.	69%	100%	105%	48,584
								Outbuilding Total	48,584

Accpt Land	81,500	Accepted Bldg	48,600	Total	130,100

GAS

Map/Lot: 003-010
Account: 1560 Card: 1 of 1 Location: 65 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	01/01/2016
Sale Price	183,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17965P761
Reference 2	LOT SIZE: 3.7
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	76,500.00	89,489	100%		89,489
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.70					Land Total	100,489

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

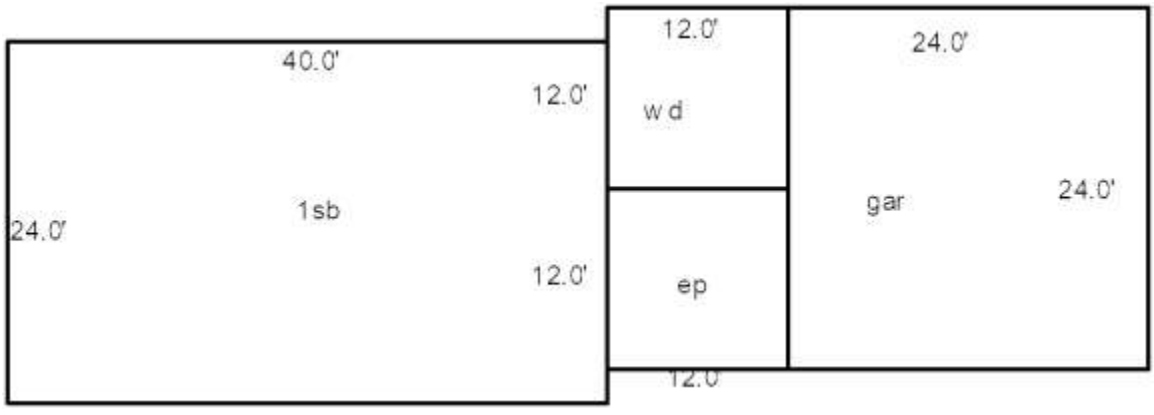
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	OLD TYPE	TYPICAL	Average	Typical	176,615

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	100%	127,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1972	144	D 100	1.443	Fair	59%	100%	100%	851
Encl Frame Porch	1972	144	C 100	11.474	Avg.	72%	100%	100%	8.261
Frame Garage	1972	576	C 100	21.347	Avg.	72%	100%	100%	15.370
Frame Garage	1972	1012	C 100	37.047	Avg-	63%	100%	100%	23.340
960 SFLA							Outbuilding Total		47,822

Accpt Land	100,500	Accepted Bldg	175,000	Total	275,500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Neighborhood 46 SOMERSWORTH

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography Level
Utilities All Public
Street Paved

Sale Data

Sale Date 05/28/2014
Sale Price 1,100,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B16827P150 &B16827P160 &B16827P147
Reference 2 LOT SIZE: 12.37
Tran/Land/Bldg 300 2 16
X..... 0 Y..... 0
Exemption(s) Land Schedule 10

Land Description

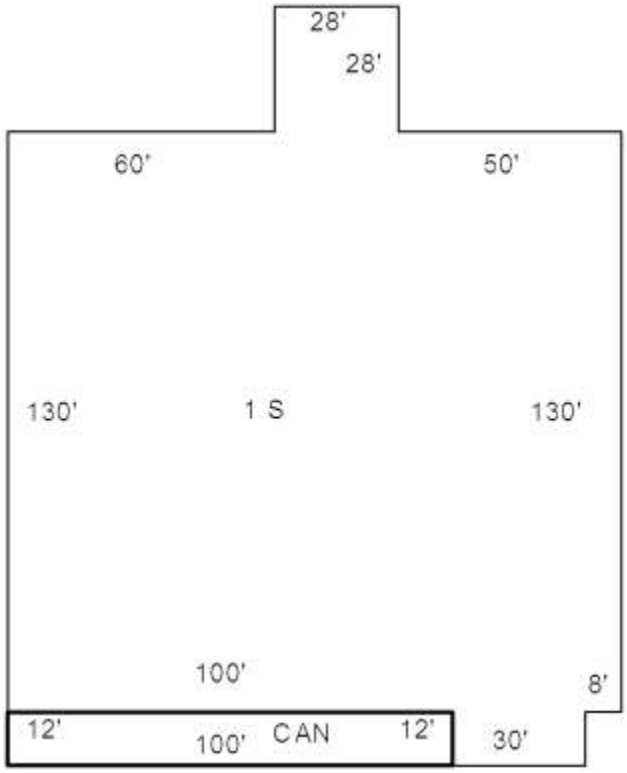
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-Homesite (Fract)	147,000	189,936	300%	Cor/Loc/Us	569,808
7.37	Acres-Vacant Lot (Frac	147,000	197,450	300%		592,350
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	300%		34,650
Total Acres 12.37					Land Total	1,196,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN STEEL.....	2015	20000	B 110	2.923.349	Good	96%	100%	105%	2.946.736
SPRINKLERS/00...	2015	1	B 110	17.753	Good	96%	100%	105%	17.895
PAVING.....	2015	120000	B 100	237.120	Good	96%	100%	105%	239.017
								Outbuilding Total	3,203,648

Accpt Land	1,196,800	Accepted Bldg	3,203,600	Total 4,400,400

Hannaford


28'
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130'
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Map/Lot: 001-064
Account: 1563 Card: 1 of 1 Location: 56 OLD COUNTY RD

Neighborhood 45 OLD COUNTY

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	04/15/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE: 9.33
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
8.33	Acres-Rear Land 1-10	3,045.00	27,901	100%		27,901
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 9.33					Land Total	120,994

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

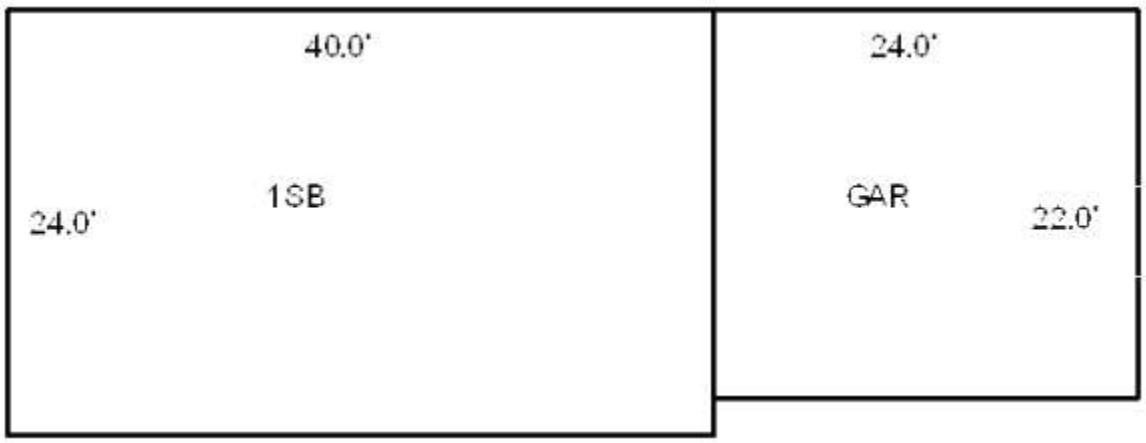
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	TYPICAL	Average	Typical	177,655

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	136,173

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1974	528	C 100	19.618	Avg.	73%	100%	105%	15,037
Wood Deck	1974	0	C 100	0	Avg.	73%	100%	105%	0
Frame Garage	1974	576	C 100	21,347	Avg.	73%	100%	105%	16,362
Frame Garage	1974	576	C 100	21,347	Avg.	73%	100%	105%	16,362
960 SFLA							Outbuilding Total		47,761

Accpt Land	121,000	Accepted Bldg	183,900	Total	304,900


40.0'
24.0'
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Account: 1564 Card: 1 of 1 Map/Lot: 001-001 Location: EASTERN AVE

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	INDUSTRIAL		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B6451P0126		
Reference 2	LOT SIZE:58		
Tran/Land/Bldg	900 12 99		
X.....	0	Y.....	0
Exemption(s)	13 0 0	Land Schedule	2

Sale Data

Sale Date	03/04/1993
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
34.00	Acres-Rear 21+	700.00	26,180	100%		26,180
Total Acres 58.00				Land Total		173,072

Accpt Land	173,100	Accepted Bldg	0	Total	173,100

Neighborhood 12 PLEASANT ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Reference 1	B14578P0598
Reference 2	LOT SIZE:0.97
Tran/Land/Bldg	109 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Homesite (Fract)	74,130.00	81,295	100%		81,295
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.97					Land Total	92,845

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	832 Sqft	Grade C 100	Base	227,354
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	416
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,992
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	1978	GOOD	TYPICAL	Average	Typical	241,482

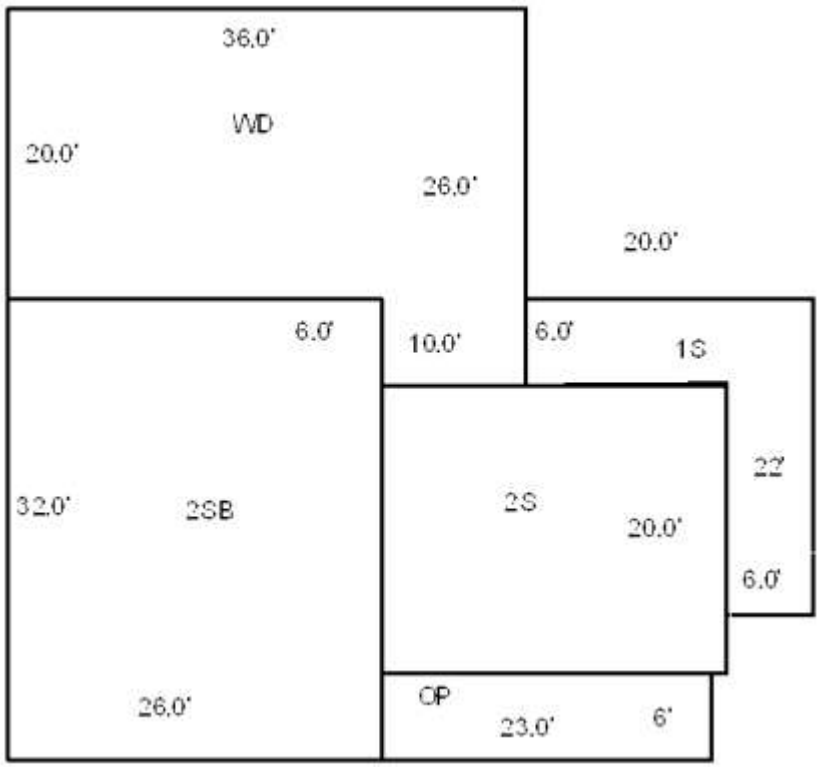
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	169,883

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1947	780	C 100	9.773	Ava.	67%	100%	105%	6.875
ONE STORY FRAME	1947	216	C 100	19.781	Ava.	67%	100%	105%	13.916
TWO STORY FRAME	1947	480	C 100	77.765	Ava.	67%	100%	105%	54.708
Open Frame Porch	1947	138	C 100	5.832	Ava.	67%	100%	105%	4.102
Frame Shed	1947	350	C 100	5.478	Ava.	67%	100%	105%	3.854
1S GAR/BSMT.....	1947	624	C 100	30.888	Ava.	67%	100%	105%	21.730
Frame Garage	2016	576	C 100	21.347	Ava.	95%	100%	105%	21.294
2,840 SFLA							Outbuilding Total		126,479

Accpt Land	92,800	Accepted Bldg	296,400	Total	389,200

KNOLLWOOD CT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26.0'
OP
23.0'
6'

Neighborhood 12	PLEASANT ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPublic Sewer
Street	Paved
Reference 1	B11035P249
Reference 2	LOT SIZE:0.97
Tran/Land/Bldg	109 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	600 Sqft	Grade D 100	Base	138,427
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,520
Rooms	5	HEARTHS			
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,112
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

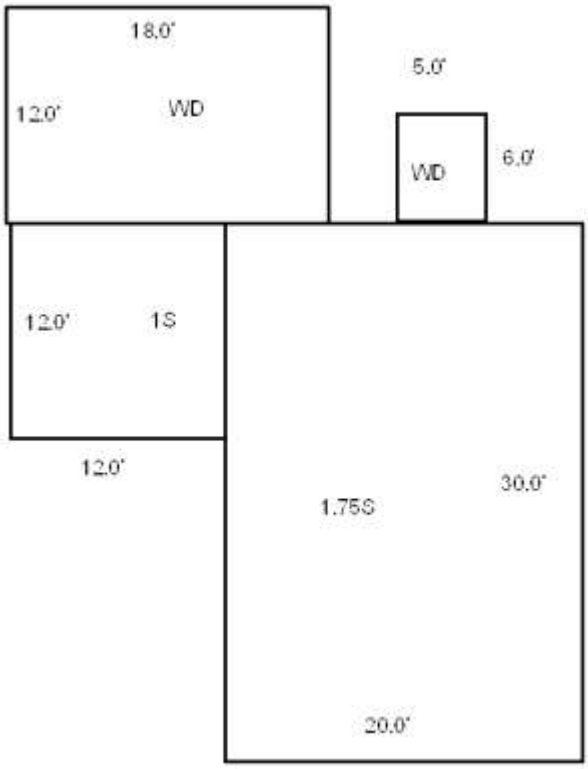
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1947	1998	GOOD	GOOD	Average	Typical	143,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	100,642

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1947	216	D 100	2.165	Avg.	67%	100%	105%	1.524
ONE STORY FRAME	1947	144	D 100	10.550	Avg.	67%	100%	105%	7.421
WOOD DECK	1947	30	D 100	301	Avg.	67%	100%	105%	212
1,194 SFLA							Outbuilding Total		9,157

Accpt Land	0	Accepted Bldg	109,800	Total 109,800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Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	92,800	296,400	389,200	92,800	296,400	389,200
2	0	109,800	109,800	0	109,800	109,800
TOTAL	92,800	406,200	499,000	92,800	406,200	499,000

Map/Lot: 019-025
Account: 1566 Card: 1 of 1 Location: 11 LYNN ST

Neighborhood 65 LYNN ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	OPEN PERMITS
Reference 1	B17037P470
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	06/15/2015
Sale Price	199,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

Garrison	Two Story	720 Sqft	Grade C 100	Replacement Cost New Base	217,034
Exterior	WOOD SHINGLE	Masonry Trim	100Sqft	Trim	500
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	900
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,320
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

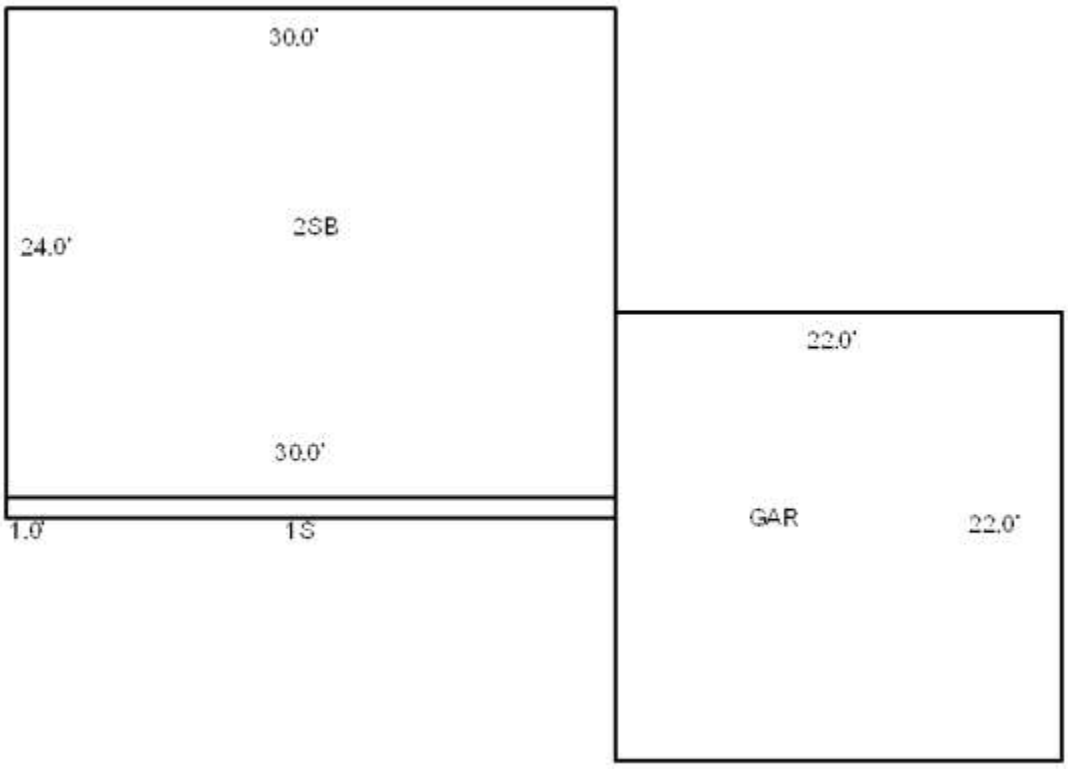
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Average	Typical	234,084

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	68%	95%	105%	158,779

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1964	30	C 100	2.747	Avg.	68%	95%	105%	1.863
Frame Garage	1964	484	C 100	18.034	Avg.	68%	95%	105%	12.232
1,470 SFLA							Outbuilding Total		14,095

Accpt Land	87,600	Accepted Bldg	172,900	Total	260,500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22.0'
GAR
22.0'

Neighborhood 47 VALLEY

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Private

Sale Data

Sale Date	08/28/2019
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B18034P19 B18244P353
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	74,130.00	84,333	100%		84,333
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.40					Land Total	95,883

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	760 Sqft	Grade C 100	Base	210,731
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,325
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

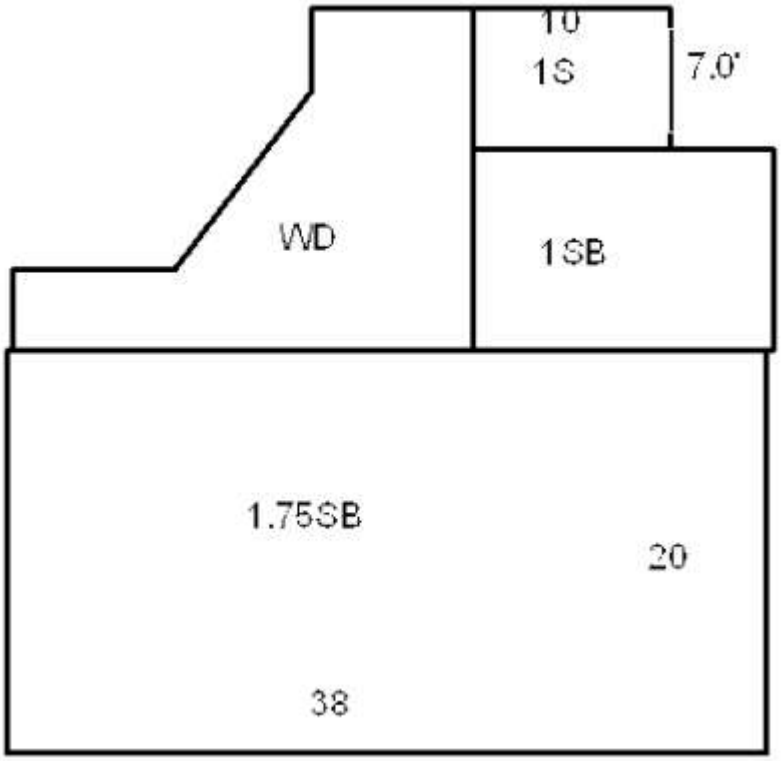
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	228,976

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	105%	194,744

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1978	228	C 100	2.857	Avg+	81%	100%	105%	2.430
ONE STORY FRAME	1978	70	C 100	6.411	Avg+	81%	100%	105%	5.453
1 Story/BSMT	1978	150	C 100	15.849	Avg+	81%	100%	105%	13.480
Swimming Pool	1978	1	C 100	12.100	Avg.	99%	100%	105%	12.578
1.75 ST GARAGE..	1978	952	C 100	50.723	Avg+	81%	100%	105%	43.140
1,550 SFLA							Outbuilding Total		77,081

Accpt Land	95,900	Accepted Bldg	271,800	Total	367,700


10
1S
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WD
1SB
1.75SB
20
38

Name: KOELKER, JARED B
KOELKER, LINDSAY L
Map/Lot: 022-040
Account: 1568 Card: 1 of 1 Location: 11 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date	11/14/2013
Sale Price	173,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16732P866
Reference 2 LOT SIZE: .23
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-Homesite (Fract)	74,130.00	70,398	100%		70,398
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.23					Land Total	81,948

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 110	Base	228,992
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,001
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,004
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,602
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

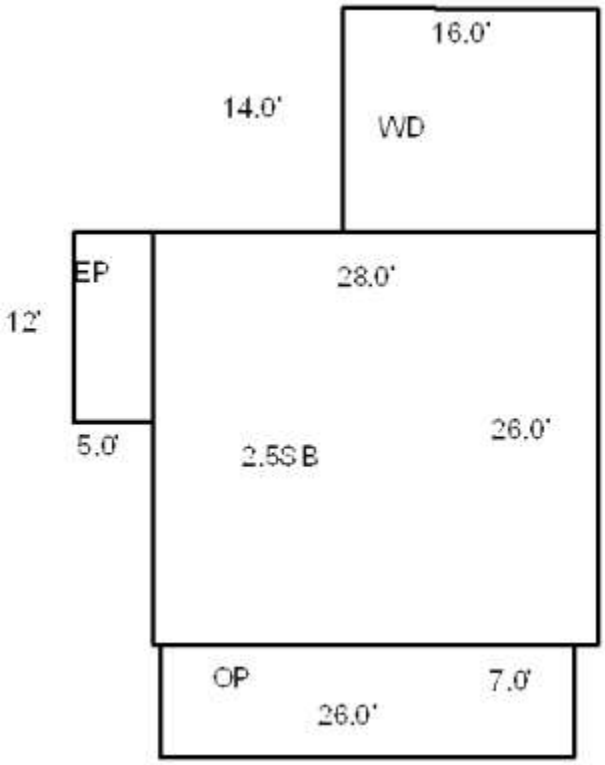
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	0	GOOD	TYPICAL	Average	Typical	242,254

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	170,426

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1930	224	C 110	3.088	Avg.	67%	100%	105%	2.172
Open Frame Porch	1930	182	C 110	8.460	Avg.	67%	100%	105%	5.951
Encl Frame Porch	1930	60	C 110	5.259	Avg.	67%	100%	105%	3.700
Frame Garage	1930	300	D 100	9.126	Avg-	60%	100%	105%	5.750
1,456 SFLA								Outbuilding Total	17,573

Accpt Land	81,900	Accepted Bldg	188,000	Total	269,900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Name: WHITE, NADINE C
WHITE, JAMES K
Map/Lot: 002-056
Account: 1569 Card: 1 of 1 Location: 255 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/29/2014
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16883P985
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade B 90	Base	274,018
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,516
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,307
Rooms	7	HEARTHS		HEARTHS	936
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,178
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

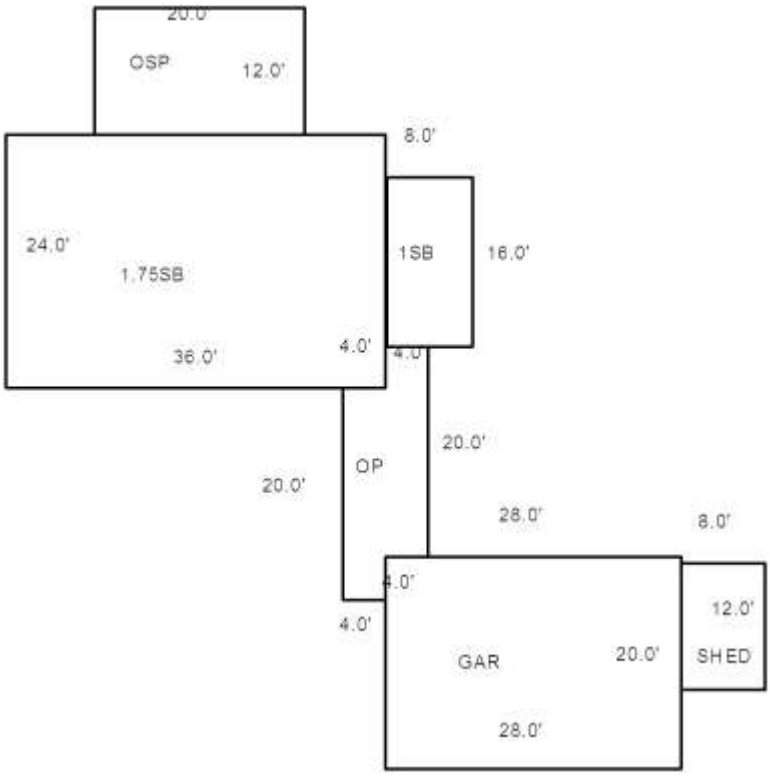
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	287,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	218,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1988	240	B 90	12.574	Avg.	80%	100%	95%	9.556
Open Frame Porch	1988	160	B 90	7.912	Avg.	80%	100%	95%	6.014
1 Story/BSMT	1988	128	B 90	15.823	Avg.	80%	100%	95%	12.025
Frame Garage	1988	560	B 90	24.302	Avg.	80%	100%	95%	18.470
Frame Shed	1988	96	B 90	1.758	Avg.	80%	100%	95%	1.336
1,640 SFLA							Outbuilding Total		47,401

Accpt Land 102,600 Accepted Bldg 266,200 Total 368,800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GAR
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SHED
28.0'

Name: WILSON, RICHARD R
WILSON, DEBRA
Map/Lot: 018-061
Account: 1570 Card: 1 of 1 Location: 12 MADISON CT

Neighborhood 8	MADISON ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B2315P0208
Reference 2	LOT SIZE: .19
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	74,130.00	69,066	100%		69,066
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.19					Land Total	80,616

Dwelling Description / Replacement Cost New

Ranch	One Story	1,008 Sqft	Grade C 100	Base	178,620
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	504
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

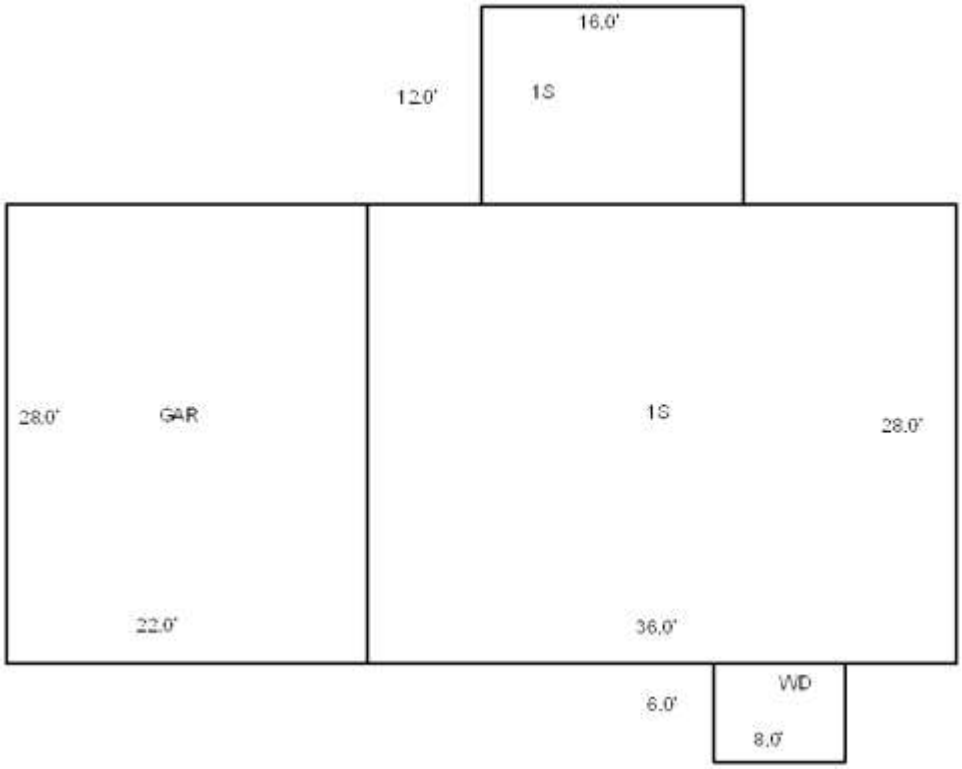
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	TYPICAL	TYPICAL	Average	Typical	182,148

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	69%	98%	105%	129,327

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1965	616	C 100	22.787	Avg.	69%	98%	105%	16.179
Wood Deck	1965	48	C 100	601	Avg.	69%	98%	105%	427
ONE STORY FRAME 1,200 SFLA	1965	192	C 100	17.583	Avg.	69%	98%	105%	12.484
								Outbuilding Total	29,090

Accpt Land 80,600 Accepted Bldg 158,400 Total 239,000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Map/Lot: 004-090
Account: 1571 Card: 1 of 1 Location: 536 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B16565P0214
Reference 2	LOT SIZE: 1.38 MERGED W/ 04-089-3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Homesite (Fract)	72,675.00	82,559	100%		82,559
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.38					Land Total	98,234

Dwelling Description — Replacement Cost New

Ranch	One Story	1,246 Sqft	Grade C 110	Base	229,675
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,713
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,112
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

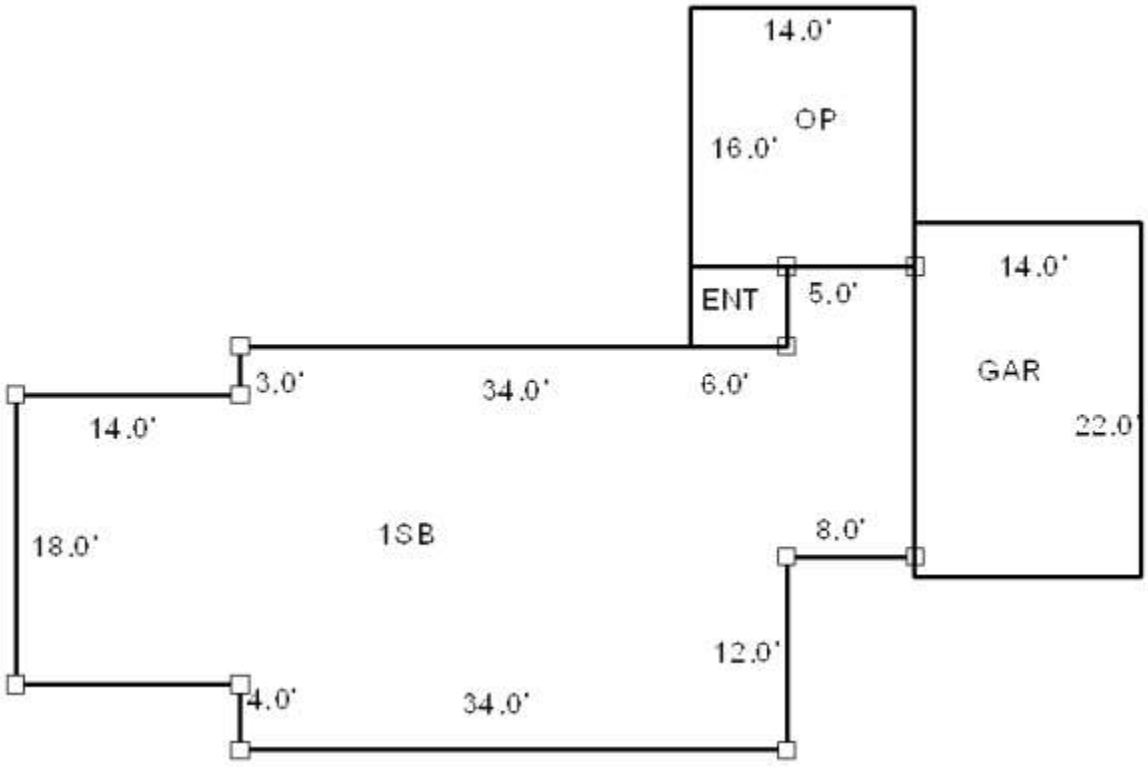
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	1990	GOOD	TYPICAL	Average	Typical	242,155

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	95%	165,634

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1972	1076	C 110	43.287	Avg.	72%	100%	95%	29.609
Open Frame Porch	1972	224	B 100	12.306	Avg.	70%	100%	95%	8.183
BSMT ENTRY.....	1972	30	C 110	517	Avg.	72%	100%	95%	353
Frame Shed	1972	240	C 100	3.756	Avg.	70%	100%	95%	2.498
1,246 SFLA								Outbuilding Total	40,643

Accpt Land	98,200	Accepted Bldg	206,300	Total	304,500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Name: WINN, ROBERT N
WINN, PATRICIA
Map/Lot: 004-088
Account: 1572 Card: 1 of 1 Location: 600 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B1838P0246
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.50					Land Total	103,289

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	406 Sqft	Grade C 90	Base	125,544
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry 1/2 Bmt	Basement	183
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Forced Warm	Cooling	0% None	Heat	649
Rooms	4	HEARTHS		HEARTHS	720
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

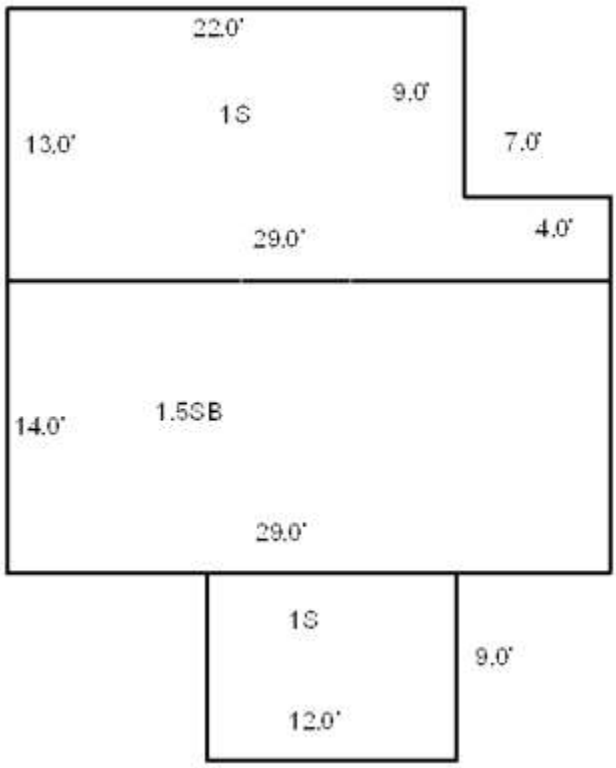
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1946	1960	GOOD	TYPICAL	Average	Typical	127,096

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	80,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1946	108	C 90	8.902	Avg.	67%	100%	95%	5.666
ONE STORY FRAME	1946	313	C 90	25.798	Avg.	67%	100%	95%	16.421
1,131 SFLA							Outbuilding Total		22,087

Accpt Land 103,300 Accepted Bldg 103,000 Total 206,300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Name: GIBSON JR, RICHARD A
GIBSON, LORI J
Map/Lot: 008-087-3
Account: 1573 Card: 1 of 1 Location: 584 MORRELLS MILL RD

Neighborhood 77 MORRELLS MILL/BB POND

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9994P322
Reference 2 LOT SIZE: 21.64
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
10.00	Acres-Rear Land 1-10	1,800.00	19,800	100%		19,800
7.64	Acres-Rear Land 11-20	1,000.00	8,404	100%		8,404
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 21.64					Land Total	141,367

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade C 100	Base	259,811
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,048
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

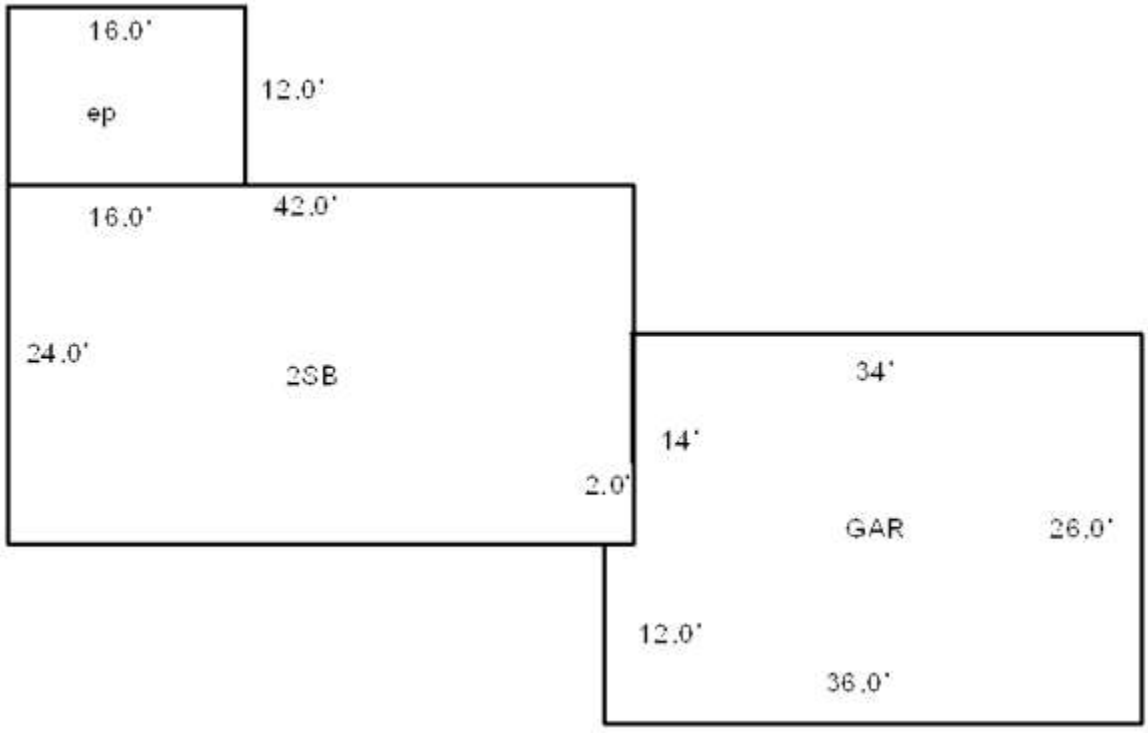
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	283,211

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	246,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2001	908	C 100	33.302	Avg.	87%	100%	100%	28,973
Frame Shed	2001	160	C 100	2.504	Avg.	87%	100%	100%	2,178
Encl Frame Porch	2001	192	C 100	15.299	Avg.	87%	100%	100%	13,310
2,016 SFLA							Outbuilding Total		44,461

Accpt Land 141,400 Accepted Bldg 290,900 Total 432,300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Map/Lot: 022-013
Account: 1574 Card: 1 of 1 Location: 68 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	08/21/2017
Sale Price	202,100
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B17591P333
Reference 2	LOT SIZE: 0.59
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	74,130.00	77,352	100%		77,352
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.59					Land Total	88,902

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	Base	233,402
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	845
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,435
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

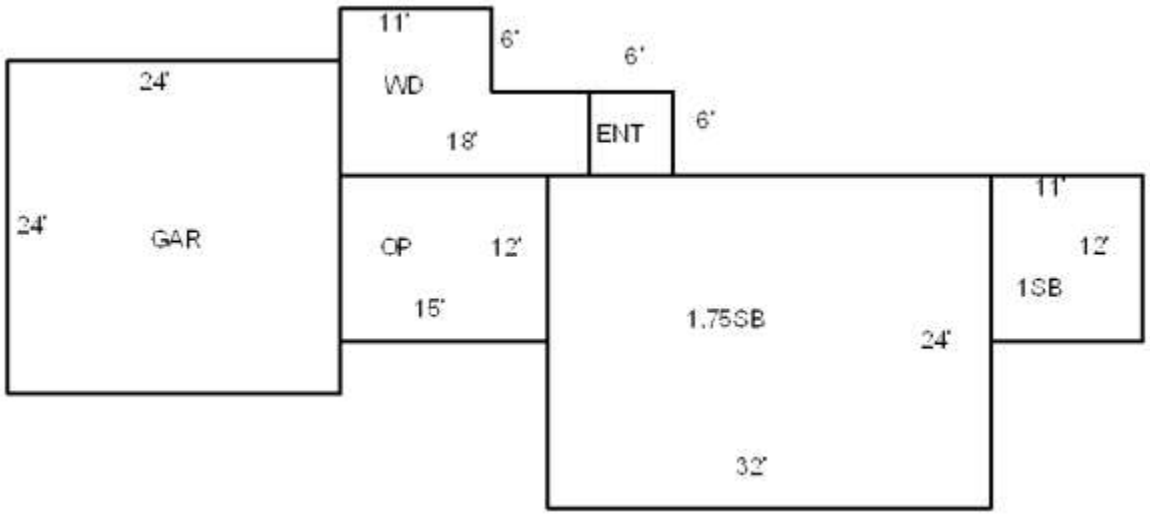
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1948	0	GOOD	GOOD	Above Average	Typical	254,049

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	194,729

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1948	576	C 110	23.482	Avg+	73%	100%	105%	17.999
Open Frame Porch	1948	180	C 110	8.368	Avg+	73%	100%	105%	6.414
Wood Deck	1948	174	C 110	2.398	Avg+	73%	100%	105%	1.839
BSMT ENTRY.....	1948	36	C 110	619	Avg+	73%	100%	105%	475
1 Story/BSMT	1948	132	C 110	15.342	Avg+	73%	100%	105%	11.760
1,476 SFLA							Outbuilding Total		38,487

Accpt Land	88,900	Accepted Bldg	233,200	Total	322,100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Name: MORIARTY, ANDREW B
MORIARTY, ALICE V
Map/Lot: 008-087-1
Account: 1575 Card: 1 of 1 Location: 644 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B9470P0125
Reference 2	LOT SIZE:19
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
10.00	Acres-Rear Land 1-10	1,800.00	19,800	100%		19,800
5.00	Acres-Rear Land 11-20	1,000.00	5,500	100%		5,500
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 19.00					Land Total	138,463

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	720 Sqft	Grade C 100	Base	193,703
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,240
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Average	Typical	198,023

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	74%	100%	100%	146,537

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1975	360	C 100	38,038	Avg.	74%	100%	100%	28,148
1,440 SFLA							Outbuilding Total		28,148

Accpt Land	138,500	Accepted Bldg	174,700	Total 313,200

36.0'
1SB
10.0'
1.5SB
20.0'
36.0'

Name: WOOD, JAY R & BEVERLY J
HOYT, BARBARA W

Map/Lot: 007-016
Account: 1576 Card: 1 of 1 Location: 1302 LEBANON RD

Neighborhood 18	LEBANON RD
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/17/2000
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Related Parties

Reference 1	B9909P0043 TG
Reference 2	LOT SIZE: 15
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Homesite (Fract)	72,675.00	88,924	100%		88,924
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
8.90	Acres-Softwood	421.00	3,747	100%		3,747
3.20	Acres-Hardwood	344.00	1,101	100%		1,101
Total Acres 15.00					Land Total	109,447

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	660 Sqft	Grade D 100	Base	143,791
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	528
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% Units	Cooling	0% None	Heat	539
Rooms	6	HEARTHS		HEARTHS	640
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

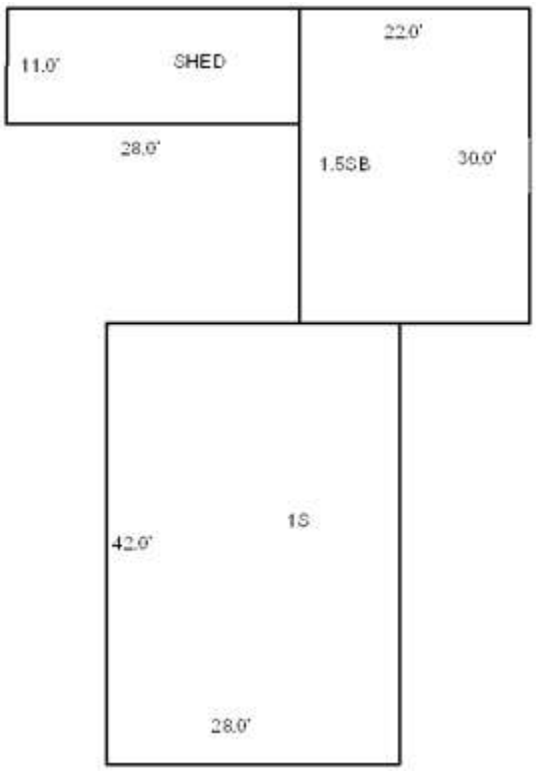
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1885	1960	TYPICAL	TYPICAL	Fair	Typical	150,338

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	55%	100%	95%	78,552

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1885	308	D 100	3.856	Fair	55%	100%	95%	2.015
1 STORY	1885	1176	E 100	53.849	Poor	45%	100%	95%	23.020
LOFT BARN BSMT	1885	1472	D 100	48.885	Fair	55%	100%	95%	25.543
1.25 ST GARAGE..	1900	437	E 100	9.444	Poor	45%	100%	95%	4.038
2,166 SFLA							Outbuilding Total		54,616

Accpt Land	109,400	Accepted Bldg	133,200	Total	242,600


11.0'
SHED
28.0'
22.0'
1.5SB
30.0'
1S
42.0'
28.0'

Account: 1577 Card: 1 of 1 Map/Lot: 007-017 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Reference 1	B9909P0043 TG
Reference 2	LOT SIZE: 11.9
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.10	Acres-Softwood	421.00	1,726	100%		1,726
7.80	Acres-Mixed Wood	436.00	3,401	100%		3,401
0.00	Acres-Hardwood	421.00	3,747	100%		0
0.00	Acres-Homesite (Fract)	344.00	1,101	100%		0
0.00	Acres-Rear Land 1-10	14,250.00	15,675	100%		0
Total Acres 11.90					Land Total	5,127

Accpt Land 5,100 Accepted Bldg 0 Total 5,100

Name: SPENCER, SHAWN P
SPENCER, CATHERINE C
Map/Lot: 006-037-2
Account: 1578 Card: 1 of 1 Location: 250 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 09/02/2004
Sale Price 385,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1 B14211P954
Reference 2 LOT SIZE:10.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.20	Acres-Rear Land 1-10	1,710.00	11,662	100%		11,662
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.20					Land Total	119,167

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	792 Sqft	Grade B 100	Base	287,132
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,252
Rooms	10	HEARTHS		HEARTHS	2,080
Bedrooms	2	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

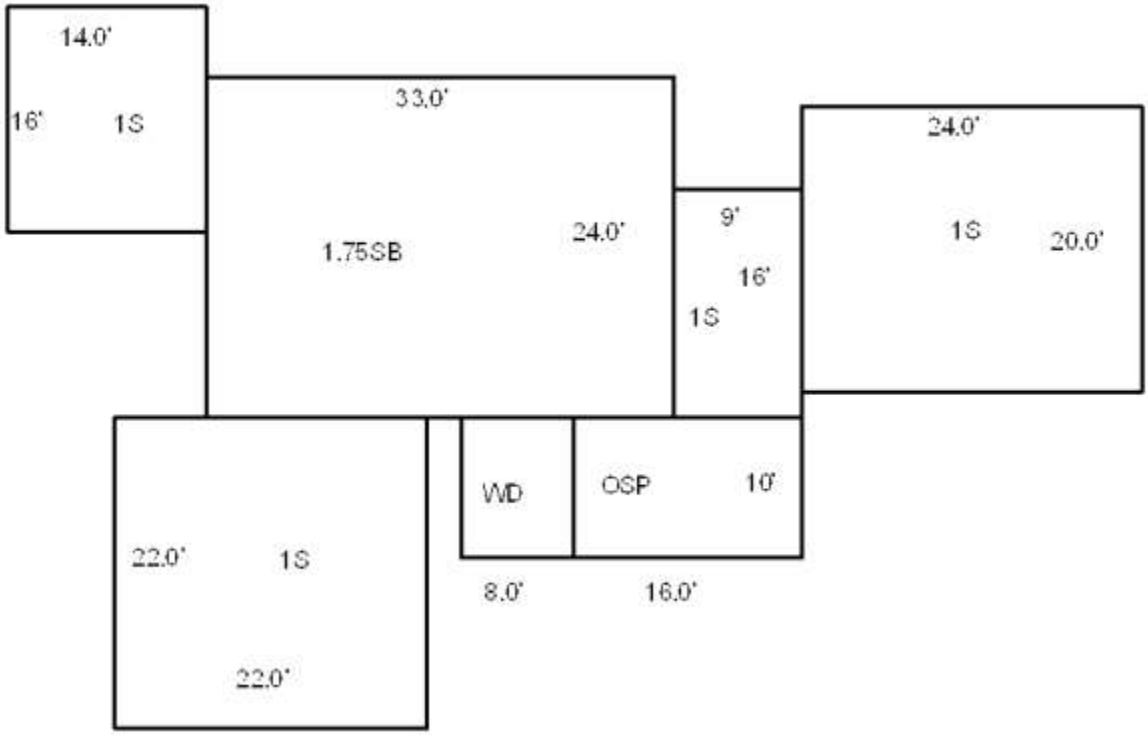
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	TYPICAL	GOOD	Above Average	Typical	313,600

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	238,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1982	1332	B 100	158.580	Avg+	80%	100%	95%	120.521
OPEN SCR PORCH	1982	160	B 100	9.577	Avg+	80%	100%	95%	7.279
Wood Deck	1982	80	B 100	1.303	Avg+	80%	100%	95%	990
WOOD DECK	1974	264	B 100	4.300	Avg+	80%	100%	95%	3.268
OPEN SCR PORCH	1982	168	C 100	7.705	Avg+	80%	100%	95%	5.856
Frame Garage	1974	576	B 100	27.751	Avg+	80%	100%	95%	21.091
Frame Shed	1974	256	B 100	5.208	Avg+	80%	100%	95%	3.958
Barn	2017	2400	C 100	76.354	Avg.	95%	100%	95%	68.909
2,718 SFLA							Outbuilding Total		231,872

Accpt Land 119,200 Accepted Bldg 470,200 Total 589,400


14.0'
16'
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9'
16'
1S
24.0'
1S
20.0'
22.0'
1S
22.0'
WD
OSP
10'
8.0'
16.0'

Name: WORKS, CARL L
WORKS, RUBY J
Map/Lot: 018-034
Account: 1579 Card: 1 of 1 Location: 32 MARKET ST

Neighborhood 40 MAIN & MARKET

Zoning/Use COMMERCIAL
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B2394P0172
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	70,600.00	72,459	100%		72,459
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.50					Land Total	83,459

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	672 Sqft	Grade C 90	Base	175,281
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	605
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,646
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,752
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

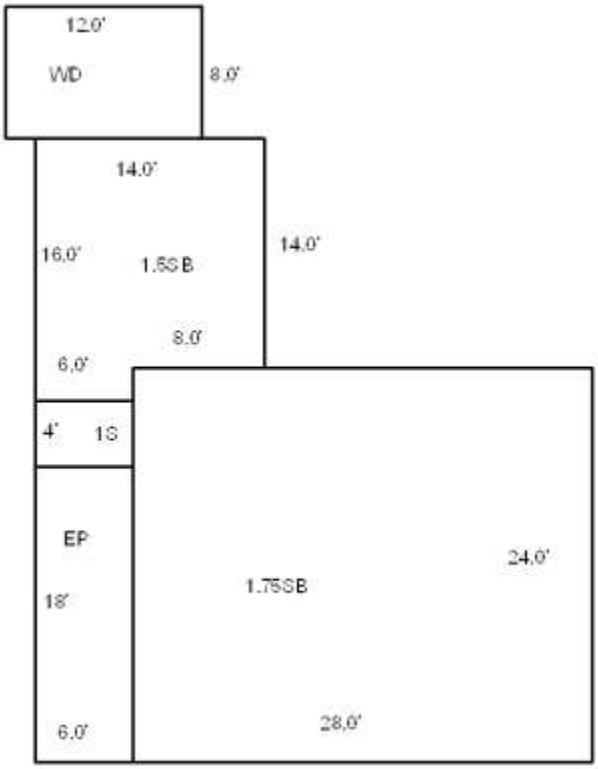
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1972	TYPICAL	TYPICAL	Average	Typical	183,284

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	122,800

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1800	108	C 90	7.744	Ava.	67%	100%	100%	5.188
ONE STORY FRAME	1800	24	C 90	1.978	Ava.	67%	100%	100%	1.325
1.5 Story/BSMT	1800	208	C 90	27.692	Ava.	67%	100%	100%	18.554
Wood Deck	1800	96	C 90	1.083	Ava.	67%	100%	100%	726
1.25 ST GARAGE..	1800	480	C 100	20.668	Ava-	60%	100%	100%	12.401
1,512 SFLA								Outbuilding Total	38,194

Accpt Land 83,500 Accepted Bldg 161,000 Total 244,500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8.0'
14.0'
16.0'
1.5SB
14.0'
8.0'
6.0'
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EP
18'
6.0'
1.75SB
24.0'
28.0'

Account: 1580 Card: 1 of 1 Map/Lot: 004-075 Location: 507 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B11397P036
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	72,675.00	77,675	100%		77,675
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.75					Land Total	93,350

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Below Average	Typical	176,615

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	64%	100%	95%	107,382

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1968	176	C 100	14.024	Avg-	64%	100%	95%	8.526
BSMT ENTRY.....	1968	36	C 100	563	Avg-	64%	100%	95%	342
Frame Garage	1968	400	C 100	15.009	Avg-	64%	100%	95%	9.126
960 SFLA							Outbuilding Total		17,994

Accpt Land	93,400	Accepted Bldg	125,400	Total	218,800

ENT
6
6
8
10
EP
4
1SB
24.0'
10
40.0'

Name: ARCHER, ROMAN
ARCHER, JAYLAN
Map/Lot: 018-138
Account: 1581 Card: 1 of 1 Location: 33 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	Bank Foreclosure recorded b18824p901
Reference 2	LOT SIZE: .14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	08/30/2022
Sale Price	146,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.14	Acres-Homesite (Fract)	74,130.00	66,988	100%		66,988
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.14					Land Total	78,538

Dwelling Description / Replacement Cost New

Conventional	Two Story	440 Sqft	Grade C 100	Base	155,063
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	220
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,760
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	880
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-880
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

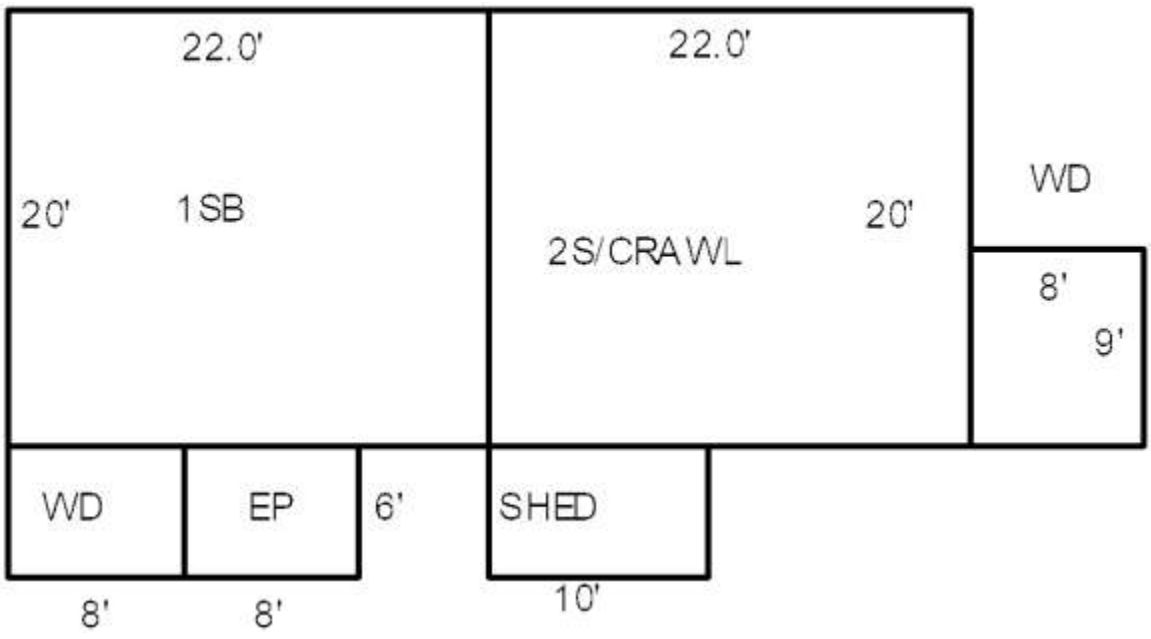
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1925	2022	TYPICAL	TYPICAL	Very Good	Typical	165,763

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
LAYOUT.....	None	85%	95%	105%	140,546

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1925	440	C 100	46.490	V.G.	85%	95%	105%	39.417
Encl Frame Porch	1925	48	C 100	3.825	V.G.	85%	95%	105%	3.242
Frame Shed	1925	60	C 100	939	V.G.	85%	95%	105%	796
Wood Deck	1925	72	C 100	902	V.G.	85%	95%	105%	765
Frame Garage	1925	216	C 100	8.383	V.G.	85%	95%	105%	7.108
WOOD DECK	1925	48	D 100	481	Avg.	67%	95%	105%	321
LEAN TO	1925	36	C 100	269	V.G.	85%	95%	105%	229
1,320 SFLA							Outbuilding Total		51,878

Accpt Land	78,500	Accepted Bldg	192,400	Total	270,900


22.0'
22.0'
20'
1SB
2S/CRAWL
20'
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WD
EP
6'
SHED
8'
8'
10'

Neighborhood 8	MADISON ST
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/09/2019
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17926P168
Reference 2	LOT SIZE: 1.97
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.97	Acres-Homesite (Fract)	74,130.00	87,264	100%		87,264
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.97					Land Total	98,814

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	212,183
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

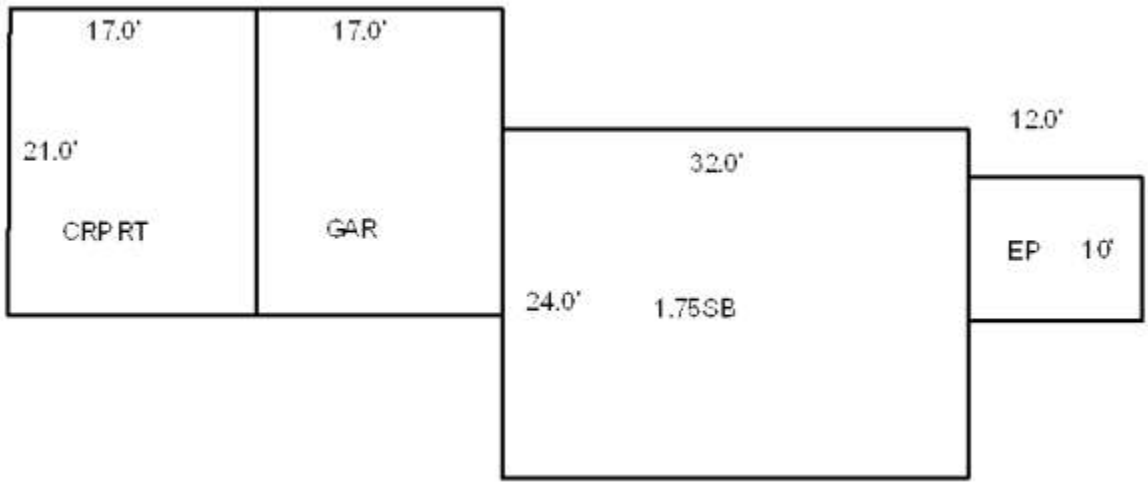
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	231,337

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	105%	172,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
CARPORT.....	1970	357	C 100	3.916	Avg.	71%	100%	105%	2.919
Frame Garage	1970	357	C 100	13.461	Avg.	71%	100%	105%	10.035
Encl Frame Porch	1970	120	B 100	12.431	Avg.	69%	100%	105%	9.006
Encl Frame Porch	1970	196	B 100	20.302	Avg.	69%	100%	105%	14.708
1,344 SFLA								Outbuilding Total	36,668

Accpt Land	98,800	Accepted Bldg	209,100	Total	307,900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12.0'
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32.0'
CRP RT
GAR
EP 10'
24.0'
1.75SB

Name: ALMQUIST, ANDREW J
ALMQUIST, PATRICIA A
Map/Lot: 006-009-6
Account: 1584 Card: 1 of 1 Location: 295 VALLEY RD

Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
PERMIT STATUS	FIELD REV NEEDED
Reference 1	B17129P394
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/23/2021
Sale Price	349,850
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 100	Base	208,175
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,092
Fin. Basement Area	364 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	11,167
Heating	100% Forced Warm	Cooling	0% None	Heat	3,640
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

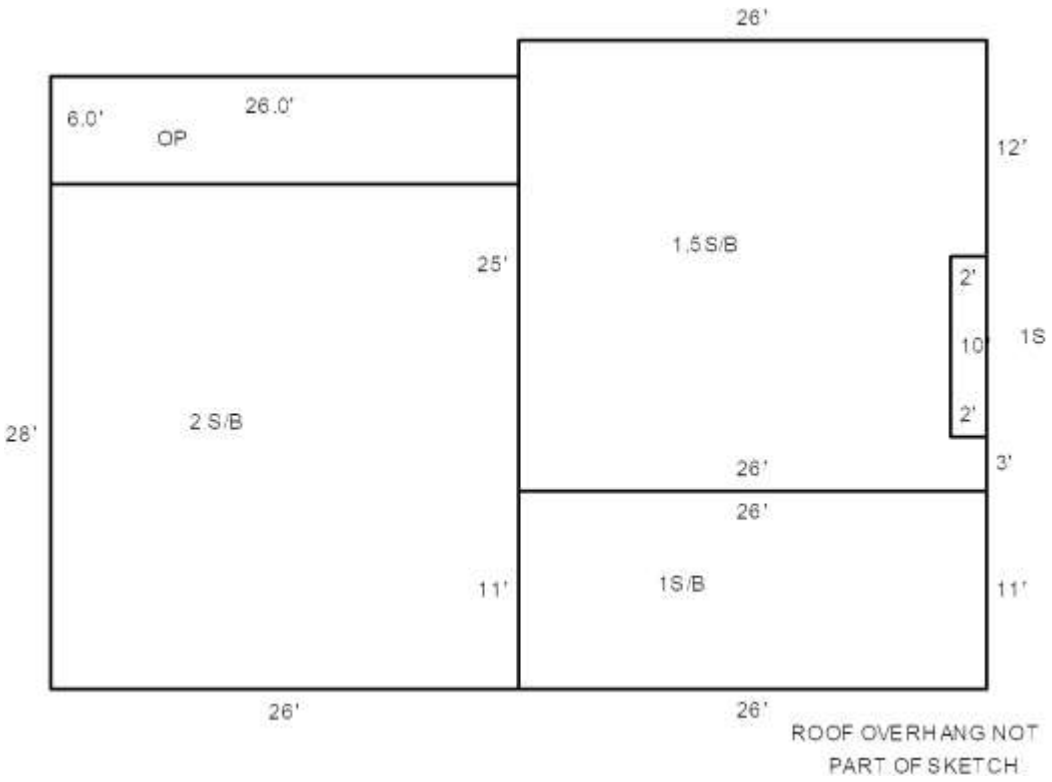
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1978	0	TYPICAL	TYPICAL	Above Average	Typical	240,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	81%	98%	95%	181,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1978	156	C 100	6.593	Avg+	81%	98%	95%	4.971
LEAN TO	2009	400	C 100	2.988	Avg.	91%	100%	95%	2.583
ONE STORY FRAME	1978	20	C 100	1.832	Avg+	81%	98%	95%	1.382
1.5 Story/BSMT	1978	630	C 100	93.196	Avg+	81%	98%	95%	70.281
1 Story/BSMT	1978	286	C 100	30.219	Avg+	81%	98%	95%	22.788
2,707 SFLA							Outbuilding Total		102,005

Accpt Land	107,500	Accepted Bldg	283,500	Total	391,000


26'
6.0'
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OP
12'
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11'
1S/B
11'
26'
26'
ROOF OVERHANG NOT
PART OF SKETCH

Name: WYMAN, WILLIAM
WYMAN, BRENDA
Map/Lot: 017-036
Account: 1585 Card: 1 of 2 Location: 10 SUNSET AVE

Neighborhood 37 SUNSET AV

Zoning/Use VILLAGE A, B, C COMMERCIAL 2
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 REV. TRANSFER ON DEATH B18940P483
Reference 2 LOT SIZE:0.75
Tran/Land/Bldg 13 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

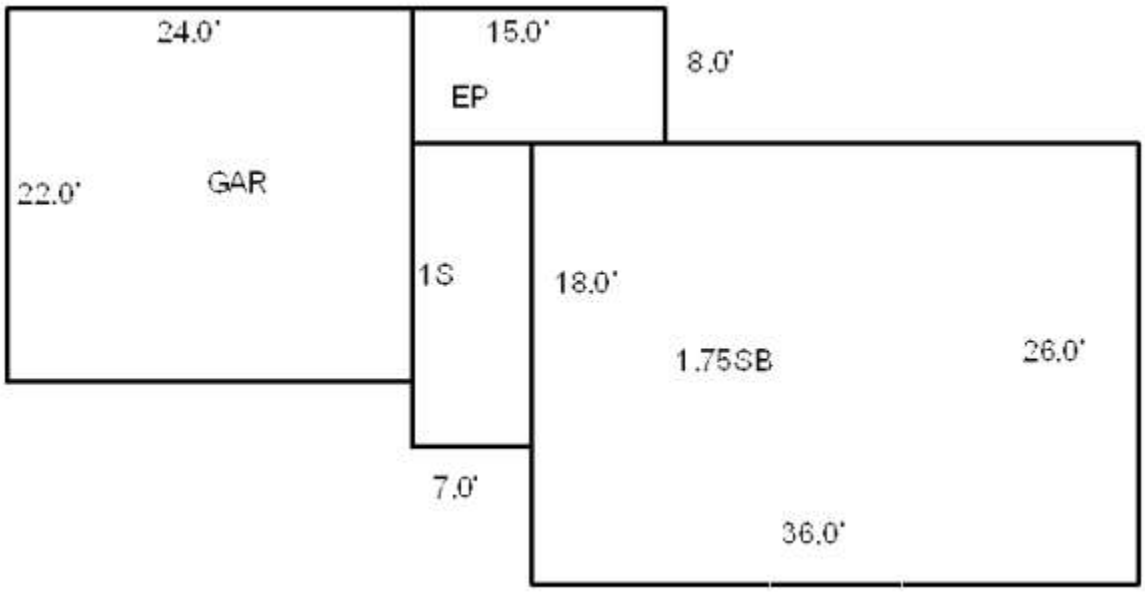
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	GOOD	GOOD	Above Average	Typical	267,204

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	218,840

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1970	528	C 100	19.618	Avg+	78%	100%	105%	16.067
Encl Frame Porch	1970	120	C 100	9.562	Avg+	78%	100%	105%	7.831
ONE STORY FRAME	1970	126	C 100	11.539	Avg+	78%	100%	105%	9.450
Frame Shed	1970	126	C 100	1.972	Avg+	78%	100%	105%	1.615
1,764 SFLA							Outbuilding Total		34,963

Accpt Land 90,800 Accepted Bldg 253,800 Total 344,600


24.0'
15.0'
8.0'
EP
22.0'
GAR
1S
18.0'
1.75SB
26.0'
7.0'
36.0'

Neighborhood 37	SUNSET AV
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPublic Sewer
Street	Paved
Reference 1	B1803P0495
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	13 2 80
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Dwelling Description

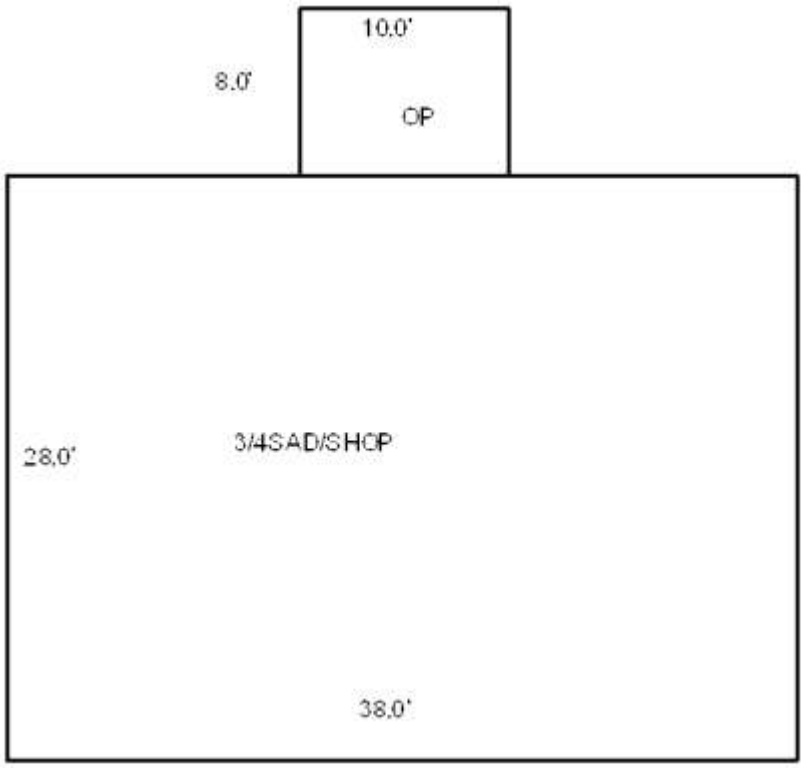
					Replacement Cost New
Conventional	One Story	1,064 Sqft	Grade D 100	Base	135,069
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	213
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,702
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,064	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	Obsolete	TYPICAL	Average	Typical	136,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	73%	73%	105%	76,649

Accpt Land		0 Accepted Bldg		76,600 Total	76,600


10.0'
8.0'
OP
28.0'
3/4SAD/SHOP
38.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	90,800	253,800	344,600	90,800	253,800	344,600
2	0	76,600	76,600	0	76,600	76,600
TOTAL	90,800	330,400	421,200	90,800	330,400	421,200

Name: WYMAN, WILLIAM L
WYMAN, CINDY F
Map/Lot: 004-100-03
Account: 1586 Card: 1 of 1 Location: 74 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B2023P0398
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade C 100	Base	224,403
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	245 Sqft, Grade	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,080
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

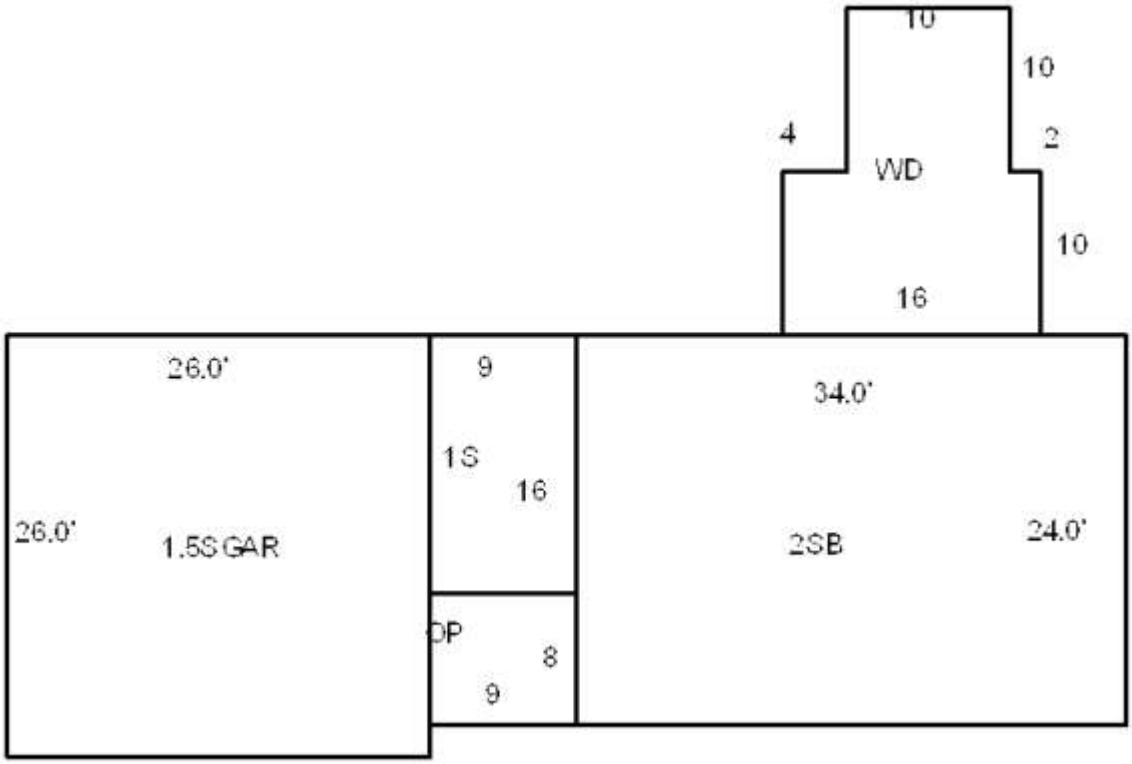
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	0	GOOD	TYPICAL	Average	Typical	238,427

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	100%	174,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	1974	676	C 100	32.538	Avg.	73%	100%	100%	23.753
ONE STORY FRAME	1974	144	C 100	13.188	Avg.	73%	100%	100%	9.627
1 STORY/BASEMENT	1974	72	C 100	7.608	Avg.	73%	100%	100%	5.554
Wood Deck	1974	260	C 100	3.258	Avg.	73%	100%	100%	2.378
2S Frame Shed	1974	144	C 100	3.538	Avg.	73%	100%	100%	2.583
1,848 SFLA								Outbuilding Total	43,895

Accpt Land 89,500 Accepted Bldg 217,900 Total 307,400


10
10
4
2
WD
10
16
26.0'
9
34.0'
1S
16
26.0'
1.5SGAR
2SB
24.0'
OP
8
9

Name: WALSH, THOMAS J
WALSH, JANICE E

Map/Lot: 004-033-3

Account: 1587 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B3779P0110
Reference 2	LOT SIZE:5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.00	Acres-Rear Land 1-10	3,045.00	3,350	100%		3,349
Total Acres 5.00					Land Total	97,017

Accpt Land	97,000	Accepted Bldg	0	Total	97,000

Map/Lot: 006-030
Account: 1588 Card: 1 of 1 Location: MEETING HOUSE RD

Neighborhood 50 MILL LANE

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B7365P0301
Reference 2 LOT SIZE:1
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	35%	Restrictio	27,980
Total Acres 1.00					Land Total	27,980

Accpt Land	28,000	Accepted Bldg	0	Total	28,000

Name: WATTERS, WILLIAM S
WATTERS, SUSAN L
Map/Lot: 005-001B
Account: 1589 Card: 1 of 1 Location: 264 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/11/2009
Sale Price	235,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B8132P0335
Reference 2	LOT SIZE:4.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.40	Acres-Rear Land 1-10	1,710.00	752	100%		752
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.40					Land Total	108,257

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,120 Sqft	Grade C 100	Base	257,678
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,040
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

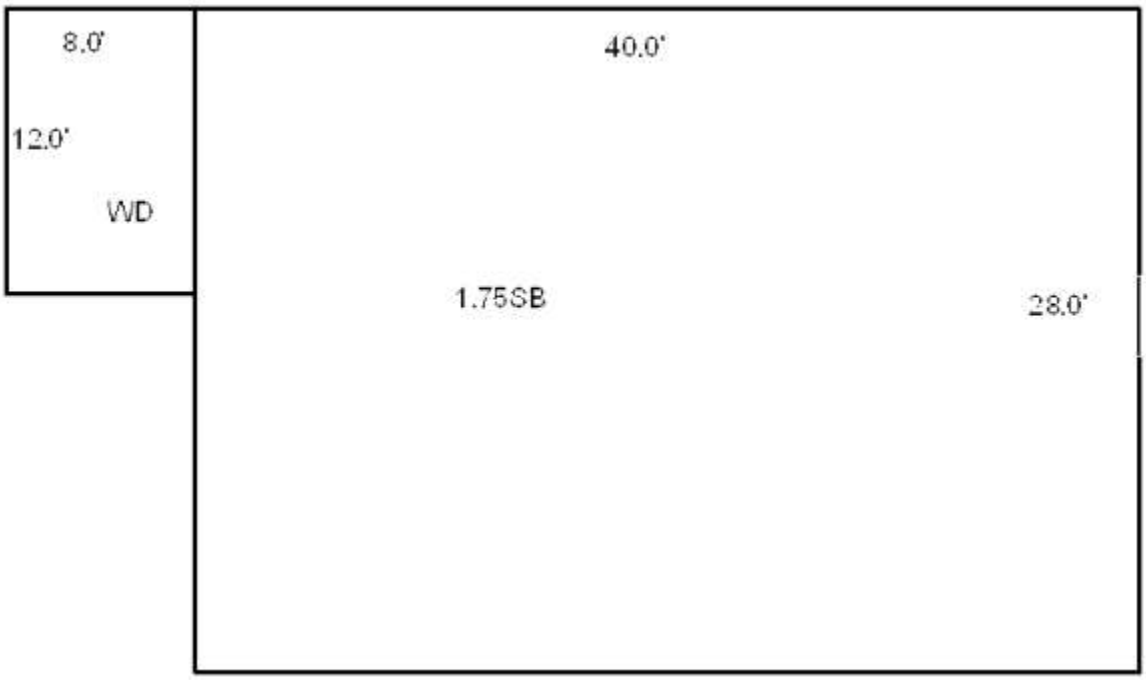
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	264,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	213,501

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	96	C 100	1.203	Avg.	85%	100%	95%	972
METAL BARN	1996	1200	C 100	37.078	Avg.	83%	100%	95%	29,236
1,680 SFLA							Outbuilding Total		30,208

Accpt Land	108,300	Accepted Bldg	243,700	Total	352,000


8.0'
40.0'
12.0'
WD
1.75SB
28.0'

Account: 1590 Card: 1 of 1 Map/Lot: 010-040 Location: 200 LINSCOTT HILL RD

Neighborhood 10 LINSCOTT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/05/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Buyer
Validity	Related Parties

Reference 1	B18073P513
Reference 2	LOT SIZE:33.74
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
9.74	Acres-Rear 21+	665.00	7,125	100%		7,125
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 33.74					Land Total	143,890

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	832 Sqft	Grade C 100	Base	243,496
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,248
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,080
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

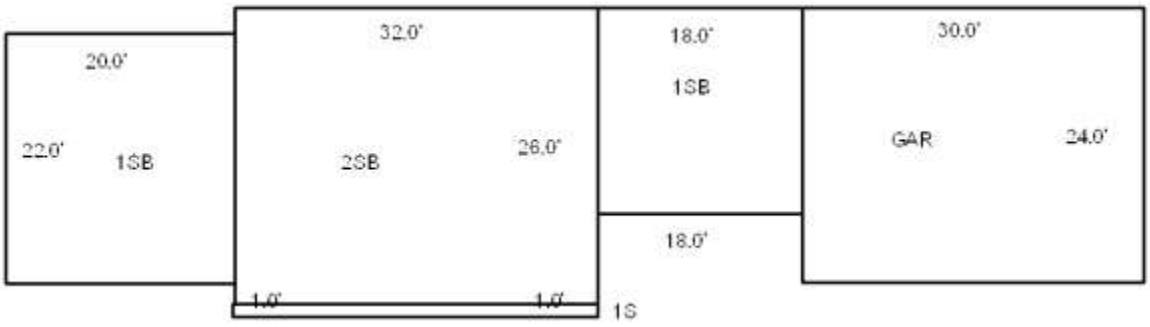
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	255,544

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	184,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1980	324	C 100	34.234	Avg.	76%	100%	95%	24.717
Frame Garage	1980	720	C 100	26.532	Avg.	76%	100%	95%	19.156
1 STORY/BASEMENT	1980	440	C 100	46.490	Avg.	76%	100%	95%	33.565
1 ST BARN.....	1981	2520	C 100	80.111	Avg.	76%	100%	95%	57.840
STABLE	1981	400	C 100	13.734	Avg.	76%	100%	95%	9.916
2,428 SFLA								Outbuilding Total	145,194

Accpt Land	143,900	Accepted Bldg	329,700	Total	473,600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1SB
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2SB
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18.0'
1SB
18.0'
30.0'
GAR
24.0'
1.0'
1.0'
1S

Account: 1591 Card: 1 of 1 Map/Lot: 013-015 Location: 14 OTTER COVE LANE

Neighborhood 32 OTTER COVE LN

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Private

Sale Data

Sale Date	10/28/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B15352P546
Reference 2	LOT SIZE: .15
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.15	Acres-Homesite (Fract)	210,000	204,797	100%		204,797
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.15					Land Total	218,547

Dwelling Description / **Replacement Cost New**

Log Home	One Story	504 Sqft	Grade C 110	Base	114,720
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	416
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,109
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

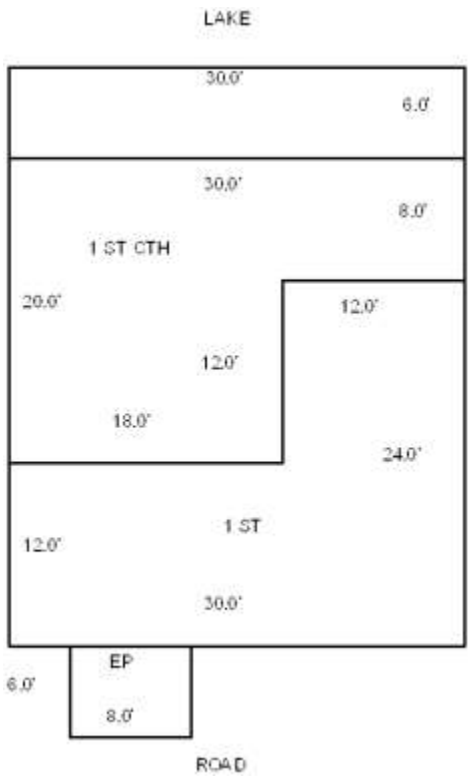
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	TYPICAL	Good	Typical	120,682

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	125%	120,682

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1964	48	C 110	4.208	Good	80%	100%	125%	4.208
1 ST CATH CEILING	1964	456	C 110	53.074	Good	80%	100%	125%	53.074
PATIO	1964	180	C 110	1.240	Good	80%	100%	125%	1.240
Frame Shed	2008	80	C 100	1.252	Avg.	90%	100%	125%	1.409
960 SFLA							Outbuilding Total		59,931

Accpt Land	218,500	Accepted Bldg	180,600	Total	399,100


LAKE
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30.0'
8.0'
1 ST CTH
20.0'
12.0'
12.0'
18.0'
24.0'
1 ST
12.0'
30.0'
EP
6.0'
8.0'
ROAD

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/17/2020
Sale Price	420,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18313P206
Reference 2	LOT SIZE:9.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
5.50	Acres-Rear Land 1-10	2,400.00	14,520	100%		14,520
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 9.50					Land Total	115,710

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	303,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,468
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

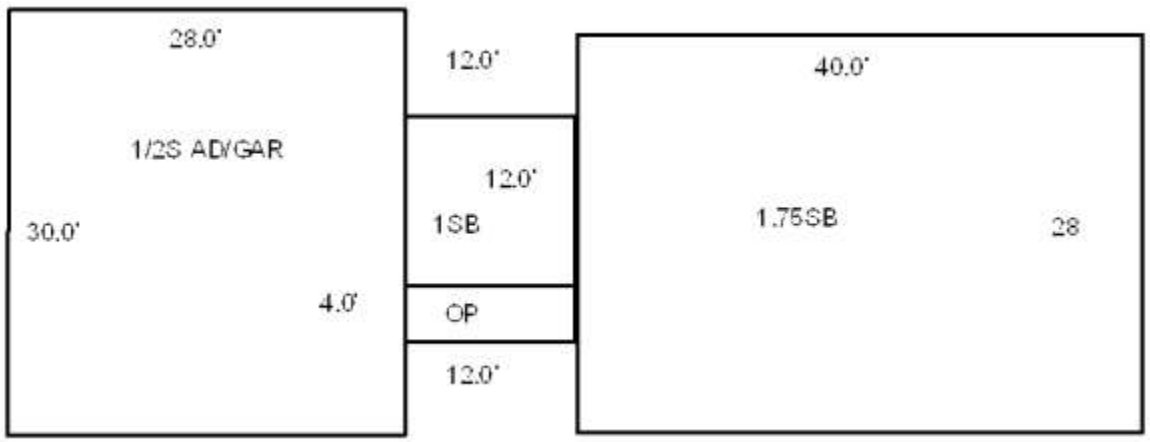
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Good	Typical	320,720

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	288,648

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2S AD/GAR.....	1995	840	C 110	63.793	Good	90%	100%	100%	57.414
1 Story/BSMT	1995	144	C 110	16.736	Good	90%	100%	100%	15.062
Open Frame Porch	1995	48	C 110	2.231	Good	90%	100%	100%	2.008
GAS FPL	1995	1	C 110	2.529	Good	90%	100%	100%	2.276
2,524 SFLA							Outbuilding Total		76,760

Accpt Land	115,700	Accepted Bldg	365,400	Total	481,100


28.0'
12.0'
40.0'
1/2S AD/GAR
12.0'
30.0'
1SB
1.75SB
28
4.0'
OP
12.0'

Name: HUTCHINS, BRIAN J
OUELLETTE, JENNIFER J
Account: 1593 Card: 1 of 1 Map/Lot: 001-047 Location: 242 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/29/2021
Sale Price	401,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	SEE COMMENTS - CORRECTIVE DEED
Reference 2	LOT SIZE: 2.64
Tran/Land/Bldg	101 1 11
X.....	RENO Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.64	Acres-Homesite (Fract)	61,200.00	74,183	100%		74,183
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 2.64					Land Total	87,383

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade B 100	Base	291,724
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,591
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,365
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

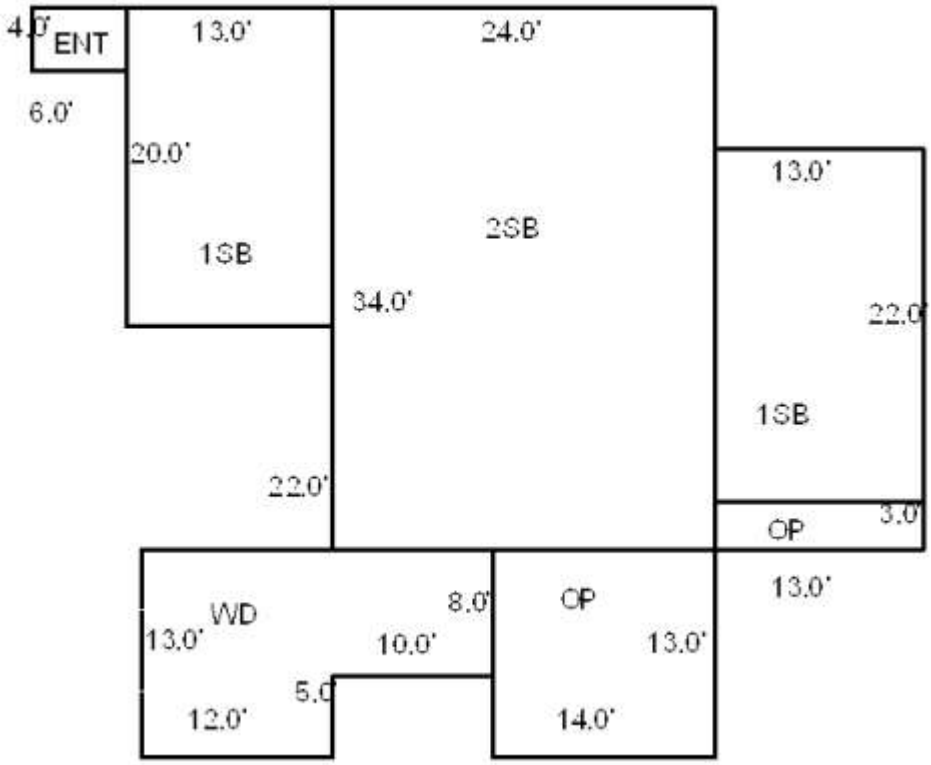
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	2021	GOOD	GOOD	Very Good	Typical	318,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	275,673

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1983	24	B 100	489	V.G.	91%	100%	95%	423
1 Story/BSMT	1983	260	B 100	35.714	V.G.	91%	100%	95%	30.875
Open Frame Porch	1983	39	B 100	2.142	V.G.	91%	100%	95%	1.852
1 STORY/BASEMENT	1983	286	B 100	39.285	V.G.	91%	100%	95%	33.962
OPEN PORCH	1983	182	B 100	10.156	V.G.	91%	100%	95%	8.780
Wood Deck	1983	236	B 100	3.844	V.G.	91%	100%	95%	3.323
GAS FPL	1983	1	B 100	2.989	V.G.	91%	100%	95%	2.584
2,178 SFLA							Outbuilding Total		81,799

Accpt Land	87,400	Accepted Bldg	357,500	Total	444,900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Name: WENTWORTH, EZEKIEL, ABBY M., WELLS, LAMONTAGNE, ALYSSA, MCCARTH, ASHLEY A.
Map/Lot: 001-044
Account: 1594 Card: 1 of 1 Location: RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17566P837
Reference 2	LOT SIZE: 42.34
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/11/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
10.00	Acres-Rear Land 1-10	1,440.00	15,840	100%		15,840
10.00	Acres-Rear Land 11-20	800.00	8,800	100%		8,800
18.34	Acres-Rear 21+	560.00	11,297	100%		11,297
Total Acres 42.34					Land Total	113,267

Accpt Land 113,300 Accepted Bldg 0 Total 113,300

Name: WRIGHT, THOMAS F
WRIGHT, DEBORAH C
Map/Lot: 003-069-1
Account: 1595 Card: 1 of 2 Location: 230 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/02/2017
Sale Price	135,000
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B6081P0261 REVISED: B17572P0610
Reference 2	LOT SIZE: 10.2 uc
Tran/Land/Bldg	101 1 11
X.....	ADDN Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
6.20	Acres-Rear Land 1-10	3,045.00	20,767	100%		20,767
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 10.20					Land Total	125,985

Dwelling Description

				Replacement Cost New	
Ranch	One Story	560 Sqft	Grade C 90	Base	109,638
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Crawl	Basement	252
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,008
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-504
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

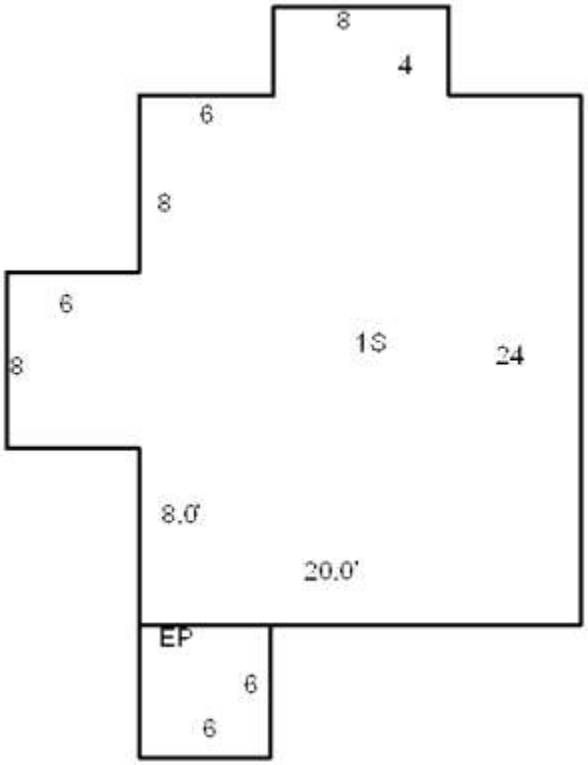
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1945	0	TYPICAL	TYPICAL	Average	Typical	110,394

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	77,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1945	36	C 90	2.581	Avg.	67%	100%	105%	1,815
Frame Shed	1980	288	B 100	5.859	Avg.	74%	100%	105%	4,553
560 SFLA							Outbuilding Total		6,368

Accpt Land	126,000	Accepted Bldg	84,000	Total	210,000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Neighborhood 56	MAPLE ST		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography	Rolling	Sale Date	10/02/2017
Utilities	Well & SepticWell & Septic	Sale Price	135,000
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B6081P0261		
Reference 2	LOT SIZE:1.3		
Tran/Land/Bldg	101 1 6		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 4		

Dwelling Description				Replacement Cost New	
Other	One Story	832 Sqft	Grade C 110	Base	132,860
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,373
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% Units	Cooling	0% None	Heat	1,830
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

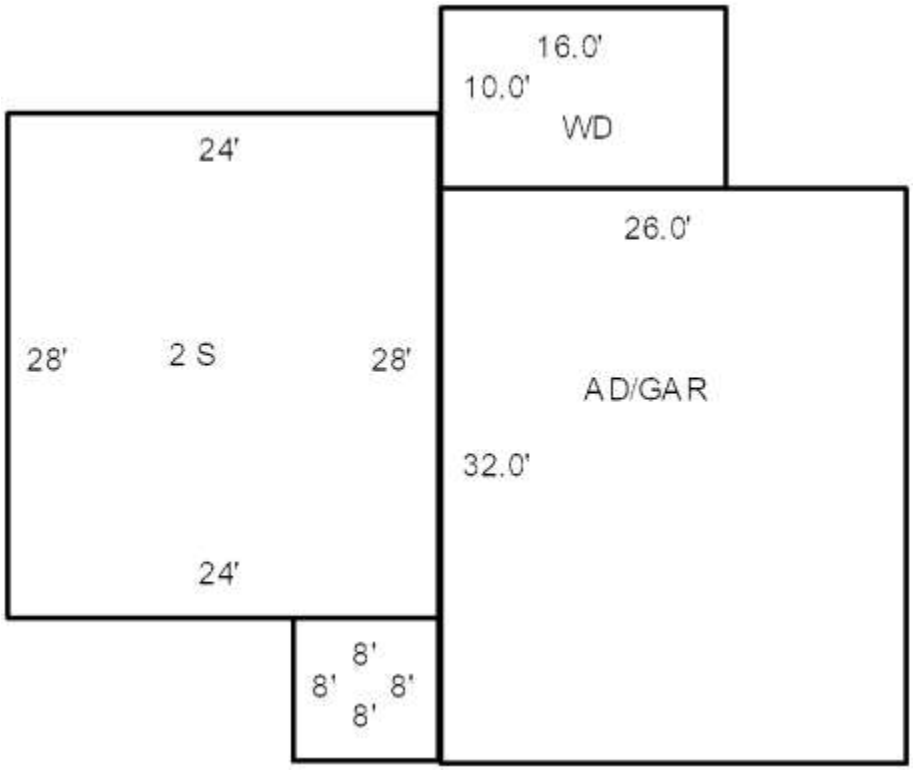
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	140,419

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	105%	137,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WOOD DECK	2013	160	C 110	2.206	Avg.	93%	100%	105%	2.155
TWO STORY FRAME	2013	672	C 110	119.758	Avg.	93%	100%	105%	116.944
Open Frame Porch	2013	64	C 110	2.976	Avg.	93%	100%	105%	2.906
2,176 SFLA							Outbuilding Total		122,005

Accpt Land	0	Accepted Bldg	259,100	Total	259,100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Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	126,000	84,000	210,000	126,000	84,000	210,000
2	0	259,100	259,100	0	259,100	259,100
TOTAL	126,000	343,100	469,100	126,000	343,100	469,100

Name: EARLE, GARY H
EARLE, SHIRLEY M

Map/Lot: 018-141-1
Account: 1596 Card: 1 of 1 Location: 45 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Reference 1 B8303P0188
Reference 2 LOT SIZE:1
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

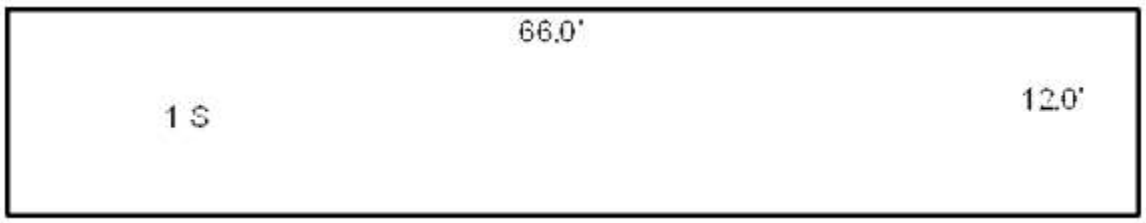
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
12 Mobile Home	1971	12X66	D 100	15,452	Avg.	40%	100%	105%	6,490
Frame Garage	1994	400	C 100	15,009	Avg.	82%	100%	105%	12,922
792 SFLA							Outbuilding Total		19,412

Accpt Land 93,100 Accepted Bldg 19,400 Total 112,500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Map/Lot: 008-087-2
Account: 1597 Card: 1 of 1 Location: 598 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Level
Utilities	Well & SepticSeptic
Street	Paved
Reference 1	B17129P919
Reference 2	LOT SIZE: 21.30
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/04/2015
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
9.00	Acres-Rear Land 1-10	1,800.00	17,820	100%		17,820
8.30	Acres-Rear Land 11-20	1,000.00	9,130	25%	Wetland	2,283
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 21.30					Land Total	133,266

Dwelling Description

Cape Cod	One & 1/2 Story	1,584 Sqft	Grade B 100	Replacement Cost New Base	437,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,089
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	7,722
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

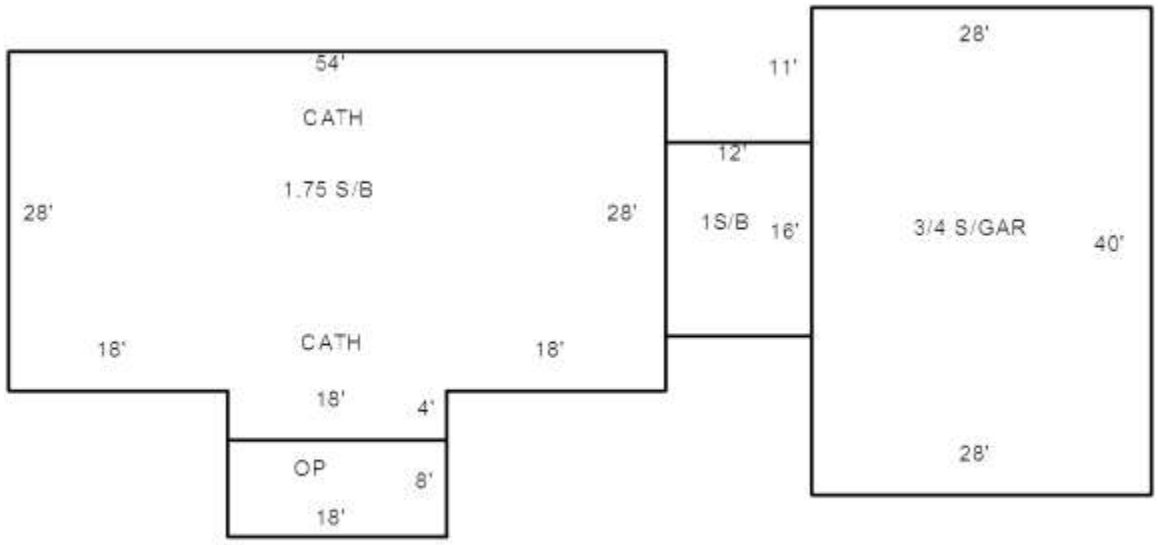
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	465,154

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	96%	95%	100%	424,220

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2018	192	B 100	36.924	Avg.	96%	95%	100%	33,675
3/4S AD/GAR.....	2018	1120	B 100	127.167	Avg.	96%	95%	100%	115,976
Open Frame Porch	2018	144	B 100	7.910	Avg.	96%	95%	100%	7,214
3,504 SFLA							Outbuilding Total		156,865

Accpt Land	133,300	Accepted Bldg	581,100	Total	714,400



1.5 STORY PRICING= 1.75 STORY WITH CATHEDRAL AREAS

Name: WITZEL, JAY S
WITZEL, SANDRA L
Map/Lot: 003-131C
Account: 1598 Card: 1 of 1 Location: VALLEY RD

Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B9854P0316
Reference 2	LOT SIZE:1.4
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	72,675.00	82,678	100%		82,678
Total Acres 1.40					Land Total	82,678

Accpt Land	82,700	Accepted Bldg	0	Total	82,700

Neighborhood 28 LITTLE RIVER RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B3519P0135
Reference 2 LOT SIZE:0.75
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

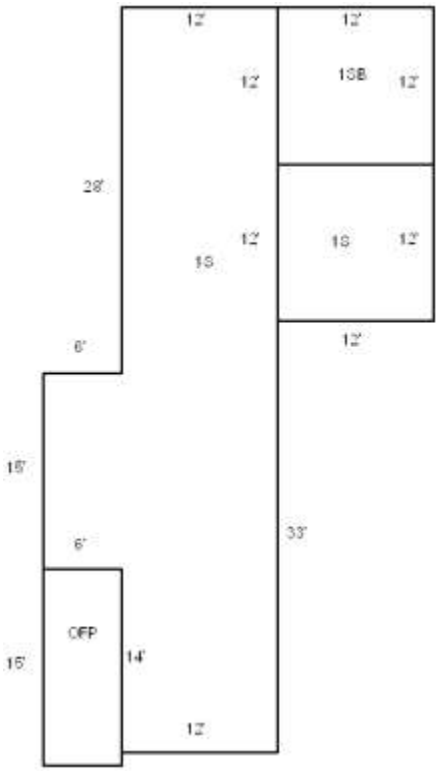
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	72,675.00	77,675	100%	Size/Shape	77,675
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.75					Land Total	93,350

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MH ADDITION ..	1982	144	C 100	6.830	Avg+	80%	100%	95%	5.191
MH OPEN PORCH...	1978	1970	C 100	25.492	Avg.	73%	100%	95%	17.679
Frame Garage	1978	560	C 100	20.771	Avg.	73%	100%	95%	14.405
Frame Shed	1978	112	C 100	1.753	Avg.	73%	100%	95%	1.216
12 Mobile Home.	1970	12X58	C 100	18.590	Avg.	40%	100%	95%	7.064
MH ADDITION ..	1982	144	C 100	6.830	Avg+	80%	100%	95%	5.191
MH BASEMENT.....	1982	144	C 100	1.303	Avg.	75%	100%	95%	928
696 SFLA								Outbuilding Total	51,674

Accpt Land 93,400 Accepted Bldg 51,700 Total 145,100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Name: WOOD, RODNEY B
WOOD, JOYCE A

Map/Lot: 009-020
Account: 1600 Card: 1 of 1 Location: LITTLE RIVER RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17099P595
Reference 2	LOT SIZE:18
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	09/16/2015
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
0.00	Acres-Homesite (Fract)	72,675.00	77,675	100%		0
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
8.00	Acres-Rear Land 11-20	630.00	5,544	100%		5,544
Total Acres 18.00					Land Total	14,014

Accpt Land 14,000 Accepted Bldg 0 Total 14,000

Name: LAPOINTE, ELIZABETH
LAPOINTE, JEFFREY
Map/Lot: 004-042-1
Account: 1601 Card: 1 of 1 Location: 43 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/30/2018
Sale Price	670,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17688P786
Reference 2	LOT SIZE:13
Tran/Land/Bldg	101 1 11
X.....	SL Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
9.00	Acres-Rear Land 1-10	2,400.00	23,760	100%		23,760
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 13.00					Land Total	124,950

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,140 Sqft	Grade A 100	Base	405,772
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,736
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	10,670
Rooms	8				
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	0	Plumbing	33,792
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,680
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

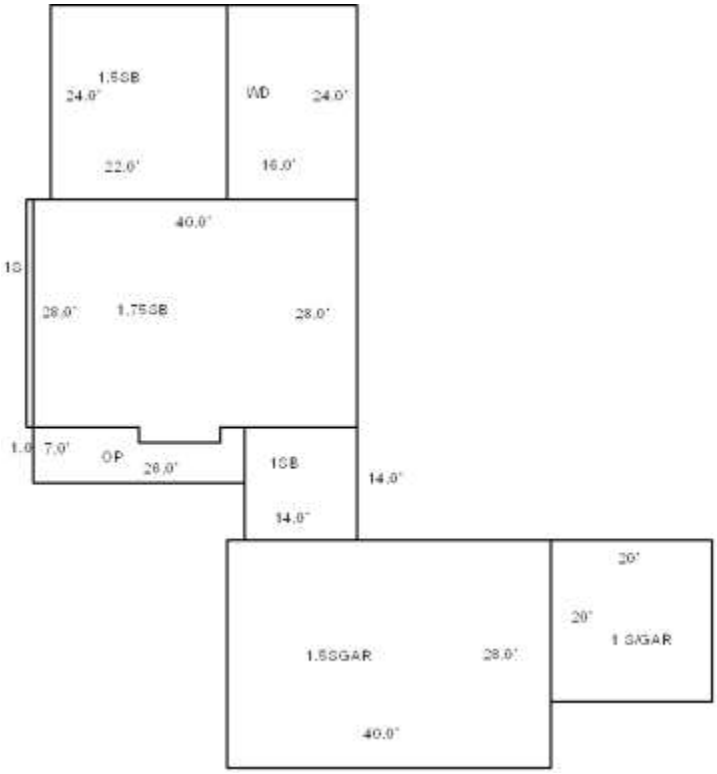
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	462,650

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	402,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	384	A 100	7.699	Avg.	87%	100%	100%	6.698
1.5 Story/BSMT	2001	528	A 100	124.971	Avg.	87%	100%	100%	108.725
1 STORY	2001	28	A 100	4.102	Avg.	87%	100%	100%	3.569
Open Frame Porch	2001	162	A 100	10.954	Avg.	87%	100%	100%	9.530
1 Story/BSMT	2001	196	A 100	33.134	Avg.	87%	100%	100%	28.827
1.50 ST GARAGE..	2001	1120	A 100	85.299	Avg.	87%	100%	100%	74.210
Frame Garage	2001	400	A 100	24.014	Avg.	87%	100%	100%	20.892
2,726 SFLA							Outbuilding Total		252,451

Accpt Land 125,000 Accepted Bldg 655,000 Total 780,000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Name: LONGLEY, SEAN
LONGLEY, PAMELA

Map/Lot: 003-042
Account: 1602 Card: 1 of 1 Location: 212 DIAMOND HILL RD

Neighborhood 36	DIAMOND HILL ST
Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B15285P942
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/25/2007
Sale Price	86,840
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

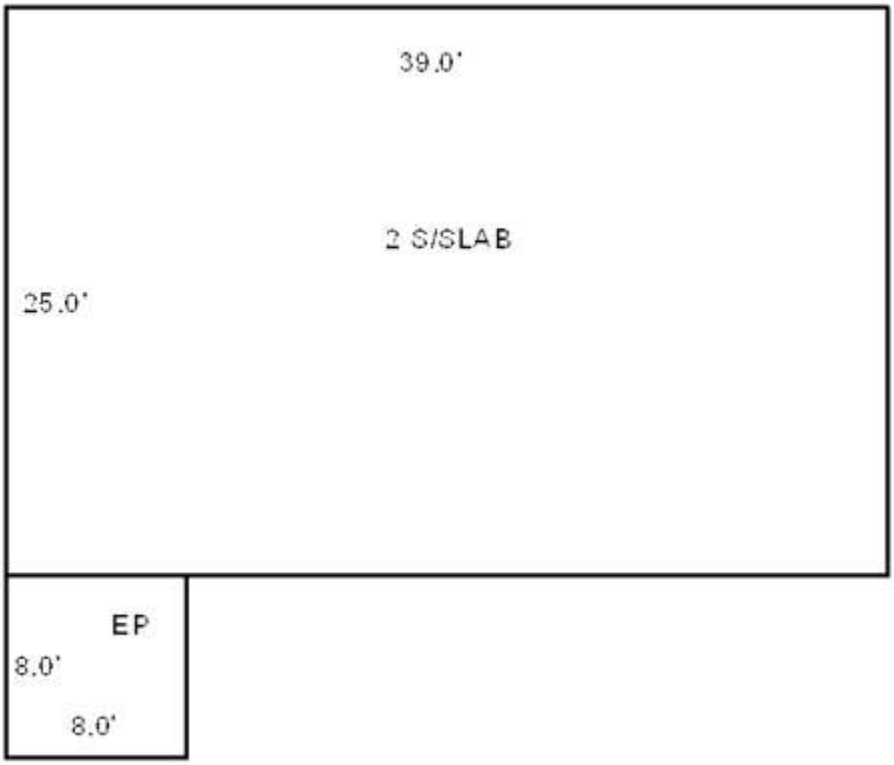
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
Total Acres 3.00					Land Total	89,226

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
1 ST BARN.....	0	0	D 100	968	Fair	55%	10%	95%	50
								Outbuilding Total	50

Accpt Land	89,200	Accepted Bldg	100	Total	89,300


39.0'
2 S/SLAB
25.0'
EP
8.0'
8.0'

Account: 1603 Card: 1 of 1 Map/Lot: 013-009 Location: 269 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/30/2019
Sale Price	134,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18008P791
Reference 2	LOT SIZE:0.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.25	Acres-Homesite (Fract)	72,675.00	69,594	100%		69,594
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.25					Land Total	85,269

Dwelling Description

				Replacement Cost New	
Ranch	One Story	528 Sqft	Grade D 100	Base	94,210
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-845
Rooms	3				
Bedrooms	2	Add Fixtures	1		
Baths	0	Half Baths	0	Plumbing	-4,224
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-422
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

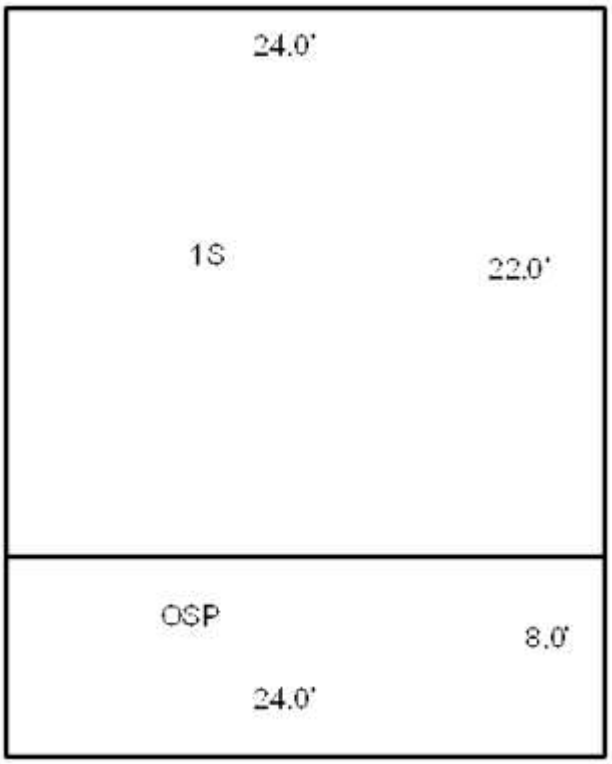
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1953	0	TYPICAL	Field7	Average	Typical	88,719

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	95%	56,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1953	192	D 100	6.975	Avg.	67%	100%	95%	4.439
528 SFLA							Outbuilding Total		4,439

Accpt Land	85,300	Accepted Bldg	60,900	Total	146,200


24.0'
1S
22.0'
OSP
8.0'
24.0'

Neighborhood 32 OTTER COVE LN

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities SepticWell & Septic
Street Private

Sale Data

Sale Date	03/07/2023
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B16434P217
Reference 2 LOT SIZE: .32
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.32	Acres-Homesite (Fract)	210,000	220,917	100%		220,917
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.32					Land Total	234,667

Dwelling Description

				Replacement Cost New	
Ranch	One Story	870 Sqft	Grade D 110	Base	141,789
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	383
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	957
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,324
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

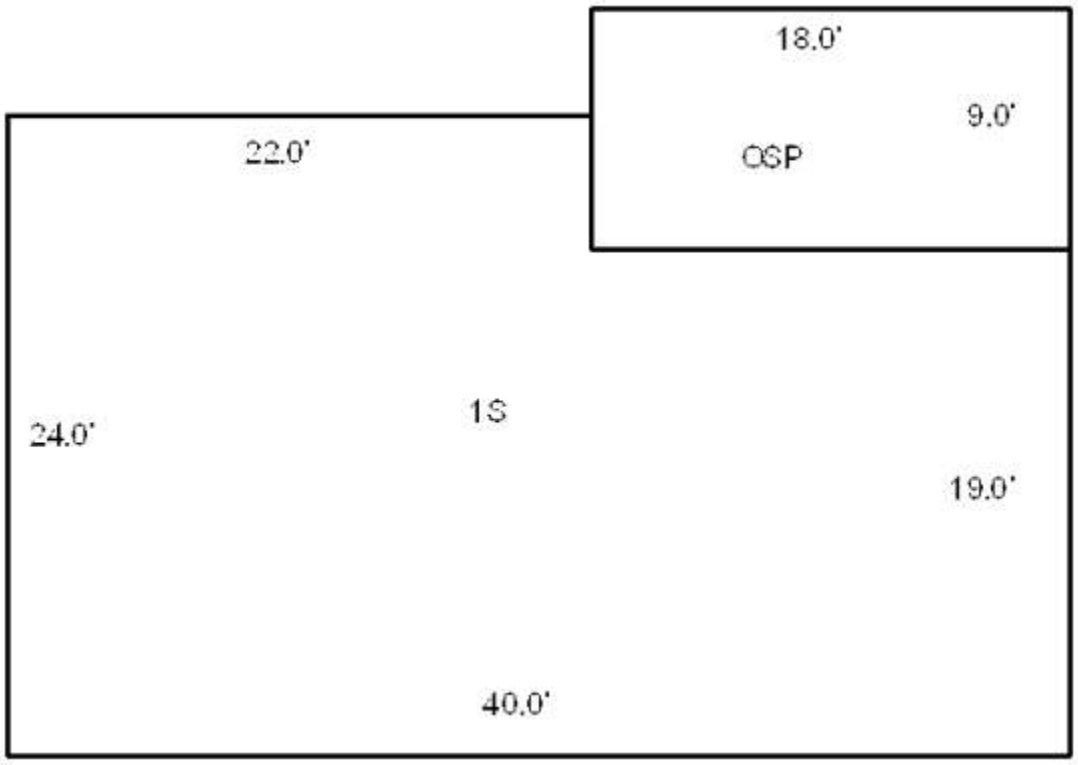
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	148,453

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Delapidation	None	81%	100%	125%	150,309

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN SCR PORCH	1990	162	D 110	6.557	Avg.	81%	100%	125%	6.639
Frame Shed	1990	96	D 110	1.322	Avg.	81%	100%	125%	1.339
870 SFLA							Outbuilding Total		7,978

Accpt Land 234,700 Accepted Bldg 158,300 Total 393,000


18.0'
9.0'
22.0'
OSP
1S
24.0'
19.0'
40.0'

Account: 1605 Card: 1 of 1 Map/Lot: 005-014 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	03/28/2022
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	1deed - lots 005-014;015;007;007-1;007-2
Reference 2	LOT SIZE: 19.1 (REMOVED FROM TG 2017)
Tran/Land/Bldg	131 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
9.10	Acres-Rear Land 11-20	630.00	6,306	100%		6,306
Total Acres 19.10					Land Total	14,776

Accpt Land	14,800	Accepted Bldg	0	Total	14,800

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/29/2012
Sale Price	159,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16479P156
Reference 2	LOT SIZE: .69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	78,185.00	82,871	100%		82,871
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.69					Land Total	93,321

Dwelling Description | **Replacement Cost New**

Ranch	One Story	1,020 Sqft	Grade C 100	Base	180,142
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,530
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,060
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

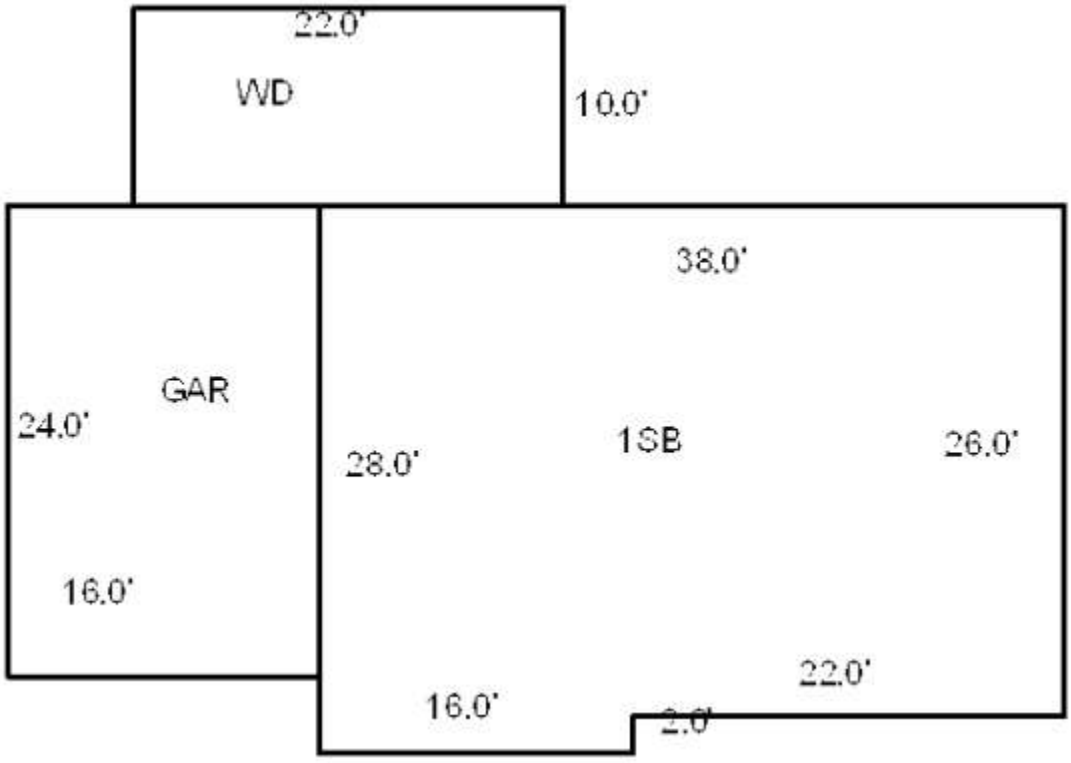
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1965	0	GOOD	GOOD	Above Average	Typical	190,782

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	95%	137,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1965	384	C 100	14.433	Avg.	67%	100%	95%	9.186
Wood Deck	1965	220	C 100	2.757	Avg.	67%	100%	95%	1.755
Frame Shed	1965	100	C 100	1.565	Avg.	67%	100%	95%	997
Generator	2021	14000	C 100	5.000	Avg+	76%	100%	95%	3.610
1,020 SFLA							Outbuilding Total		15,548

Accpt Land	93,300	Accepted Bldg	153,300	Total	246,600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WD
10.0'
38.0'
GAR
24.0'
1SB
28.0'
26.0'
16.0'
22.0'
16.0'
2.0'

Account: 1607 Card: 1 of 1 Map/Lot: 022-031 Location: 33 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/29/2004
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14239P055
Reference 2	LOT SIZE: .26
Tran/Land/Bldg	104 1 13
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	70,600.00	67,873	100%		67,873
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.26					Land Total	78,873

Dwelling Description / Replacement Cost New

Conventional	Two Story	630 Sqft	Grade C 100	Base	209,112
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	3 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,520
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

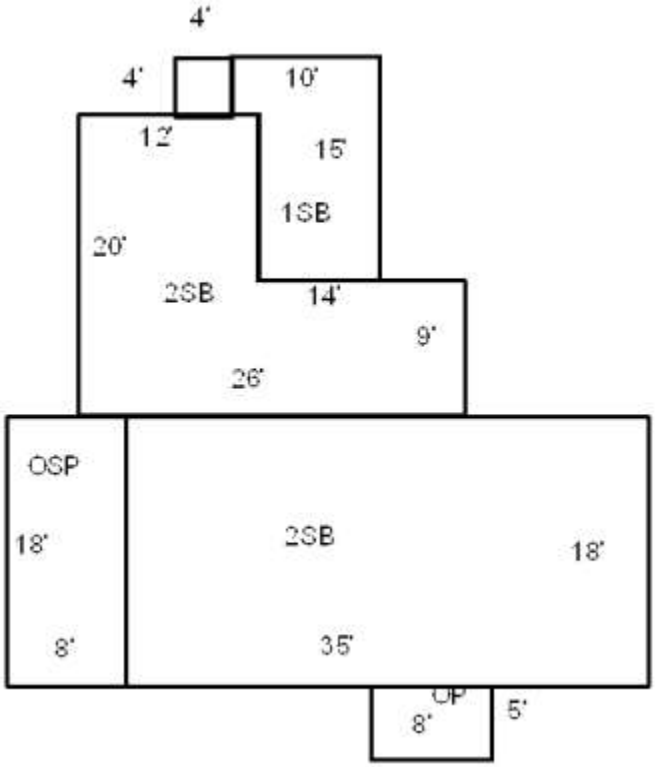
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	2004	Field5	Field7	Average	Typical	204,582

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	67%	92%	100%	126,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1900	144	C 100	6.690	Avg.	67%	100%	100%	4.482
2 Story/BSMT	1900	366	C 100	61.872	Avg.	67%	92%	100%	38.138
Encl Frame Porch	1900	16	C 100	1.275	Avg.	67%	100%	100%	854
1 Story/BSMT	1900	128	C 100	13.524	Avg.	67%	92%	100%	8.336
Open Frame Porch	1900	40	C 100	1.690	Avg.	67%	100%	100%	1.132
1.25 ST GARAGE..	1900	500	D 100	17.197	Fair	55%	100%	100%	9.458
2,120 SFLA							Outbuilding Total		62,400

Accpt Land	78,900	Accepted Bldg	188,500	Total	267,400


4'
4'
10'
12'
15'
1SB
20'
2SB
14'
9'
26'
OSP
18'
2SB
18'
8'
35'
OP
8'
5'

Map/Lot: 005-029-3
Account: 1608 Card: 1 of 1 Location: 31 SID HALL DR

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/28/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14236P510
Reference 2	LOT SIZE:3.69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.69	Acres-Homesite (Fract)	72,675.00	91,092	100%		91,092
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.69					Land Total	106,767

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	672 Sqft	Grade B 100	Base	245,949
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,911
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

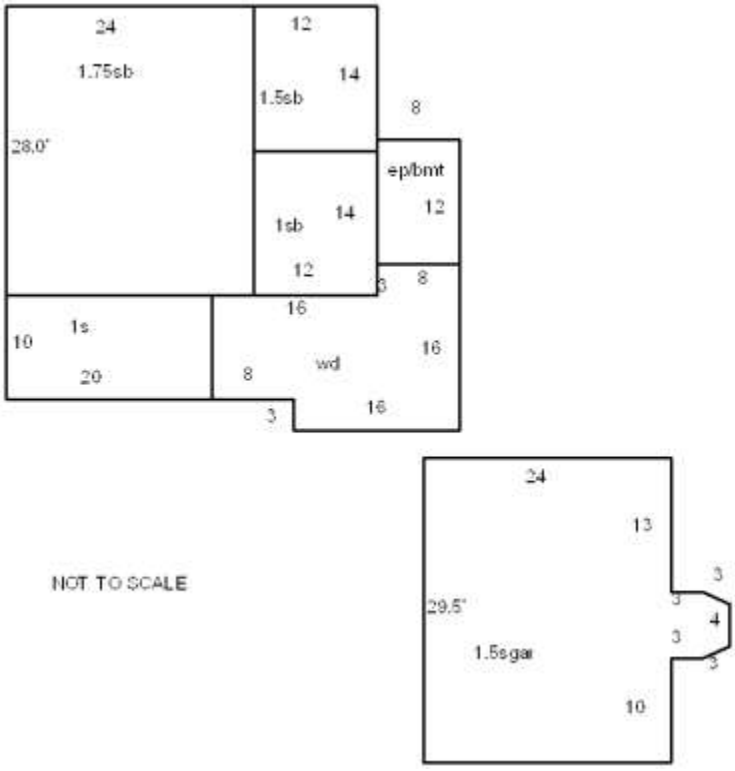
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	278,667

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	209,140

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	1986	168	B 100	32.308	Ava.	79%	100%	95%	24.247
1 STORY/BSMT	1986	168	B 100	23.076	Ava.	79%	100%	95%	17.318
ONE STORY FRAME	1986	200	B 100	23.811	Ava.	79%	100%	95%	17.870
Wood Deck	1986	312	B 100	5.082	Ava.	79%	100%	95%	3.814
ENC.PORCH/BSMT	1986	96	B 100	11.695	Ava.	78%	100%	95%	8.666
1.50 ST GARAGE..	1986	741	B 100	46.253	Ava.	79%	100%	95%	34.713
Wood Deck	1986	160	B 100	2.606	Ava.	79%	100%	95%	1.956
1,796 SFLA							Outbuilding Total		108,584

Accpt Land	106,800	Accepted Bldg	317,700	Total	424,500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1.75sb
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12
14
1.5sb
8
ep/bmt
12
1sb
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16
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3
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24
13
3
29.5'
3
4
3
1.5sgar
3
10

NOT TO SCALE

Name: OUELLETTE, MAURICE J
OUELLETTE, SUSAN L
Map/Lot: 008-013
Account: 1609 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B3278P0349
Reference 2 LOT SIZE:24
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	60%	Access	55,098
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
Total Acres 24.00				Land Total		84,358

Accpt Land 84,400 Accepted Bldg 0 Total 84,400

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B11429P180
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,080 Sqft	Grade B 100	Base	339,484
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,106
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	8,354
Rooms	9				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

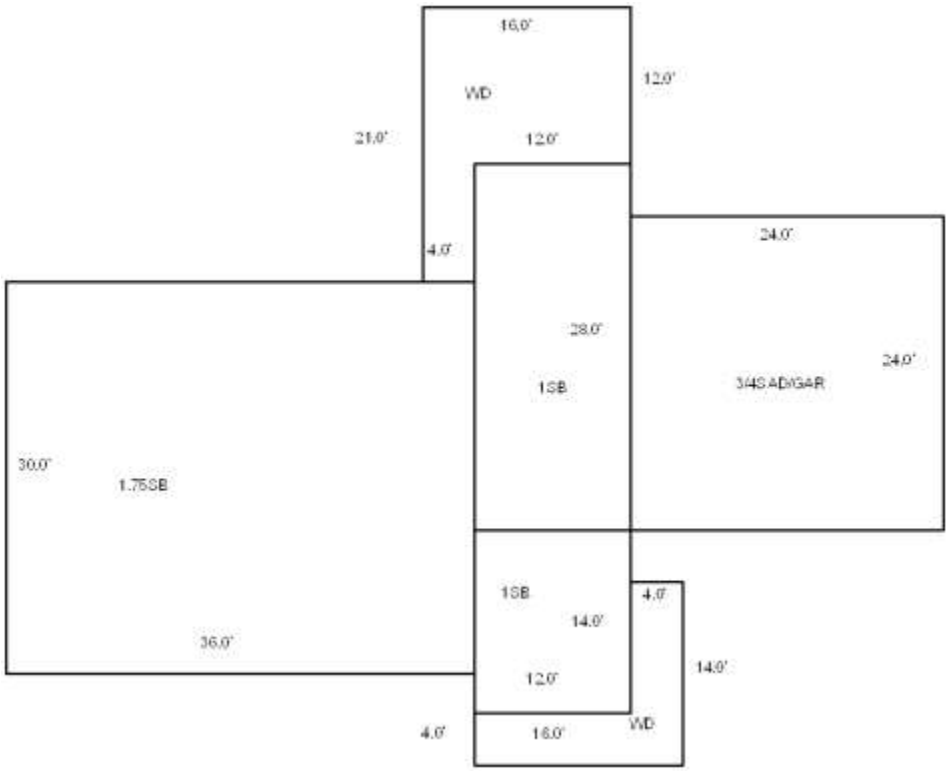
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	368,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	276,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1986	228	C 100	2.857	Ava.	78%	100%	95%	2.117
1 Story/BSMT	1986	336	B 100	46.153	Ava.	79%	100%	95%	34.638
3/4S AD/GAR.....	1986	576	B 100	65.400	Ava.	79%	100%	95%	49.083
1 STORY/BASEMENT	1986	168	B 100	23.076	Ava.	79%	100%	95%	17.318
WOOD DECK	1986	104	C 100	1.303	Ava.	78%	100%	95%	965
Wood Deck	1986	64	C 100	802	Ava.	78%	100%	95%	595
2,826 SFLA							Outbuilding Total		104,716

Accpt Land	107,500	Accepted Bldg	381,000	Total	488,500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WD
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21.0'
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24.0'
28.0'
24.0'
1SB
3/4S ADMSAR
30.0'
1.75SB
1SB
4.0'
14.0'
36.0'
14.0'
12.0'
WD
4.0'
16.0'

Map/Lot: 008-036-1
Account: 1611 Card: 1 of 1 Location: 436 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/17/2015
Sale Price	100,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Seller
Validity	Other Non Valid

Reference 1	B17102P464
Reference 2	LOT SIZE:5.8
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.80	Acres-Rear Land 1-10	1,710.00	3,386	100%		3,386
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.80					Land Total	110,891

Dwelling Description

				Replacement Cost New	
Other	One Story	1,352 Sqft	Grade D 100	Base	137,381
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	270
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,704
Rooms	6	HEARTHS		HEARTHS	640
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

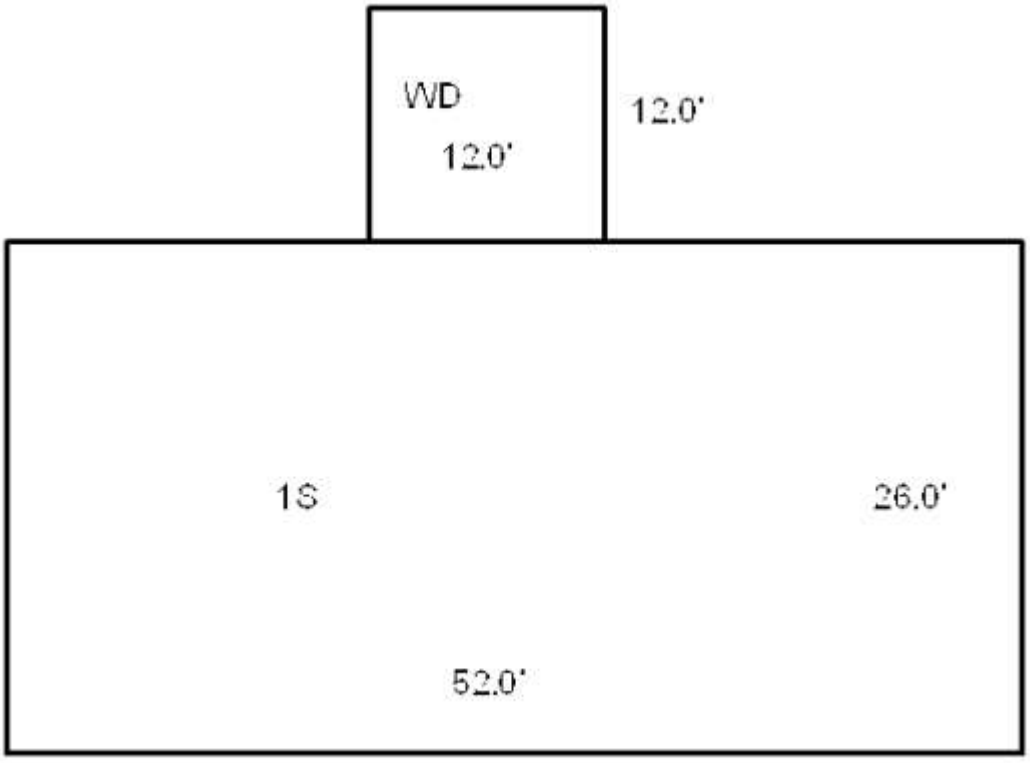
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	147,331

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	90%	95%	105,813

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	144	C 100	1,804	Avg.	83%	100%	95%	1,422
1,352 SFLA						Outbuilding Total			1,422

Accpt Land	110,900	Accepted Bldg	107,200	Total	218,100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Name: FLANIGAN, PATRICK J
FLANIGAN, YOLANDA
Map/Lot: 008-036-2
Account: 1612 Card: 1 of 1 Location: 430 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 06/01/2003
Sale Price 175,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1 B13117P108
Reference 2 LOT SIZE:5.76
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.76	Acres-Rear Land 1-10	1,710.00	3,311	100%		3,311
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.76					Land Total	110,816

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade C 100	Base	189,270
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,276
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

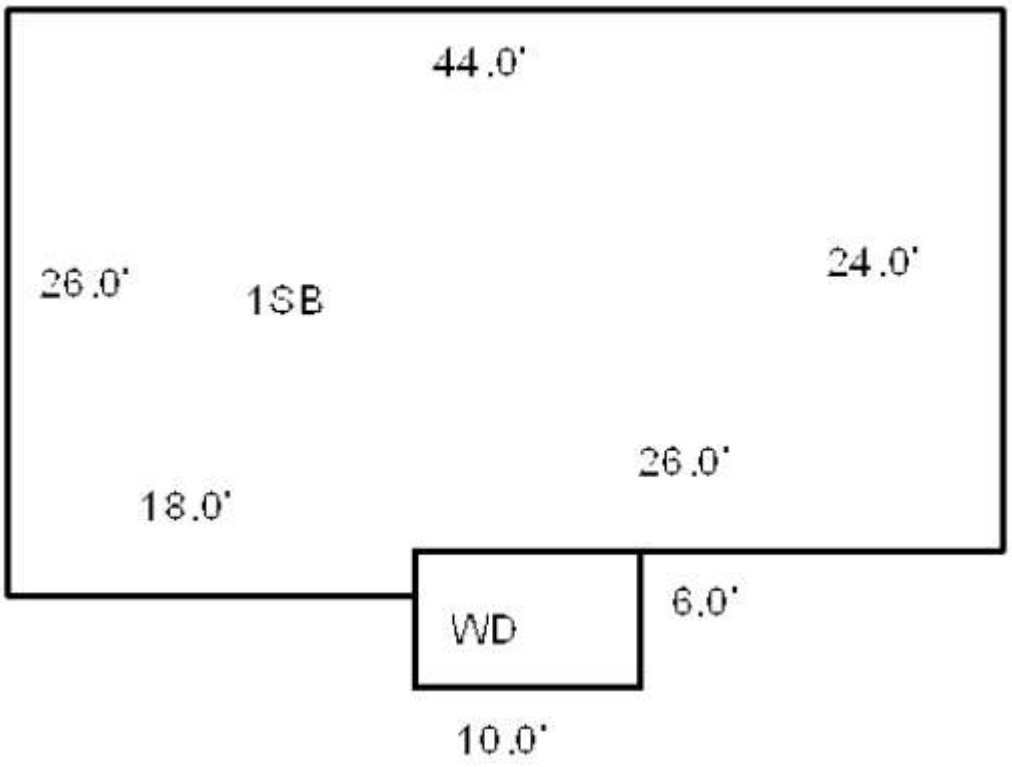
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	194,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	153,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1993	60	C 100	752	Avg.	83%	100%	95%	593
Wood Deck	1998	48	C 100	601	Avg.	83%	100%	95%	474
1,092 SFLA							Outbuilding Total		1,067

Accpt Land 110,800 Accepted Bldg 154,200 Total 265,000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Account: 1613 Card: 1 of 1 Map/Lot: 002-035-2 Location: 72 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/28/2016
Sale Price	343,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17270P190
Reference 2	LOT SIZE:7.55
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
3.55	Acres-Rear Land 1-10	2,280.00	8,903	100%		8,903
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 7.55					Land Total	118,145

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,304 Sqft	Grade C 100	Base	216,149
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	5,086
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

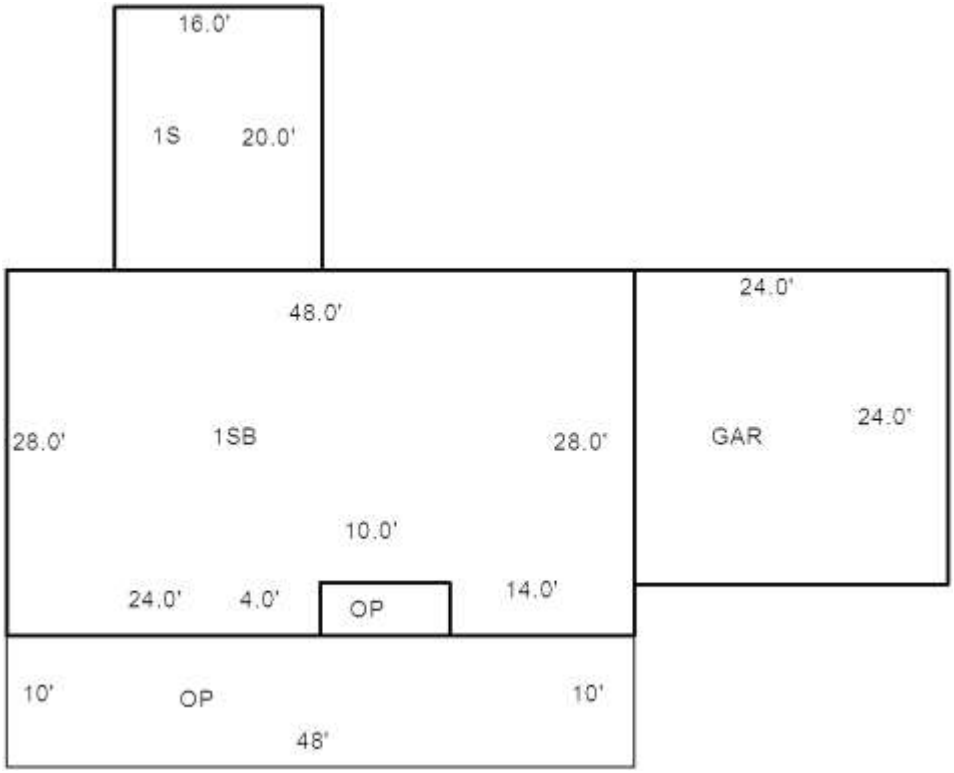
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	TYPICAL	Average	Typical	231,911

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	187,268

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	40	C 100	1.690	Avg.	83%	100%	95%	1.333
Frame Garage	1996	576	C 100	21.347	Avg.	83%	100%	95%	16.832
ONE STORY FRAME	1996	320	C 100	29.306	Avg.	85%	100%	95%	23.664
Frame Garage	1995	200	C 100	7.807	Avg.	83%	100%	95%	6.156
1 ST BARN.....	1994	800	C 100	26.258	Avg.	82%	100%	95%	20.455
Swimming Pool	1998	1	C 100	12.100	Avg.	99%	100%	95%	11.380
Frame Shed	1998	96	C 100	1.502	Avg.	84%	100%	95%	1.199
1 ST BARN.....	2007	5376	C 100	169.533	Avg.	90%	100%	95%	144.951
OPEN PORCH	1996	480	C 100	20.406	Avg.	83%	75%	95%	12.068
1,624 SFLA							Outbuilding Total		238,038

Accpt Land 118,100 Accepted Bldg 425,300 Total 543,400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48'

Map/Lot: 001-018-1
Account: 1614 Card: 1 of 1 Location: 22 BLUE HERON LN

Neighborhood 3	CO. WOODS		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	LevelRolling	Sale Date	11/29/2004
Utilities	Well & SepticWell & Septic	Sale Price	0
Street	Gravel	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B14301P502		
Reference 2	LOT SIZE: 3.6; 2nd flr addn		
Tran/Land/Bldg	101 1 11		
X.....	ADDN Y..... 0		
Exemption(s)	1 0 0 Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.60	Acres-Homesite (Fract)	78,185.00	97,757	100%		97,757
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.60					Land Total	108,207

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,092 Sqft	Grade C 100	Base	275,302
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	819
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,552
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

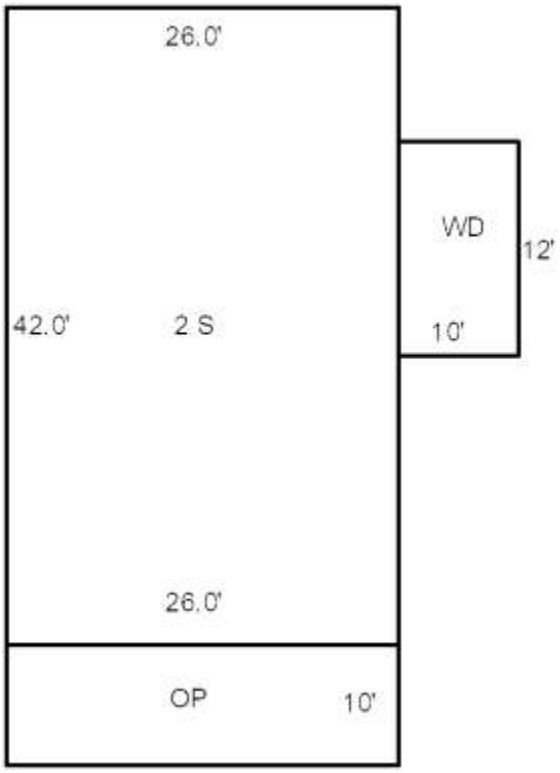
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	2019	GOOD	GOOD	Above Average	Typical	293,233

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	231,214

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1982	260	C 100	10.988	Avg+	83%	100%	95%	8.664
Wood Deck	1982	120	C 100	1.504	Avg+	83%	100%	95%	1.186
1 ST BARN.....	1982	640	C 100	21.248	Avg+	83%	100%	95%	16.754
2,184 SFLA							Outbuilding Total		26,604

Accpt Land	108,200	Accepted Bldg	257,800	Total	366,000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Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B3262P0269
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,056 Sqft	Grade C 100	Base	264,465
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,310
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

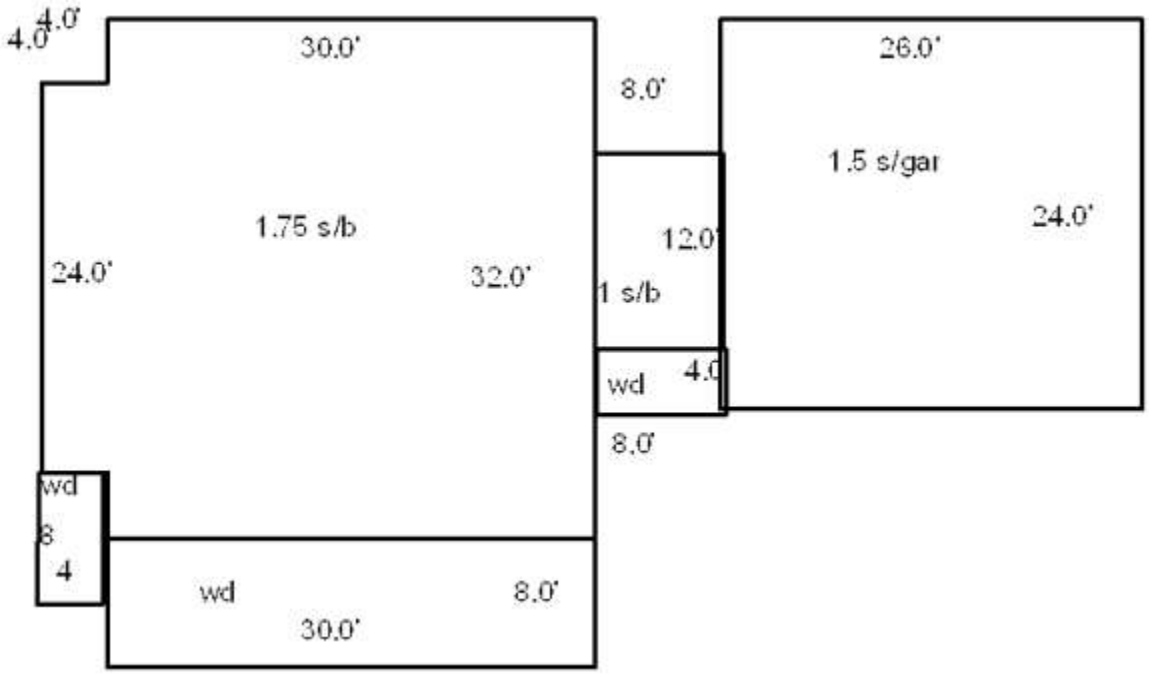
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	284,999

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	208,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1982	96	C 100	10.143	Avg.	77%	100%	95%	7.420
Wood Deck	1982	32	D 100	321	Avg-	70%	100%	95%	214
1.50 ST GARAGE..	1982	624	C 100	30.104	Avg.	77%	100%	95%	22.021
WOOD DECK	1982	32	C 100	401	Avg.	77%	100%	95%	294
Wood Deck	1982	240	C 100	3.007	Avg.	77%	100%	95%	2.199
1,944 SFLA							Outbuilding Total		32,148

Accpt Land 107,500 Accepted Bldg 240,600 Total 348,100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Name: CLARK, FREDERICK M
CLARK, NANCY L
Map/Lot: 005-011-2
Account: 1616 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B10002P0232
Reference 2	LOT SIZE:3.67
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
Total Acres 3.67					Land Total	91,043

Accpt Land	91,000	Accepted Bldg	0	Total	91,000

Name: PELLETIER FAMILY REVOCABLE TRUST
PELLETIER, ROBERT & ANGELA TRUSTEES
Map/Lot: 005-011-5
Account: 1618 Card: 1 of 2 Location: 571 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/12/2011
Sale Price	500,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B16199P715
Reference 2	LOT SIZE: 7.43
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.43	Acres-Rear Land 1-10	1,710.00	6,452	100%		6,452
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.43					Land Total	113,957

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,068 Sqft	Grade B 100	Base	371,248
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,083
Fin. Basement Area	1068 Sqft, Grade B	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	6,074
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

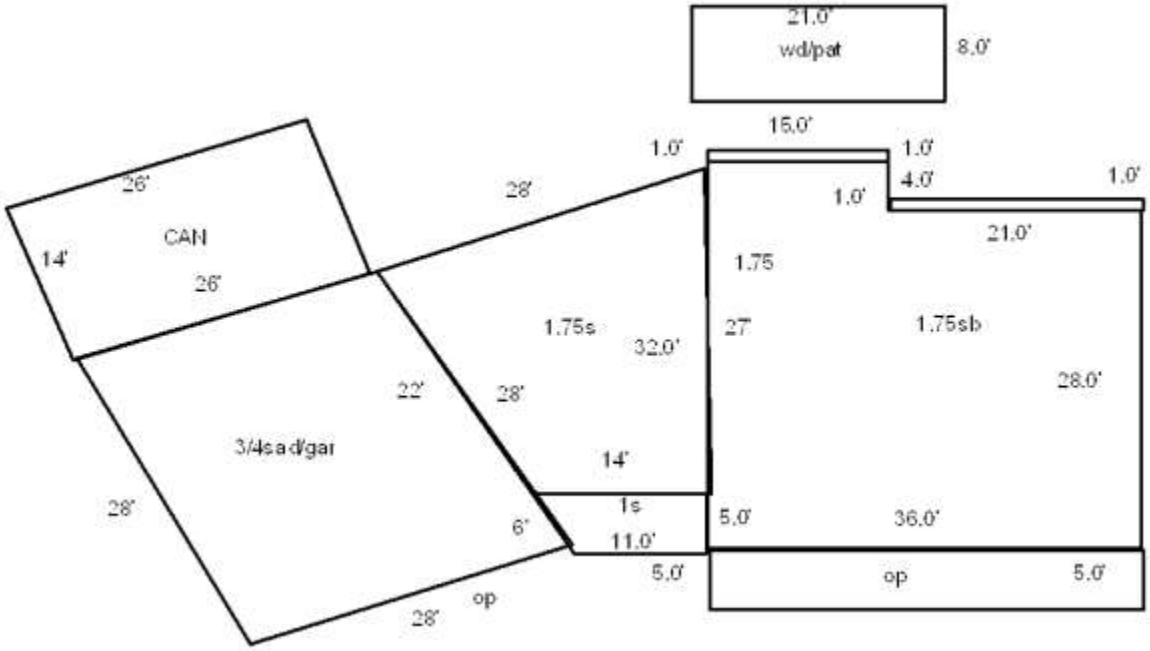
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	2004	GOOD	GOOD	Average	Typical	399,997

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	300,198

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 ST GARAGE..	1985	784	B 100	54.539	Avg.	79%	100%	95%	40.932
Open Frame Porch	1985	180	B 100	9.889	Avg.	79%	100%	95%	7.421
ONE STORY FRAME	1985	21	B 100	2.500	Avg.	79%	100%	95%	1.876
1 STORY	1985	15	B 100	1.786	Avg.	79%	100%	95%	1.340
WOOD DECK	1985	168	B 100	2.736	Avg.	79%	100%	95%	2.053
Patio	1985	168	B 100	1.368	Avg.	79%	100%	95%	1.027
OPEN PORCH	1985	55	B 100	3.178	Avg.	79%	100%	95%	2.385
Wood Deck	1985	200	B 110	3.584	Avg.	77%	100%	95%	2.622
1 & 1/2 STORY FR	2005	960	B 110	183.721	Avg.	88%	75%	95%	115.193
CANOPY AVG	2004	270	C 100	5.500	Avg.	88%	100%	95%	4.598
3,345 SFLA							Outbuilding Total		179,447

Accpt Land	114,000	Accepted Bldg	479,600	Total	593,600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Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B3315P0303
Reference 2	LOT SIZE:3.76
Tran/Land/Bldg	101 0 0
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	08/12/2011
Sale Price	500,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1995	150	B 100	1.221	Avg.	83%	100%	95%	962
Frame Shed	1985	96	C 100	1.502	C Gr	83%	100%	95%	1,185
3,345 SFLA							Outbuilding Total		2,147

Accpt Land		0 Accepted Bldg		2,100 Total	2,100

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	114,000	479,600	593,600	114,000	479,600	593,600
2	0	2,100	2,100	0	2,100	2,100
TOTAL	114,000	481,700	595,700	114,000	481,700	595,700

Name: DEMERS, TYLER
DEMERS, NOELLE
Map/Lot: 005-011-6
Account: 1619 Card: 1 of 1 Location: 581 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	04/26/2021
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE:4.53
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.53	Acres-Rear Land 1-10	1,710.00	997	100%		997
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.53					Land Total	108,502

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 110	Base	252,572
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	5,655
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

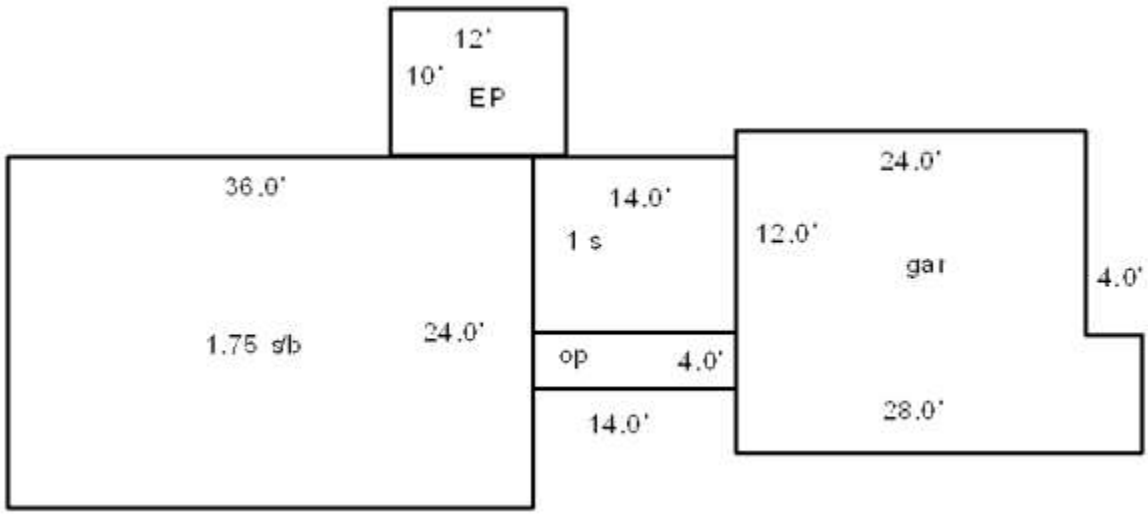
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	TYPICAL	Above Average	Typical	275,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	219,466

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	168	C 110	16.924	Avg+	84%	100%	95%	13.505
Open Frame Porch	1985	56	C 110	2.604	Avg+	84%	100%	95%	2.078
1.50 ST GARAGE..	1985	560	C 110	29.821	Avg+	84%	100%	95%	23.798
Frame Shed	1985	96	C 100	1.502	Avg+	84%	100%	95%	1.199
Encl Frame Porch	1985	120	C 110	10.518	Avg+	84%	100%	95%	8.393
Generator	1985	1	C 110	5.500	Avg+	84%	100%	95%	4.389
1,680 SFLA							Outbuilding Total		53,362

Accpt Land 108,500 Accepted Bldg 272,800 Total 381,300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Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B3314P195
Reference 2 LOT SIZE:3.67
Tran/Land/Bldg 101 1 11
X..... 9 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	617 Sqft	Grade C 110	Base	206,475
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,018
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,072
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

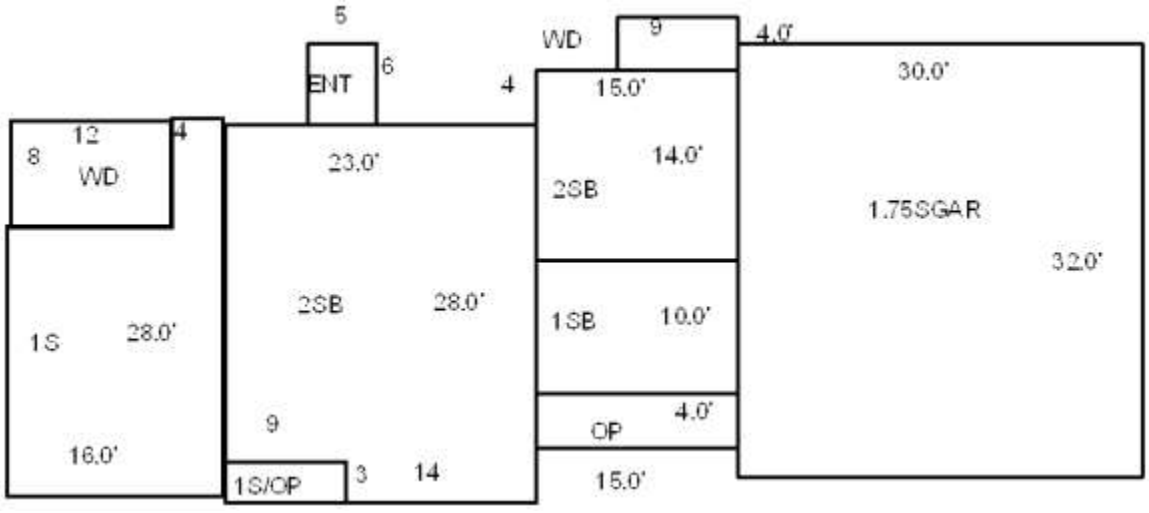
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	232,740

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	174,671

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BSMT	1985	150	C 110	17.434	Ava.	79%	100%	95%	13.084
2 Story/BSMT	1985	210	C 110	39.050	Ava.	79%	100%	95%	29.308
ONE STORY FRAME	1985	380	C 110	38.280	Ava.	79%	100%	95%	28.729
Wood Deck	1985	96	C 110	1.323	Ava.	79%	100%	95%	993
Open Frame Porch	1985	27	C 110	1.255	Ava.	79%	100%	95%	941
Open Frame Porch	1985	60	C 110	2.790	Ava.	79%	100%	95%	2.094
Wood Deck	1985	36	C 110	496	Ava.	79%	100%	95%	372
1.75 ST GARAGE..	1985	960	C 110	56.254	Ava.	79%	100%	95%	42.219
Encl Frame Porch	1985	30	C 110	2.629	Ava.	79%	100%	95%	1.973
Swimming Pool	1985	1	C 100	12.100	Ava.	99%	100%	95%	11.380
2,184 SFLA								Outbuilding Total	131,093

Accpt Land 106,700 Accepted Bldg 305,800 Total 412,500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Map/Lot: 007-050
Account: 1621 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9421P0195
Reference 2 LOT SIZE:16
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	72,675.00	91,043	100%		0
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
6.00	Acres-Rear Land 11-20	630.00	4,158	100%		4,158
Total Acres 16.00					Land Total	12,628

Accpt Land 12,600 Accepted Bldg 0 Total 12,600

Map/Lot: 007-051
Account: 1622 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9421P0199
Reference 2 LOT SIZE:8
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	72,675.00	91,043	100%		0
8.00	Acres-Rear Land 1-10	770.00	6,776	100%		6,776
Total Acres 8.00					Land Total	6,776

Accpt Land 6,800 Accepted Bldg 0 Total 6,800

Map/Lot: 007-051A
Account: 1623 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9421P0191
Reference 2 LOT SIZE:12
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	72,675.00	91,043	100%		0
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
2.00	Acres-Rear Land 11-20	630.00	1,386	100%		1,386
Total Acres 12.00					Land Total	9,856

Accpt Land 9,900 Accepted Bldg 0 Total 9,900

Name: MAIBAUM, STEPHEN J
MAIBAUM, KELI A
Map/Lot: 005-029-6
Account: 1624 Card: 1 of 1 Location: 48 SID HALL DR

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/12/2022
Sale Price	611,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B2913P0008
Reference 2	LOT SIZE:5.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	17 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.60	Acres-Rear Land 1-10	1,710.00	3,010	100%		3,010
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.60					Land Total	110,515

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	673 Sqft	Grade C 110	Base	208,305
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,110
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,887
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

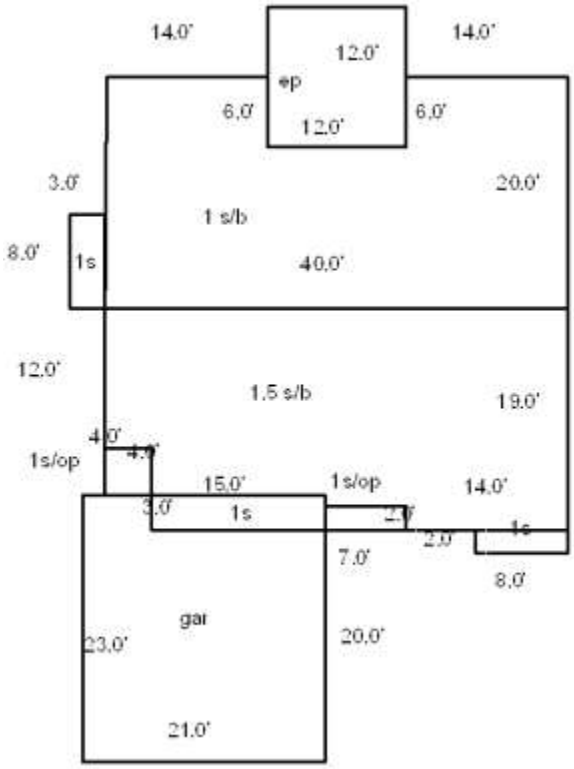
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	228,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	165,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1980	728	C 110	84.612	Avg.	76%	100%	95%	61.090
Encl Frame Porch	1980	144	C 110	12.621	Avg.	76%	100%	95%	9.112
1 STORY	1980	45	C 110	4.533	Avg.	76%	100%	95%	3.273
1 STORY	1980	14	C 110	1.410	Avg.	76%	100%	95%	1.018
1 STORY	1980	16	C 110	1.612	Avg.	76%	100%	95%	1.164
1 STORY	1980	24	C 110	2.418	Avg.	76%	100%	95%	1.746
Open Frame Porch	1980	14	C 110	651	Avg.	76%	100%	95%	470
ONE STORY FRAME	1980	16	C 110	1.612	Avg.	76%	100%	95%	1.164
Frame Garage	1980	438	C 110	18.015	Avg.	76%	100%	95%	13.006
Wood Deck	1980	150	C 100	1.880	Avg.	74%	100%	95%	1.321
2,021 SFLA							Outbuilding Total		93,364

Accpt Land 110,500 Accepted Bldg 258,500 Total 369,000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23.0'
20.0'
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Name: EXEL, MARK
EXEL, KELLY A
Map/Lot: 005-054-3B
Account: 1625 Card: 1 of 1 Location: 409 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/28/2018
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17894P78
Reference 2	LOT SIZE:6.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.80	Acres-Rear Land 1-10	1,710.00	5,267	100%		5,267
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.80					Land Total	112,772

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	182,677
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

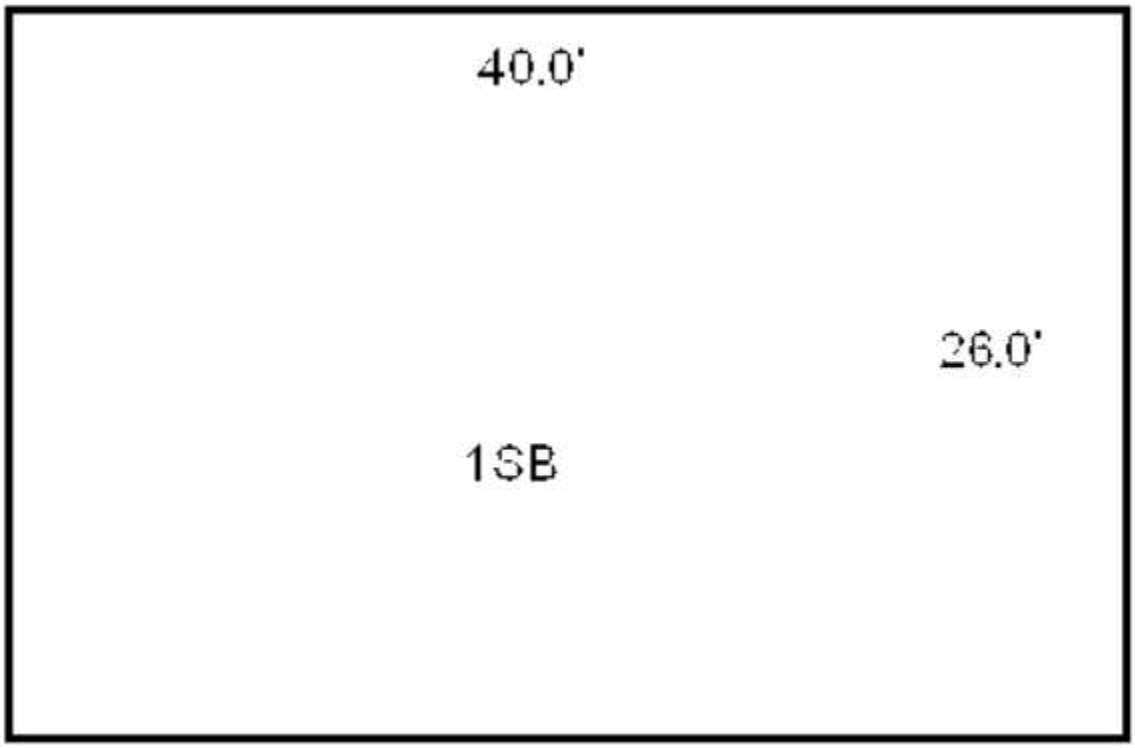
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	196,077

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	156,469

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	255	C 100	3.195	Avg.	84%	100%	95%	2,550
1.25 ST GARAGE..	1994	768	C 100	32.597	Avg.	84%	100%	95%	26,012
1,040 SFLA							Outbuilding Total		28,562

Accpt Land	112,800	Accepted Bldg	185,000	Total	297,800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Name: CLEMENT, DWAYNE R
CLEMENT, SANDRA L
Map/Lot: 005-054-3A
Account: 1626 Card: 1 of 1 Location: 401 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B7840P0309
Reference 2	LOT SIZE:6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.00					Land Total	111,267

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	225,315
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

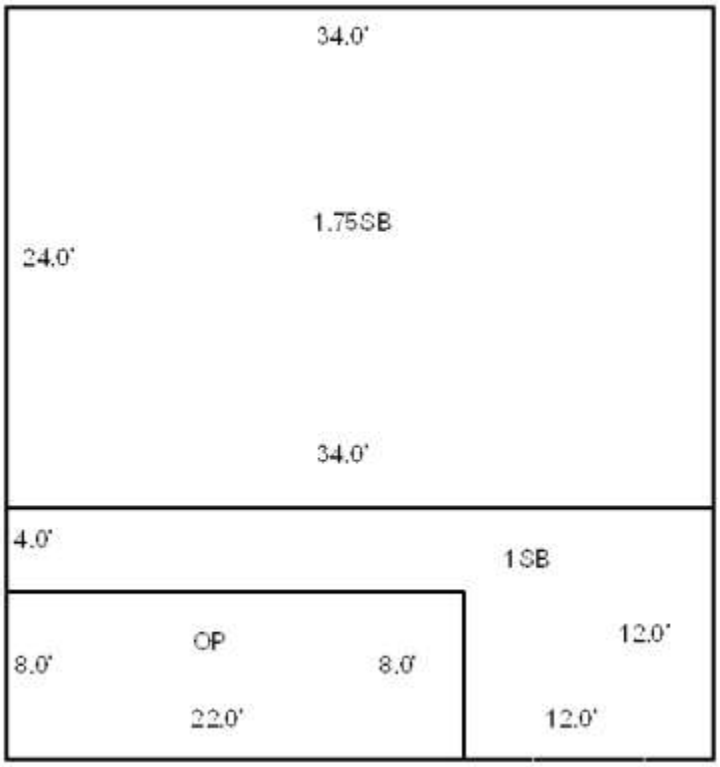
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	236,103

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	179,438

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1987	232	C 100	24.513	Avg.	80%	100%	95%	18,630
Open Frame Porch	1987	176	C 100	7.438	Avg.	80%	100%	95%	5,652
Frame Shed	1987	240	C 100	3.756	Avg.	80%	100%	95%	2,855
Shed.....	1987	144	C 100	2.254	Avg.	80%	100%	95%	1,713
1,660 SFLA								Outbuilding Total	28,850

Accpt Land 111,300 Accepted Bldg 208,300 Total 319,600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Name: BROWN, JASON C
BROWN, REBECCA H

Map/Lot: 001-018-2
Account: 1627 Card: 1 of 1 Location: 38 BLUE HERON LN

Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Private
Reference 1	B9764P0144
Reference 2	LOT SIZE:3.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	11/01/1999
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.90	Acres-Homesite (Fract)	78,185.00	98,542	100%		98,542
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.90					Land Total	108,992

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	616 Sqft	Grade C 110	Base	193,380
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,557
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	2			Fireplace	11,314
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

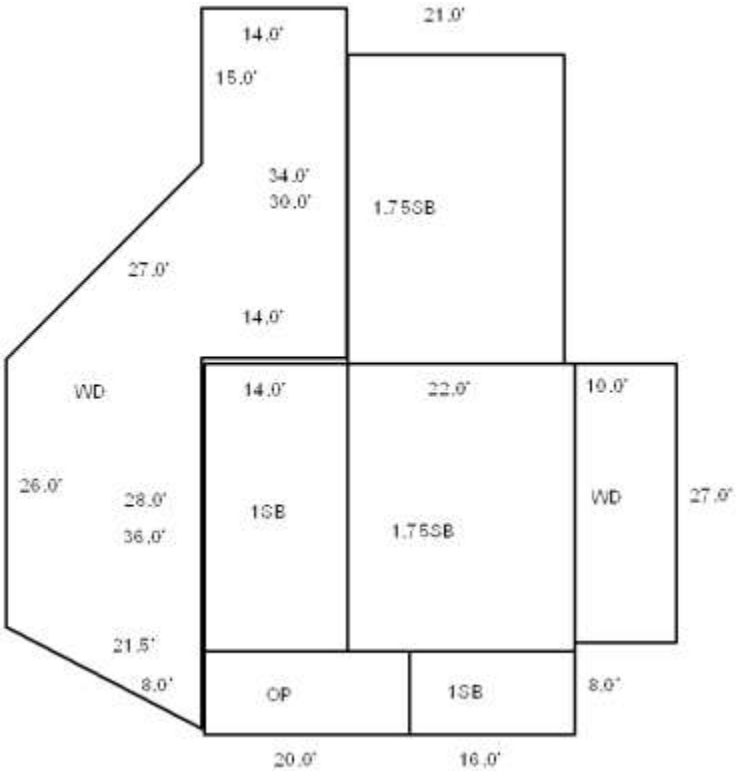
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	217,979

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	163,593

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	270	C 110	3.721	Avg.	79%	100%	95%	2.793
1.75 Story/BSMT	1985	630	C 110	109.834	Avg.	79%	100%	95%	82.431
1 Story/BSMT	1985	392	C 110	45.561	Avg.	79%	100%	95%	34.193
Open Frame Porch	1985	160	C 110	7.438	Avg.	79%	100%	95%	5.582
1 STORY/BASEMENT	1985	128	C 110	14.876	Avg.	79%	100%	95%	11.164
WOOD DECK	1985	1249	C 110	17.215	Avg.	79%	100%	95%	12.920
Frame Shed	1985	192	C 110	3.306	Avg.	79%	100%	95%	2.481
Frame Garage	1985	768	C 110	31.087	Avg.	79%	100%	95%	23.331
Jacuzzi #	1985	1	C 110	3.630	Avg.	79%	100%	95%	2.725
2,700 SFLA							Outbuilding Total		177,620

Accpt Land	109,000	Accepted Bldg	341,200	Total	450,200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Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Reference 1	B2791P0041
Reference 2	LOT SIZE:.80
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	74,130.00	79,744	100%		79,744
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	91,294

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	640 Sqft	Grade C 100	Base	188,947
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp 1/4 Bmt	Basement	160
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,240
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

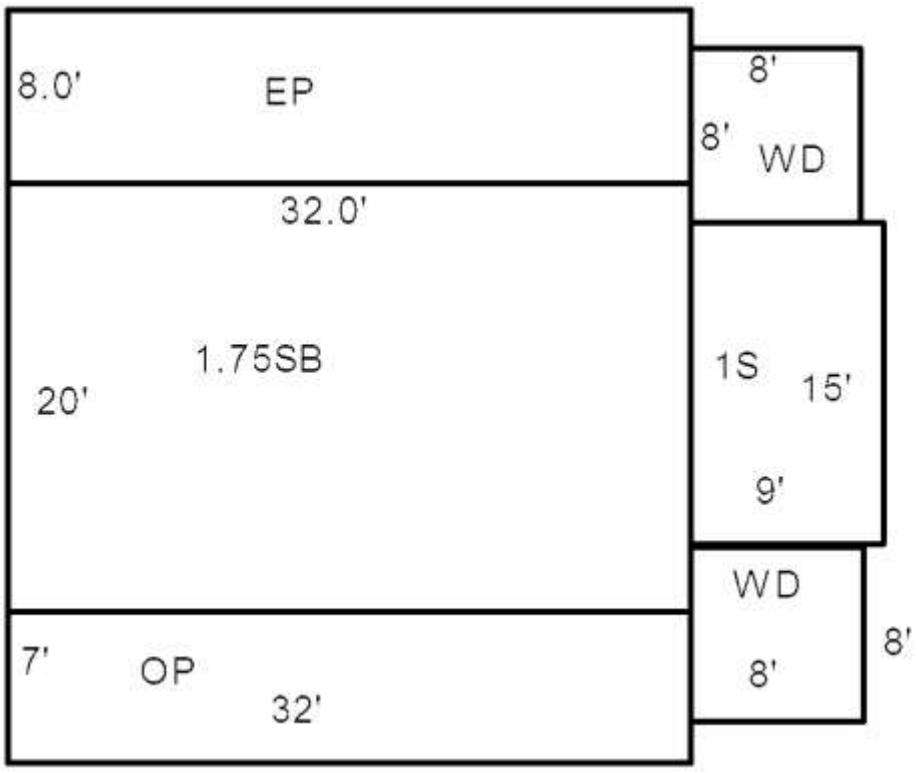
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1930	1984	TYPICAL	TYPICAL	Above Average	Typical	192,147

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	147,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1930	135	C 100	12.363	Avg+	73%	100%	105%	9.476
Wood Deck	1930	128	C 100	1.604	Avg+	73%	100%	105%	1.230
1.75 ST GARAGE..	1930	660	C 100	35.480	Avg.	67%	100%	105%	24.961
SHOP	1930	348	C 100	7.656	Avg.	67%	100%	105%	5.386
Frame Shed	1930	200	C 100	3.130	Avg.	67%	100%	105%	2.202
Encl Frame Porch	1930	256	C 100	20.398	Avg+	73%	50%	105%	7.818
OPEN PORCH	1930	224	C 100	9.587	Avg+	73%	50%	105%	3.675
1,255 SFLA							Outbuilding Total		54,748

Accpt Land	91,300	Accepted Bldg	202,000	Total	293,300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Map/Lot: 005-029-7
Account: 1629 Card: 1 of 1 Location: SCHOOL HOUSE RD

Neighborhood 69 SCHOOL HOUSE

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B0000P0000
Reference 2 LOT SIZE:0
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	72,675.00	78,654	25%	Size/Shape	19,663
Total Acres 0.85					Land Total	19,663

Accpt Land	19,700	Accepted Bldg		0 Total	19,700

Account: 1630 Card: 1 of 1 Map/Lot: 004-023-5 Location: 202 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	Above Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	04/12/2019
Sale Price	215,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17928P803
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 110	Base	242,987
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,178
Heating	100% HW BB	Cooling	0% None	Heat	4,712
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

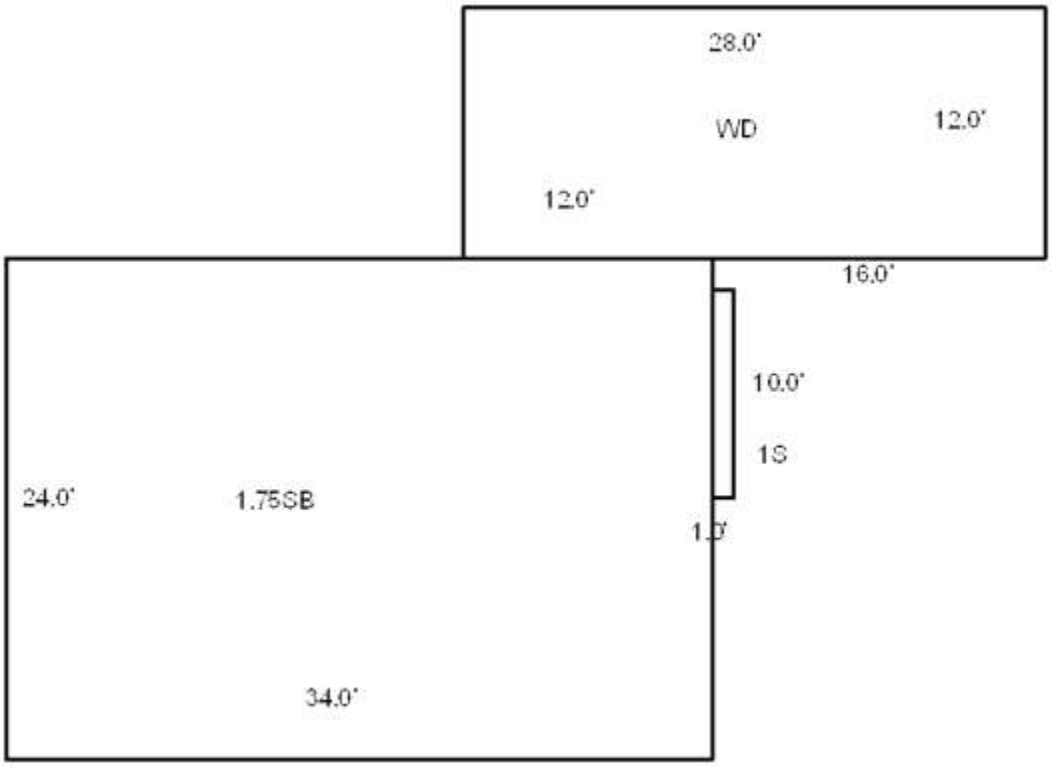
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	257,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	105%	226,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1994	336	C 110	4.631	Avg.	84%	100%	105%	4.084
ONE STORY FRAME	1994	10	C 110	1.008	Avg.	84%	100%	105%	889
Frame Shed	2010	192	C 100	3.005	Avg.	91%	100%	105%	2.872
1,438 SFLA							Outbuilding Total		7,845

Accpt Land	87,600	Accepted Bldg	234,500	Total	322,100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Name: CUTTER, DAVID B
SANTOR, LINDA

Map/Lot: 021-026-1
Account: 1631 Card: 1 of 1 Location: 66 MAPLE ST

Neighborhood 56	MAPLE ST
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/11/2005
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14397P523
Reference 2	LOT SIZE:0.66
Tran/Land/Bldg	101 1 12
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	74,130.00	78,224	100%		78,224
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.66					Land Total	89,774

Dwelling Description / **Replacement Cost New**

Conventional	Two & 1/2 Story	924 Sqft	Grade C 110	Base	284,836
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,623
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	23,232
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

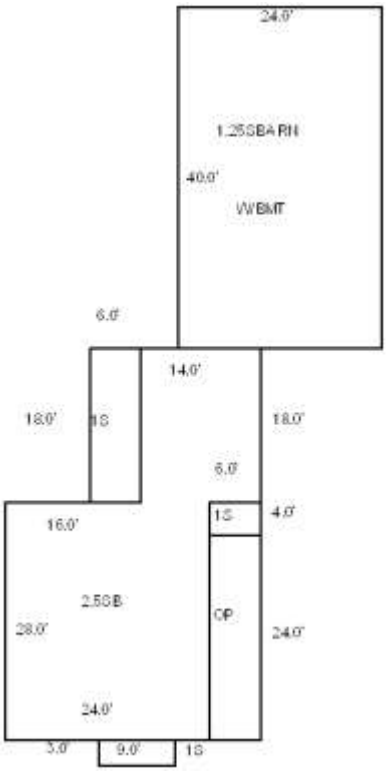
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1930	TYPICAL	TYPICAL	Above Average	Typical	316,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	73%	100%	105%	242,756

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
LOFT BARN BSMT	1900	960	C 110	44.299	Avg+	73%	100%	105%	33.955
ONE STORY FRAME	1900	108	C 110	10.880	Avg+	73%	100%	105%	8.339
1 STORY	1900	24	C 110	2.418	Avg+	73%	100%	105%	1.853
Open Frame Porch	1900	144	C 110	6.694	Avg+	73%	100%	105%	5.131
1 STORY	1900	27	C 110	2.720	Avg+	73%	100%	105%	2.085
2,469 SFLA							Outbuilding Total		51,363

Accpt Land	89,800	Accepted Bldg	294,100	Total	383,900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Name: JACQUES, ROLAND P
MILLER JACQUES, KATHRYN A
Account: 1632 Card: 1 of 1 Map/Lot: 007-031-1 Location: 966 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography RollingBelow Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 07/23/2001
Sale Price 0
Sale Type
Financing
Verified
Validity Validity

Reference 1 B10815P124
Reference 2 LOT SIZE:7.7
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%	Topography	82,647
3.70	Acres-Rear Land 1-10	1,710.00	6,960	50%	Topography	3,480
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.70					Land Total	101,802

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	268,539
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	10	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	18,480
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

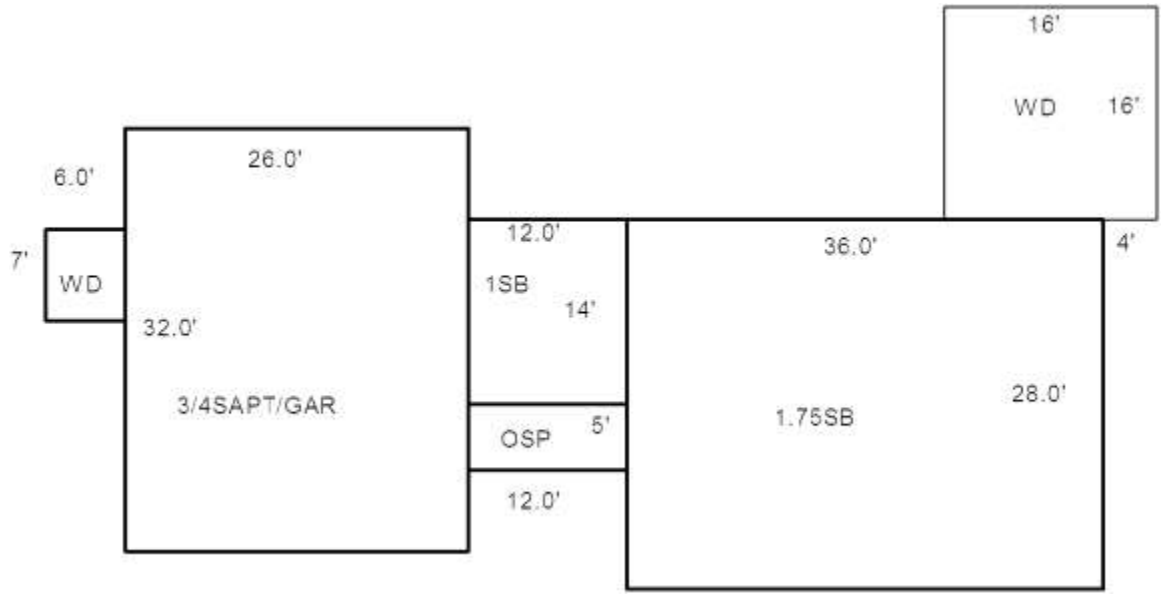
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	294,623

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	221,115

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4 S APT/GAR	1992	832	C 100	84.656	Avg.	79%	100%	95%	63.534
Wood Deck	1985	42	C 100	526	Avg.	79%	100%	95%	395
1 Story/BSMT	1985	168	C 100	17.751	Avg.	79%	100%	95%	13.322
OPEN SCR PORCH	1985	60	C 100	3.141	Avg.	79%	100%	95%	2.357
WOOD DECK	1985	256	C 100	3.208	Avg.	79%	100%	95%	2.407
Frame Garage	2003	416	B 100	20.260	Avg.	87%	100%	95%	16.745
LEAN TO	2009	80	C 100	598	Avg-	87%	100%	95%	494
2,556 SFLA							Outbuilding Total		99,254

Accpt Land 101,800 Accepted Bldg 320,400 Total 422,200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28.0'
1.75SB
OSP
5'
12.0'

Account: 1633 Card: 1 of 1 Map/Lot: 001-037-05 Location: 438 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B12014P080
Reference 2	LOT SIZE:14.7
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	07/30/2021
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
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
0.70	Acres-Rear Land 11-20	1,425.00	1,097	100%		1,097
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 14.70					Land Total	135,419

Dwelling Description / Replacement Cost New

Conventional	Two Story	1,200 Sqft	Grade B 100	Base	411,034
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	780
Rooms	13				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

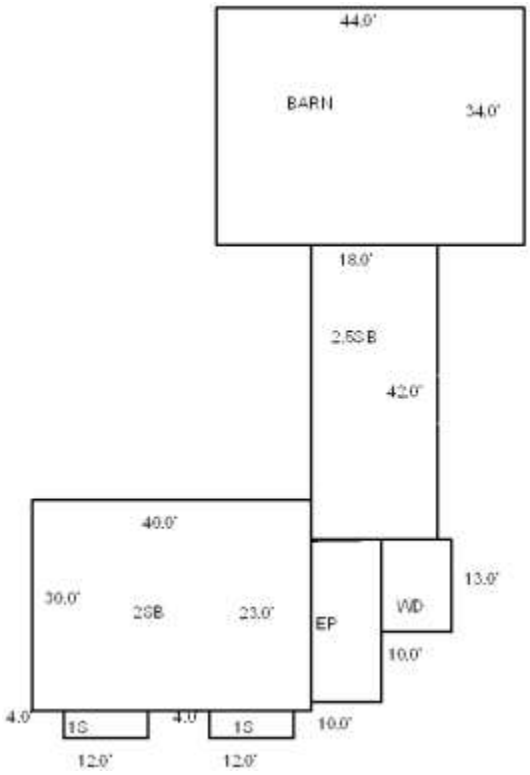
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1930	TYPICAL	TYPICAL	Average	Typical	430,534

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	274,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST BARN.....	1800	1496	B 100	62.465	Avg.	67%	100%	95%	39.759
TWO STORY FRAME	1800	756	B 100	159.224	Avg.	67%	100%	95%	101.346
Wood Deck	1800	130	B 100	2.118	Avg.	67%	100%	95%	1.348
Encl Frame Porch	1800	230	B 100	23.824	Avg.	67%	100%	95%	15.164
ONE STORY FRAME	1800	48	B 100	5.715	Avg.	67%	100%	95%	3.638
1 STORY	1800	48	B 100	5.715	Avg.	67%	100%	95%	3.638
4,008 SFLA							Outbuilding Total		164,893

Accpt Land	135,400	Accepted Bldg	438,900	Total	574,300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Name: DEARBORN, SUSAN B
DEARBORN, RICHARD A

Map/Lot: 001-037-01
Account: 1634 Card: 1 of 1 Location: 119 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	08/12/2015
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17076P909
Reference 2	LOT SIZE:0.92
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	78,185.00	85,289	100%		85,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.92					Land Total	95,739

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,568 Sqft	Grade C 100	Base	249,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Evaporative	Heat	3,920
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

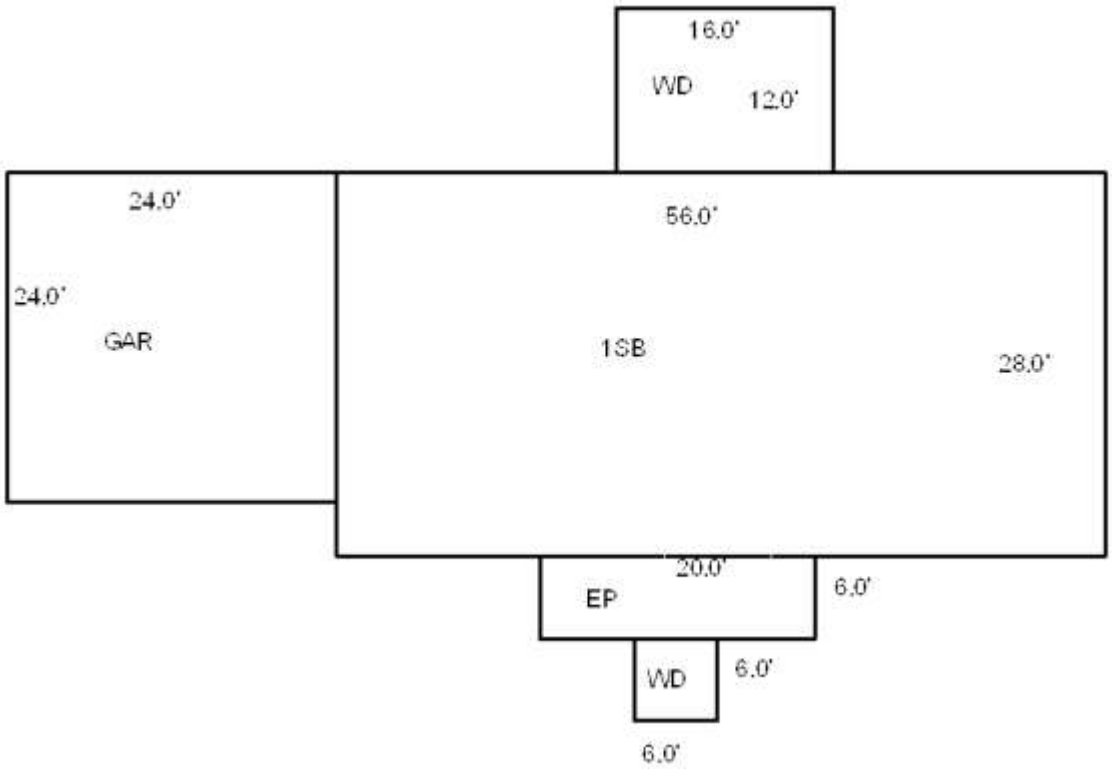
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	266,452

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	220,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2000	576	C 100	21.347	Avg.	87%	100%	95%	17.643
Encl Frame Porch	2000	120	C 100	9.562	Avg.	87%	100%	95%	7.903
Wood Deck	2000	36	C 100	451	Avg.	87%	100%	95%	372
WOOD DECK	2000	192	C 100	2.406	Avg.	87%	100%	95%	1.988
Wood Deck	2000	72	C 100	902	Avg.	87%	100%	95%	746
Frame Shed	2000	288	C 100	4.507	Avg.	87%	100%	95%	3.725
1,568 SFLA							Outbuilding Total		32,377

Accpt Land	95,700	Accepted Bldg	252,600	Total	348,300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Name: TIDBALL, MARK D JR
TIDBALL, KELLEY
Map/Lot: 001-037-02
Account: 1635 Card: 1 of 1 Location: 118 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/29/2018
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B17686P119
Reference 2	LOT SIZE:0.92
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	78,185.00	85,289	100%		85,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.92					Land Total	95,739

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	816 Sqft	Grade B 100	Base	287,166
Exterior	WOOD SHINGLE	Masonry Trim	160Sqft	Trim	1,040
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,591
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,321
Rooms	7	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

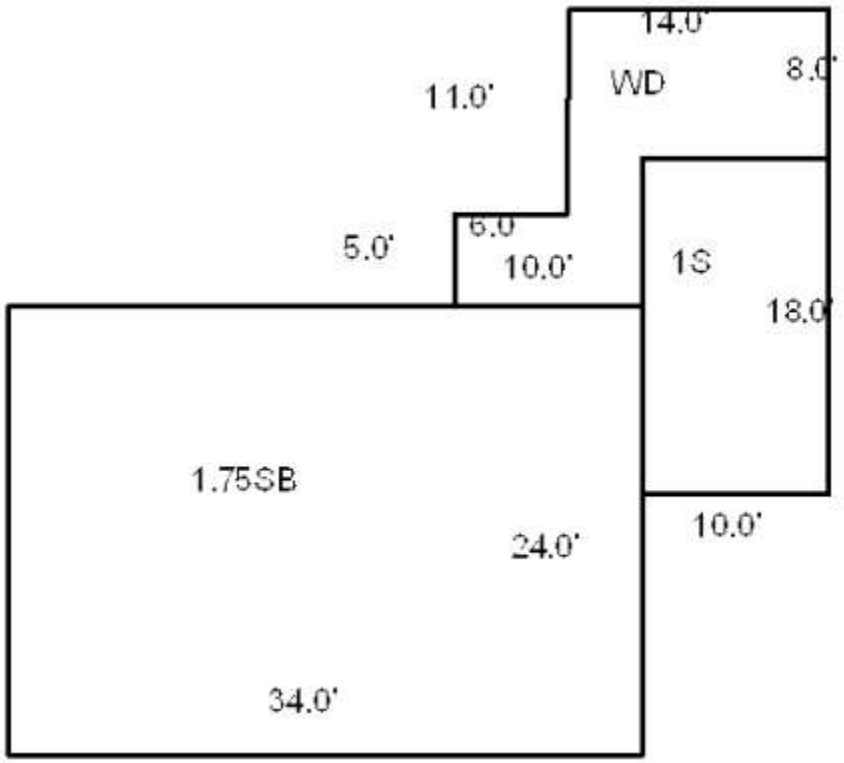
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	GOOD	GOOD	Above Average	Typical	311,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	245,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1984	252	C 100	3.944	Avg.	77%	100%	95%	2.885
Patio	1984	288	B 100	2.344	Avg.	77%	100%	95%	1.715
Jacuzzi #	1984	1	B 100	4.290	Avg.	77%	100%	95%	3.138
Wood Deck	1984	174	B 100	2.834	Avg+	83%	100%	95%	2.234
ONE STORY FRAME	1984	180	B 100	21.429	Avg+	83%	100%	95%	16.897
1,608 SFLA							Outbuilding Total		26,869

Accpt Land	95,700	Accepted Bldg	272,300	Total	368,000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Neighborhood 5	MEEHAN LN		
Zoning/Use	RESIDENTIAL 1		
Topography	RollingAbove Street		
Utilities	Pub Wtr & SepticSeptic		
Street	Paved		
Reference 1	B15567P428		
Reference 2	LOT SIZE:0.92		
Tran/Land/Bldg	101 1 11		
X.....	0	Y.....	0
Exemption(s)	1 17 30	Land Schedule	2

Sale Data

Sale Date	02/13/2009
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	78,185.00	85,289	100%		85,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.92					Land Total	95,739

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,288 Sqft	Grade C 100	Base	214,120
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,932
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,864
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

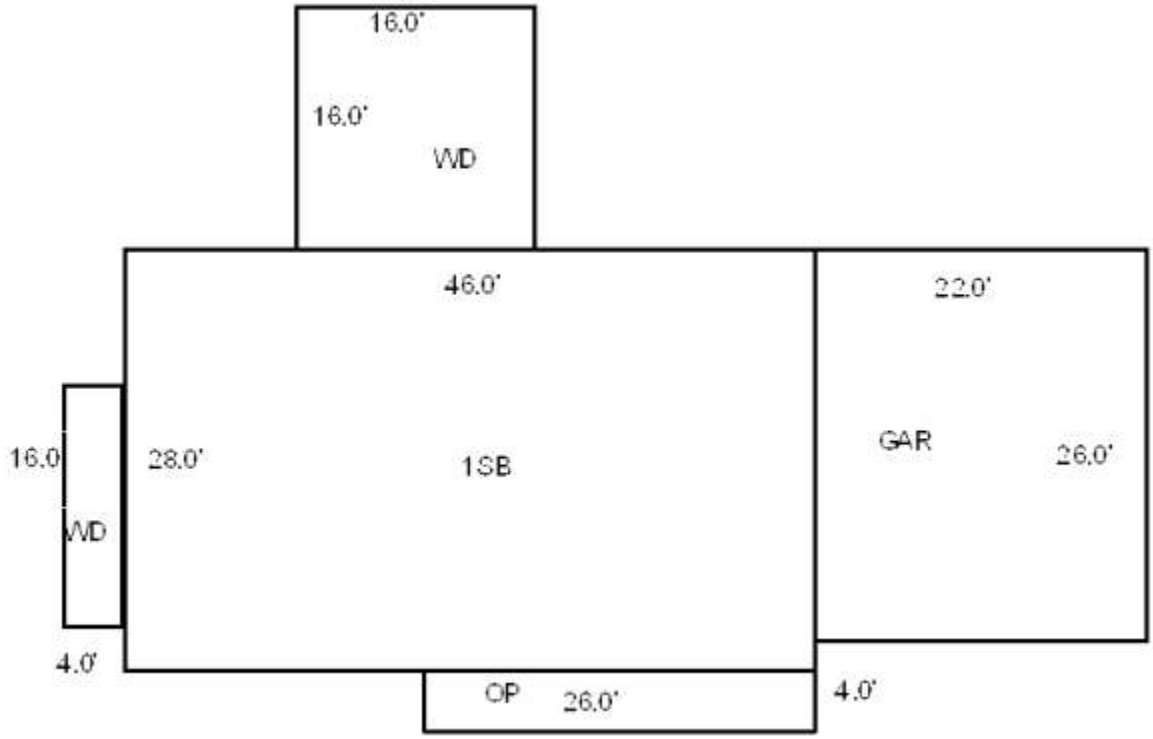
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Above Average	Typical	235,756

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	95%	188,133

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1985	572	C 100	21.203	Avg+	84%	100%	95%	16.920
Open Frame Porch	1985	104	C 100	4.395	Avg+	84%	100%	95%	3.507
Wood Deck	1985	64	C 100	802	Avg+	84%	100%	95%	640
WOOD DECK	1985	256	C 100	3.208	Avg+	84%	100%	95%	2.560
1,288 SFLA							Outbuilding Total		23,627

Accpt Land	95,700	Accepted Bldg	211,800	Total	307,500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Account: 1637 Card: 1 of 1 Map/Lot: 001-037-04 Location: 5 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	11/16/2001
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B11125P55
Reference 2	LOT SIZE:0.92
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	78,185.00	85,289	100%		85,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.92					Land Total	95,739

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,177 Sqft	Grade C 110	Base	321,376
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,942
Fin. Basement Area	487 Sqft, Grade	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,798
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

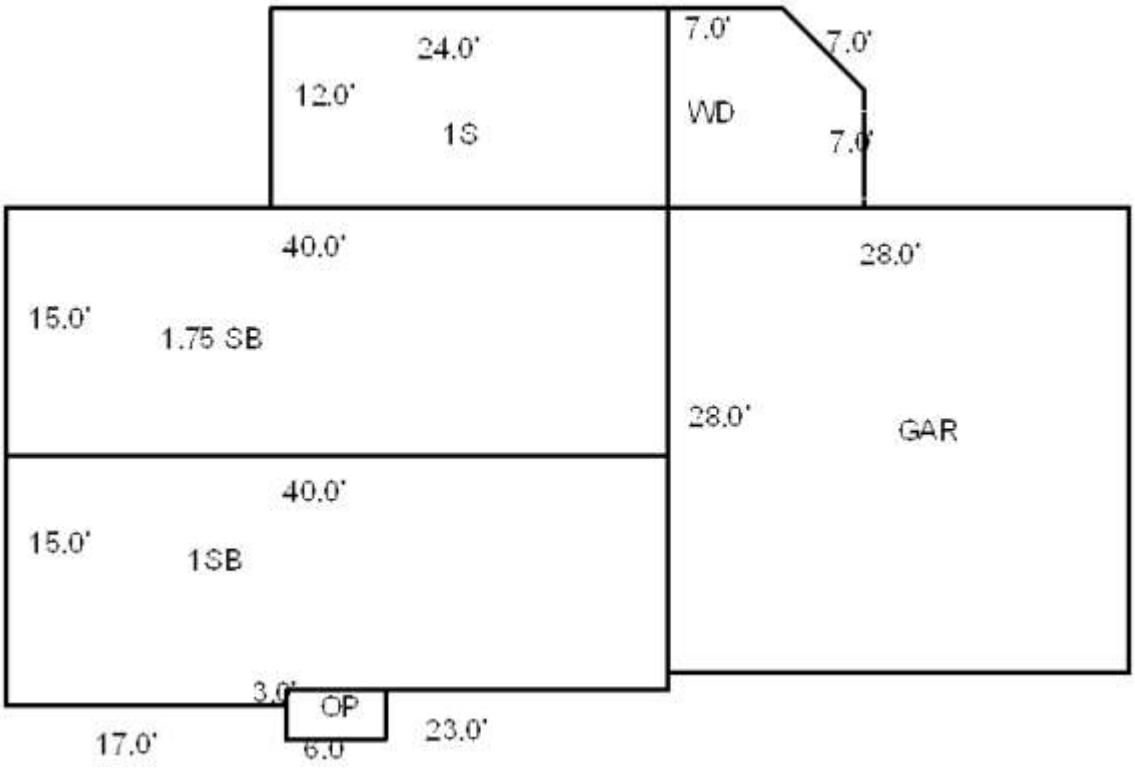
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	345,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	95%	256,003

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1983	288	C 110	29.013	Avg.	78%	100%	95%	21.498
Frame Garage	1983	784	C 110	31.721	Avg.	78%	100%	95%	23.505
Wood Deck	1983	80	C 110	1.102	Avg.	78%	100%	95%	817
Open Frame Porch	1983	18	C 110	837	Avg.	78%	100%	95%	620
2,348 SFLA							Outbuilding Total		46,440

Accpt Land	95,700	Accepted Bldg	302,400	Total	398,100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Name: VIGUE, LUKE
VIGUE, JULIE E
Map/Lot: 001-008-1
Account: 1638 Card: 1 of 1 Location: 27 COMPANY WOODS RD

Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	03/20/2009
Sale Price	190,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15590P205
Reference 2	LOT SIZE: 2.0
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	260,867
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	7				
Bedrooms	4	Add Fixtures	3		
Baths	1	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

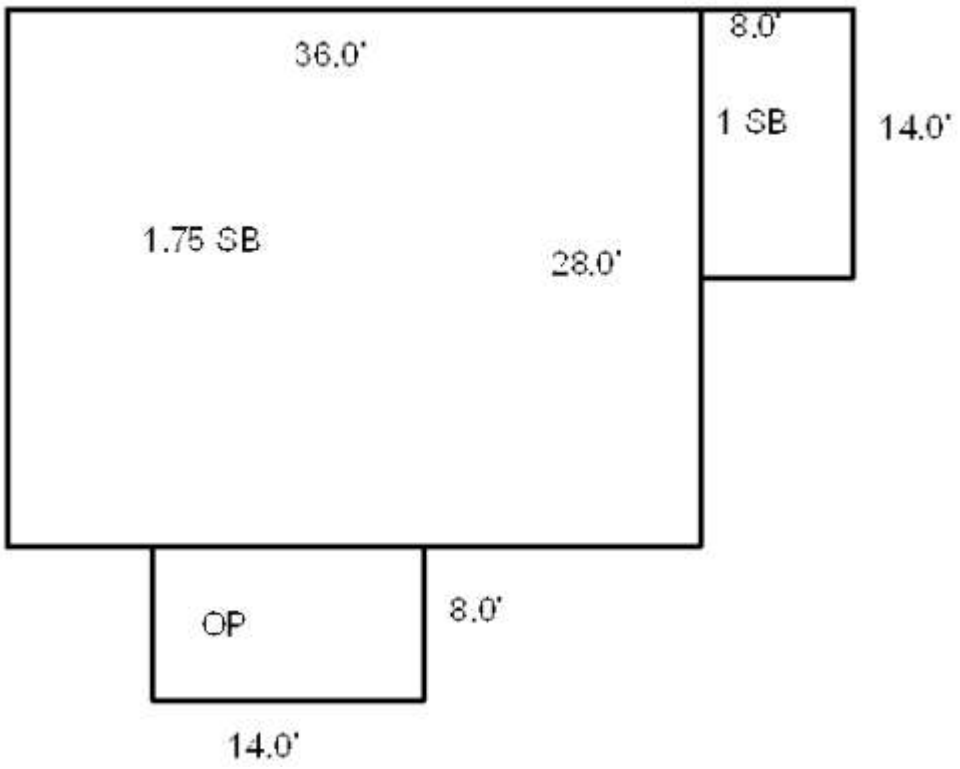
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	275,591

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	80%	100%	95%	209,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BSMT	1988	112	C 100	11.834	Avg.	80%	100%	95%	8.994
Open Frame Porch	1988	112	C 100	4.733	Avg.	80%	100%	95%	3.597
1.25 ST BARN....	2000	960	C 100	37.529	Avg.	80%	80%	95%	22.817
1,876 SFLA							Outbuilding Total		35,408

Accpt Land	102,600	Accepted Bldg	244,900	Total	347,500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Map/Lot: 003-036-1
Account: 1639 Card: 1 of 1 Location: 91 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use RESIDENTIAL 2
Topography Level
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	02/11/2019
Sale Price	179,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1
Reference 2 LOT SIZE:1.72
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.72	Acres-Homesite (Fract)	76,500.00	82,890	100%		82,890
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.72					Land Total	93,890

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade C 100	Base	228,892
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	612
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,040
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

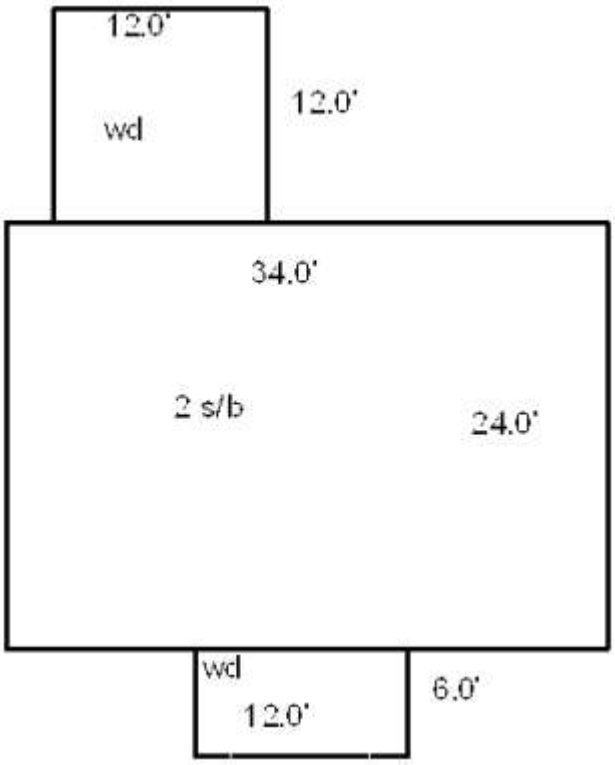
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Below Average	Typical	237,624

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	95%	100%	167,050

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	144	C 100	1.804	Avg-	74%	95%	100%	1.268
WOOD DECK	1985	72	C 100	902	Avg-	74%	95%	100%	634
1.25 ST GARAGE..	1985	624	C 100	26.633	Avg-	95%	95%	100%	24.036
1,632 SFLA							Outbuilding Total		25,938

Accpt Land	93,900	Accepted Bldg	193,000	Total	286,900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Name: SCHLUNTZ, PETER R
SCHLUNTZ, CHERYL A
Map/Lot: 009-036-01
Account: 1640 Card: 1 of 1 Location: 112 ABBOTT RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Gravel

Reference 1 RTOD 18696/48 6/11/21
Reference 2 LOT SIZE: 4.0
Tran/Land/Bldg 101 1 11
X..... MG Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 4.00					Land Total	84,872

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	416 Sqft	Grade C 100	Base	144,047
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% HW BB	Cooling	0% None	Heat	983
Rooms	3	HEARTHS		HEARTHS	800
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-7,920
Attic	Floor & Stairs			Attic	832
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

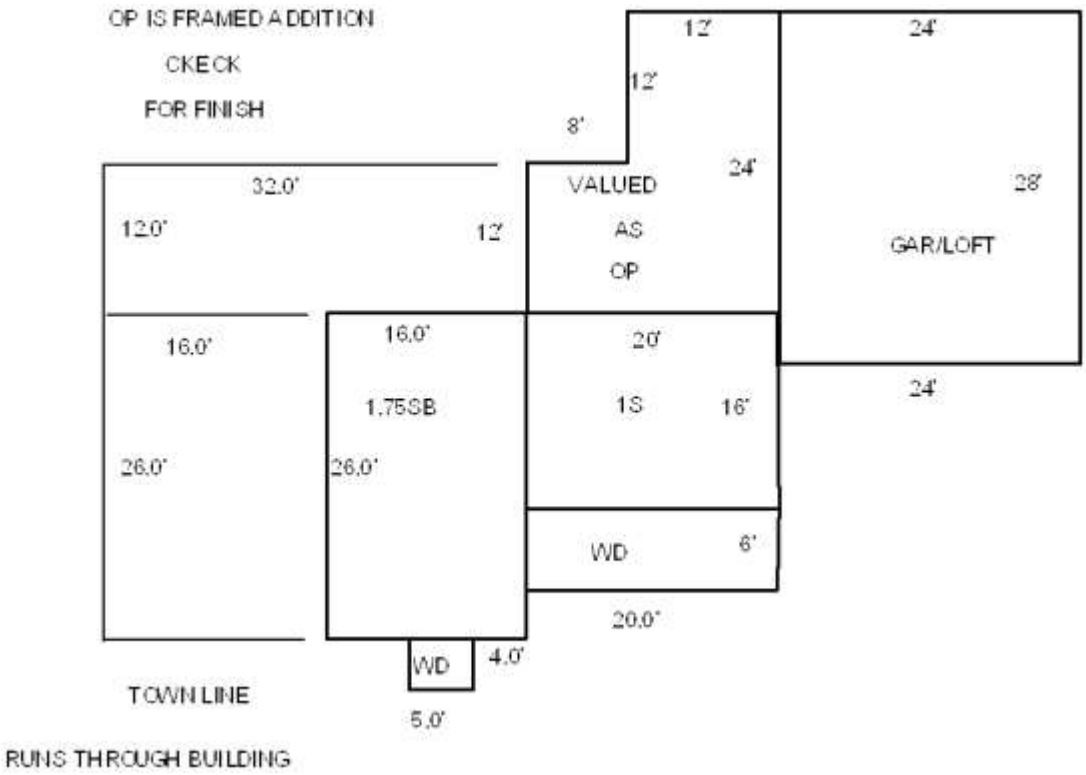
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	Field7	Average	Typical	139,366

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	101,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1990	340	C 100	31.137	Ava.	77%	100%	95%	22.776
Wood Deck	1990	100	C 100	1.253	Ava.	77%	100%	95%	917
WOOD DECK	1982	20	C 100	251	Ava.	77%	100%	95%	183
BSMT ENTRY.....	1982	25	C 100	391	Ava.	77%	100%	95%	286
1.25 ST BARN....	1991	672	C 100	26.706	Ava.	81%	100%	95%	20.550
OPEN PORCH	1982	384	C 100	16.349	Ava.	77%	100%	95%	11.960
1,068 SFLA							Outbuilding Total		56,672

Accpt Land 84,900 Accepted Bldg 158,600 Total 243,500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RUNS THROUGH BUILDING

Account: 1641 Card: 1 of 1 Map/Lot: 008-036-3 Location: FORD QUINT RD

Neighborhood 23	FORD QUINT RD
Tree Growth	2006
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/09/2019
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B3665P0206 TG SEE PLAN FOR 8-
Reference 2	LOT SIZE: 4.8
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.80	Acres-Mixed Wood	436.00	2,093	100%		2,093
Total Acres 4.80				Land Total		2,093

Accpt Land	2,100	Accepted Bldg	0	Total	2,100

Account: 1642 Card: 1 of 1 Map/Lot: 008-020-2 Location: 78 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/29/2009
Sale Price	252,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B3046P0279
Reference 2	LOT SIZE:8.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.70	Acres-Rear Land 1-10	1,710.00	8,841	100%		8,841
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.70					Land Total	116,346

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	960 Sqft	Grade C 100	Base	263,507
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	192 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,802
Heating	100% Forced Warm	Cooling	0% None	Heat	4,800
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

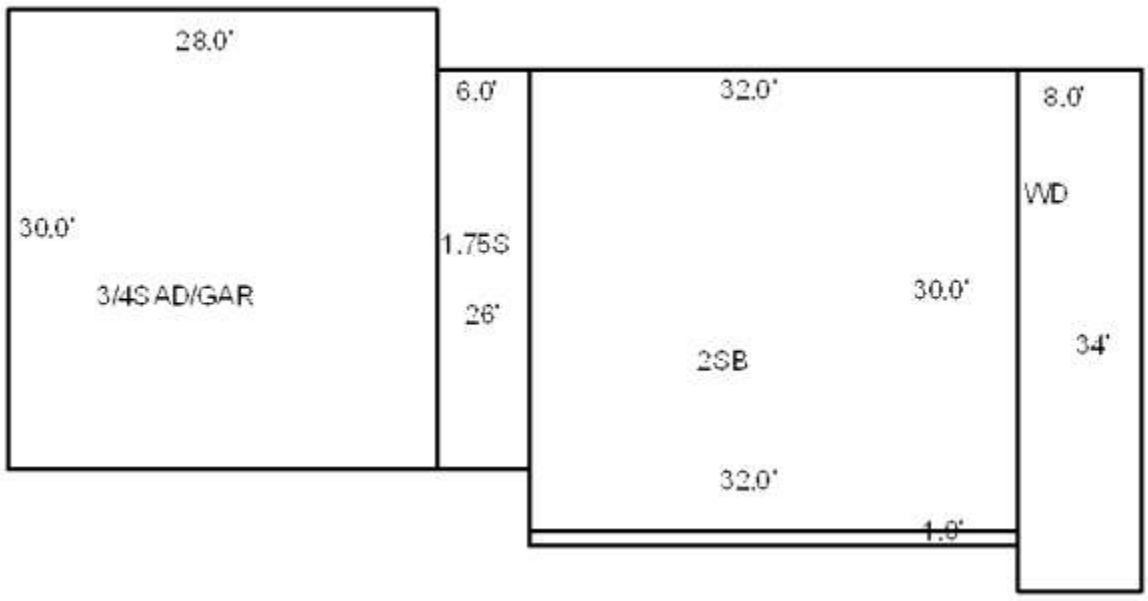
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	290,189

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	95%	212,273

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1982	840	C 100	73.366	Avg.	77%	100%	95%	53.667
1 & 3/4 STORY FR	1982	156	C 100	22.526	Avg.	77%	100%	95%	16.478
ONE STORY FRAME	1982	32	C 100	2.931	Avg.	77%	100%	95%	2.144
Wood Deck	1982	272	C 100	3.408	Avg.	77%	100%	95%	2.493
Frame Shed	1982	96	C 100	1.502	Avg-	70%	100%	95%	998
Frame Garage	1982	1406	C 100	51.235	Avg.	77%	100%	95%	37.478
2,855 SFLA							Outbuilding Total		113,258

Accpt Land	116,300	Accepted Bldg	325,500	Total	441,800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Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B3046P0278
Reference 2 LOT SIZE:9.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.20	Acres-Rear Land 1-10	1,710.00	9,781	100%		9,781
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.20					Land Total	117,286

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	768 Sqft	Grade C 100	Base	226,329
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,608
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

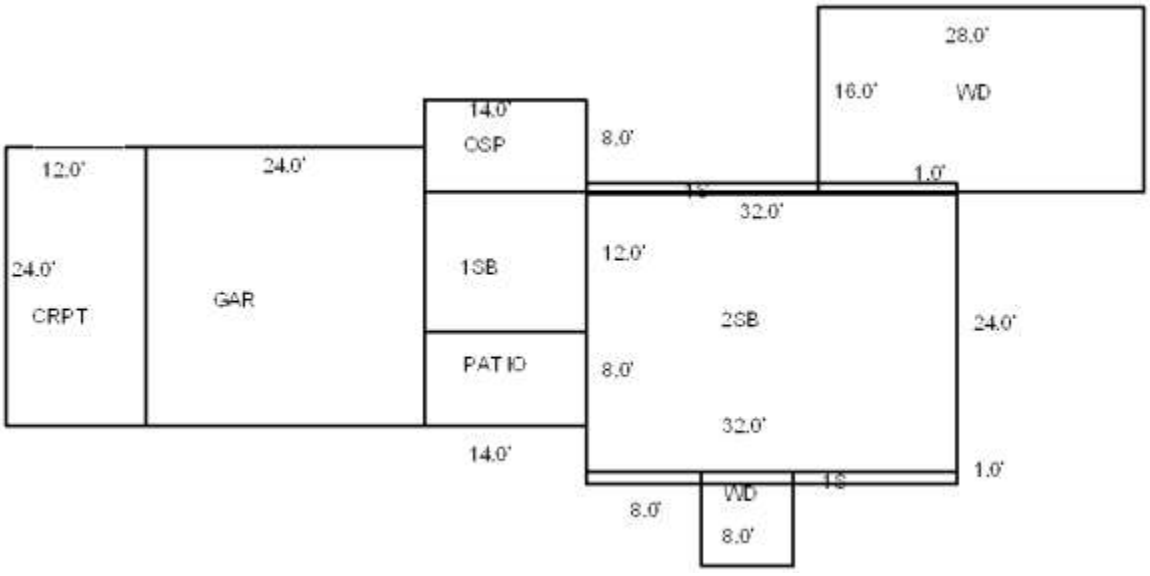
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	245,289

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	78%	100%	95%	181,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CARPORT.....	1983	288	C 100	3.159	Avg.	78%	100%	95%	2.341
Frame Garage	1983	576	C 100	21.347	Avg.	78%	100%	95%	15.818
Patio	1983	112	C 100	701	Avg.	78%	100%	95%	520
1 Story/BSMT	1983	168	C 100	17.751	Avg.	78%	100%	95%	13.154
OPEN SCR PORCH	1983	112	C 100	5.338	Avg.	78%	100%	95%	3.956
ONE STORY FRAME	1983	32	C 100	2.931	Avg.	78%	100%	95%	2.172
1 STORY	1983	32	C 100	2.931	Avg.	78%	100%	95%	2.172
Wood Deck	1983	64	C 100	802	Avg.	78%	100%	95%	595
WOOD DECK	1983	448	C 100	5.613	Avg.	78%	100%	95%	4.159
Frame Shed	1983	160	D 100	2.003	Avg-	70%	100%	95%	1.332
1,768 SFLA							Outbuilding Total		46,219

Accpt Land 117,300 Accepted Bldg 228,000 Total 345,300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WD
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Account: 1644 Card: 1 of 1 Map/Lot: 001-058-2 Location: 114 BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	11/26/2018
Sale Price	299,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17850P372
Reference 2	LOT SIZE: 10.03
Tran/Land/Bldg	101 1 11
X.....	MG Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
9.03	Acres-Rear Land 1-10	2,280.00	22,647	100%		22,647
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 10.03					Land Total	119,101

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	832 Sqft	Grade C 110	Base	239,148
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,373
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,805
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

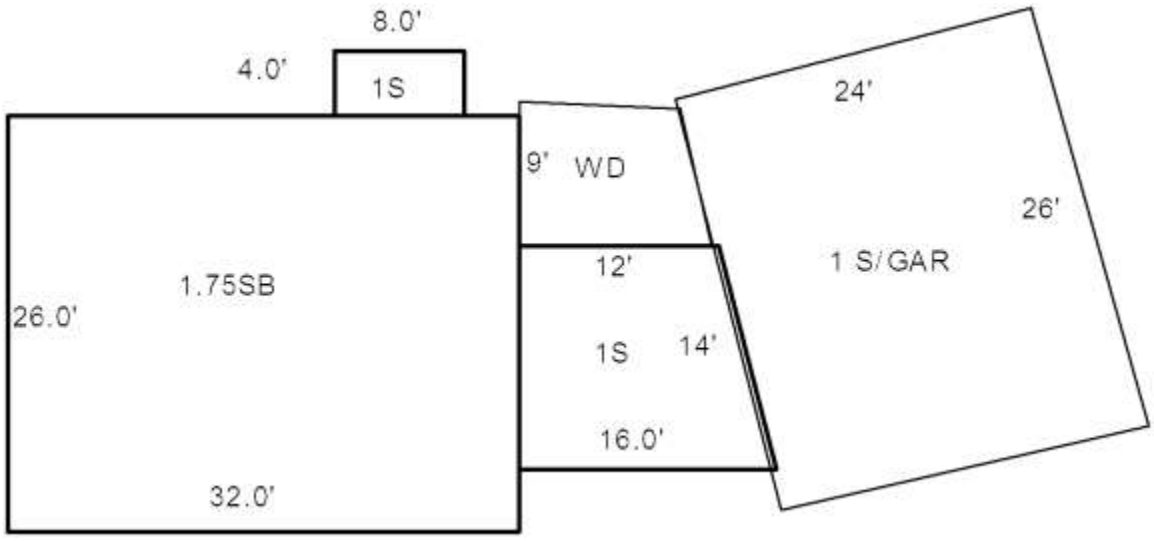
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Above Average	Typical	252,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	198,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1984	32	C 110	3.224	Avg+	83%	100%	95%	2.542
1 STORY	1984	168	C 110	16.924	Avg+	83%	100%	95%	13.345
1.75 ST GARAGE..	1984	624	C 110	36.961	Avg+	83%	100%	95%	29.144
1,656 SFLA							Outbuilding Total		45,031

Accpt Land	119,100	Accepted Bldg	243,700	Total 362,800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WD
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12'
1 S/GAR
1.75SB
26.0'
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14'
16.0'
32.0'

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/22/2012
Sale Price	222,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16443P851
Reference 2	LOT SIZE:3.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.80	Acres-Homesite (Fract)	72,675.00	91,360	100%		91,360
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.80					Land Total	107,035

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base	245,356
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,990
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

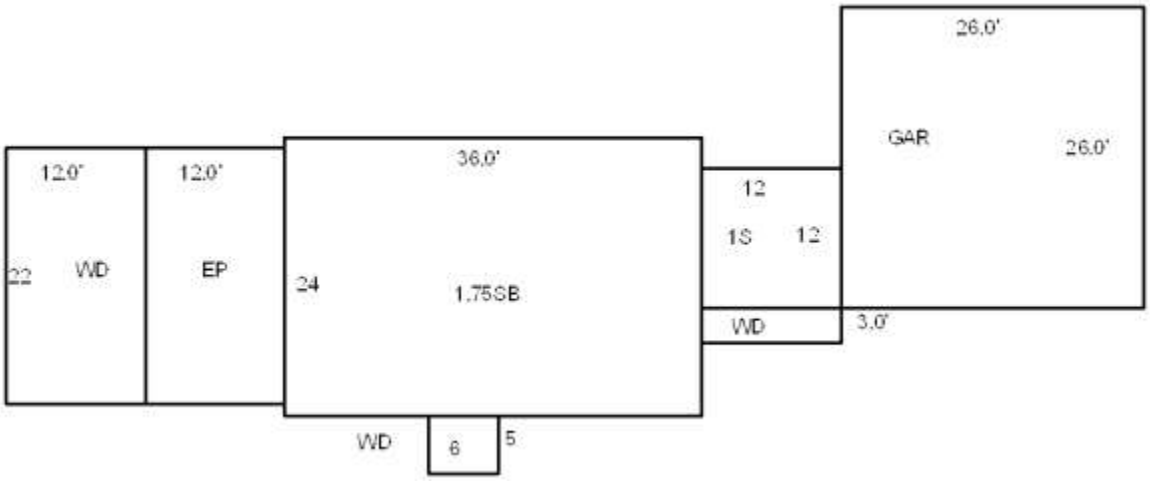
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	GOOD	TYPICAL	Average	Typical	257,580

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	77%	100%	95%	188,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1982	264	C 110	3.639	Ava.	77%	100%	95%	2.662
Encl Frame Porch	1982	264	C 110	23.140	Ava.	77%	100%	95%	16.927
ONE STORY FRAME	1982	144	C 110	14.507	Ava.	77%	100%	95%	10.612
WOOD DECK	1982	36	C 110	496	Ava.	77%	100%	95%	363
Frame Garage	1982	676	C 110	27.443	Ava.	77%	100%	95%	20.074
Wood Deck	1982	30	C 110	414	Ava.	77%	100%	95%	303
Frame Shed	1982	256	C 100	4.006	Ava.	75%	100%	95%	2.854
STABLE	2015	340	C 100	11.855	Ava.	94%	100%	95%	10.587
1,656 SFLA							Outbuilding Total		64,382

Accpt Land	107,000	Accepted Bldg	252,800	Total	359,800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6
5

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9494P0290
Reference 2 LOT SIZE:4.95
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.95	Acres-Rear Land 1-10	1,710.00	1,787	100%		1,787
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.95					Land Total	109,292

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 100	Base	276,084
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,880
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

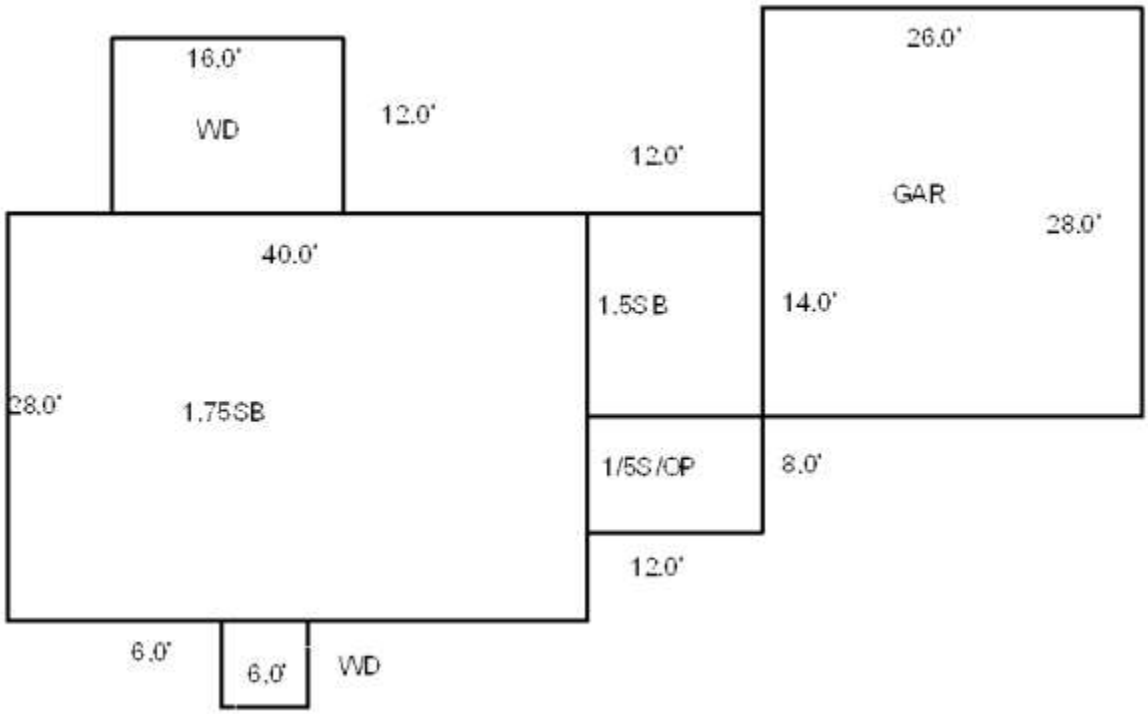
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	299,484

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	244,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1999	168	C 100	24.852	Avg.	86%	100%	95%	20,304
1/2 STORY	1999	96	C 100	3.758	Avg.	86%	100%	95%	3,070
2S Open Fr Porch	1999	96	C 100	5.199	Avg.	86%	100%	95%	4,247
Frame Garage	1999	728	C 100	26.820	Avg.	86%	100%	95%	21,912
Wood Deck	1999	192	C 100	2.406	Avg.	86%	100%	95%	1,966
WOOD DECK	1999	36	C 100	451	Avg.	86%	100%	95%	369
2,260 SFLA							Outbuilding Total		51,868

Accpt Land 109,300 Accepted Bldg 296,500 Total 405,800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Map/Lot: 005-003-4
Account: 1647 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B3690P0130
Reference 2 LOT SIZE:27.5
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	85%	Access	78,055
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
3.50	Acres-Rear 21+	665.00	2,560	100%		2,560
Total Acres 27.50					Land Total	109,875

Accpt Land 109,900 Accepted Bldg 0 Total 109,900

Neighborhood 13 LOWER MAIN

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B3293P0231
Reference 2	LOT SIZE:0.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	74,130.00	80,688	100%		80,688
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.90					Land Total	92,238

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	828 Sqft	Grade C 110	Base	163,589
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,366
Fin. Basement Area	100 Sqft, Grade B	Basement Gar	None	Fin Bsmt	2,574
Heating	100% Electric	Cooling	0% None	Heat	1,139
Rooms	4	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

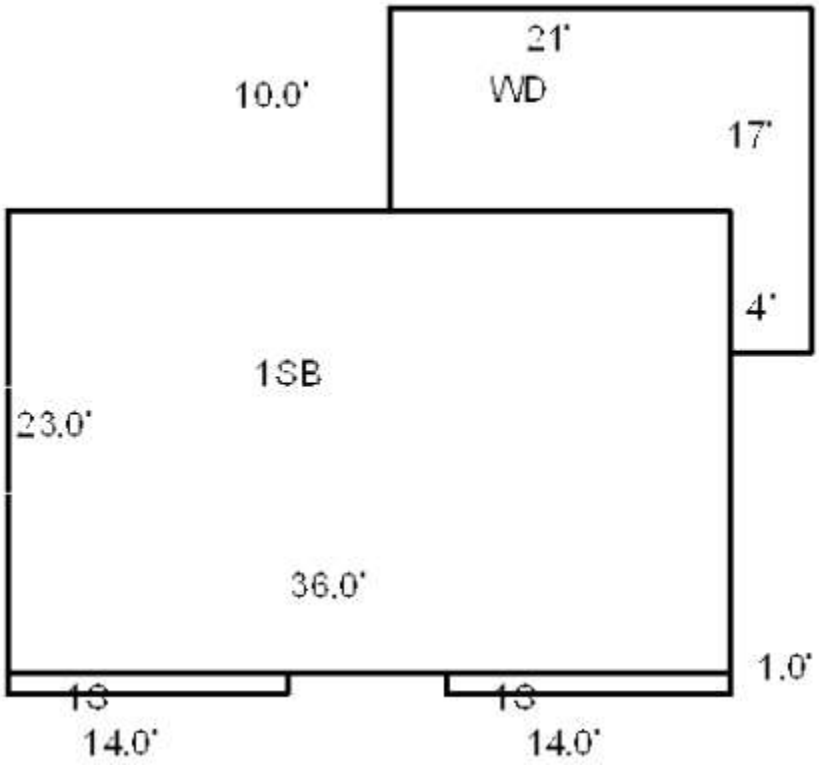
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	169,548

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	138,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1984	238	C 110	3.280	Ava.	78%	100%	105%	2.686
1 STORY	1984	14	C 110	1.410	Ava.	78%	100%	105%	1.155
1 STORY	1984	14	C 110	1.410	Ava.	78%	100%	105%	1.155
Wood Deck	1984	120	C 110	1.654	Ava.	78%	100%	105%	1.354
856 SFLA							Outbuilding Total		6,350

Accpt Land	92,200	Accepted Bldg	145,200	Total	237,400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Name: MILES, DOUGLAS J SR
MILES, LAURIE J
Map/Lot: 010-005-2
Account: 1649 Card: 1 of 1 Location: 353 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/27/2013
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16634P821
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,100 Sqft	Grade C 100	Base	185,268
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,200
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

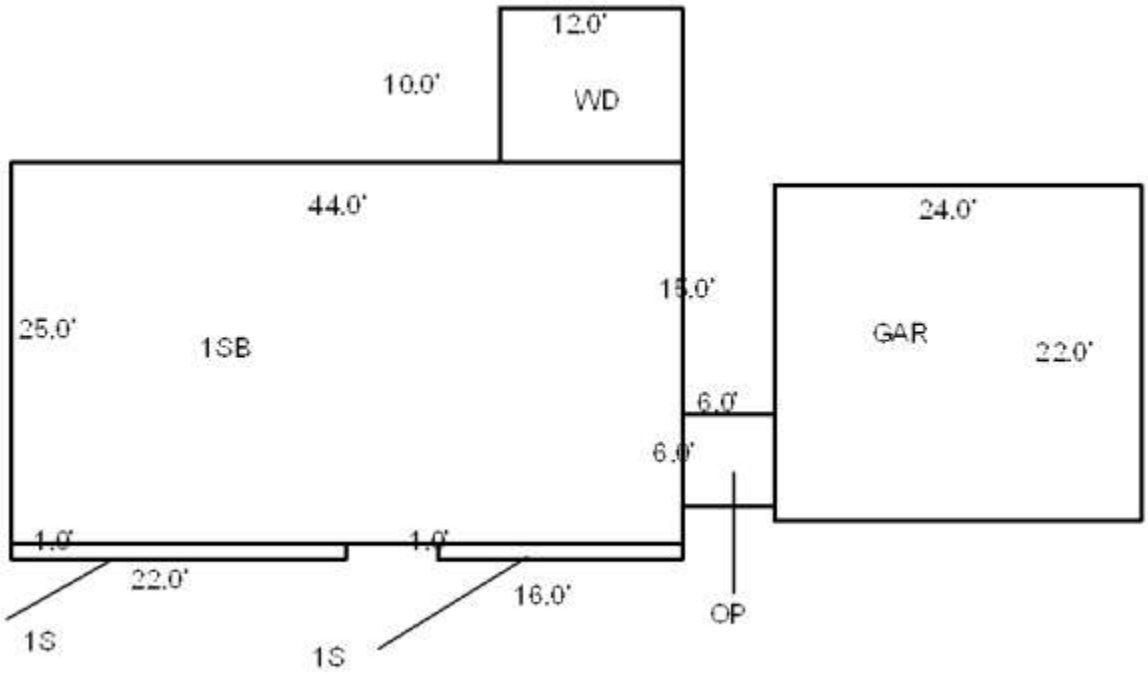
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	189,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	142,533

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1986	120	C 100	1.504	Avg.	79%	100%	95%	1.129
ONE STORY FRAME	1986	22	C 100	2.015	Avg.	79%	100%	95%	1.512
Open Frame Porch	1986	36	C 100	1.521	Avg.	79%	100%	95%	1.142
Frame Garage	1995	528	C 100	19.618	Avg.	79%	100%	95%	14.723
1 STORY	1986	16	C 100	1.465	Avg.	79%	100%	95%	1.099
1,138 SFLA							Outbuilding Total		19,605

Accpt Land 109,400 Accepted Bldg 162,100 Total 271,500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Name: HICKEY, GREGORY J
HICKEY, LORI P
Map/Lot: 010-005-3
Account: 1650 Card: 1 of 1 Location: 347 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B8886P0198
Reference 2	LOT SIZE:5.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.80	Acres-Rear Land 1-10	1,710.00	3,386	100%		3,386
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.80					Land Total	110,891

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	720 Sqft	Grade C 110	Base	223,817
Exterior	COMPOSITION	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,158
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

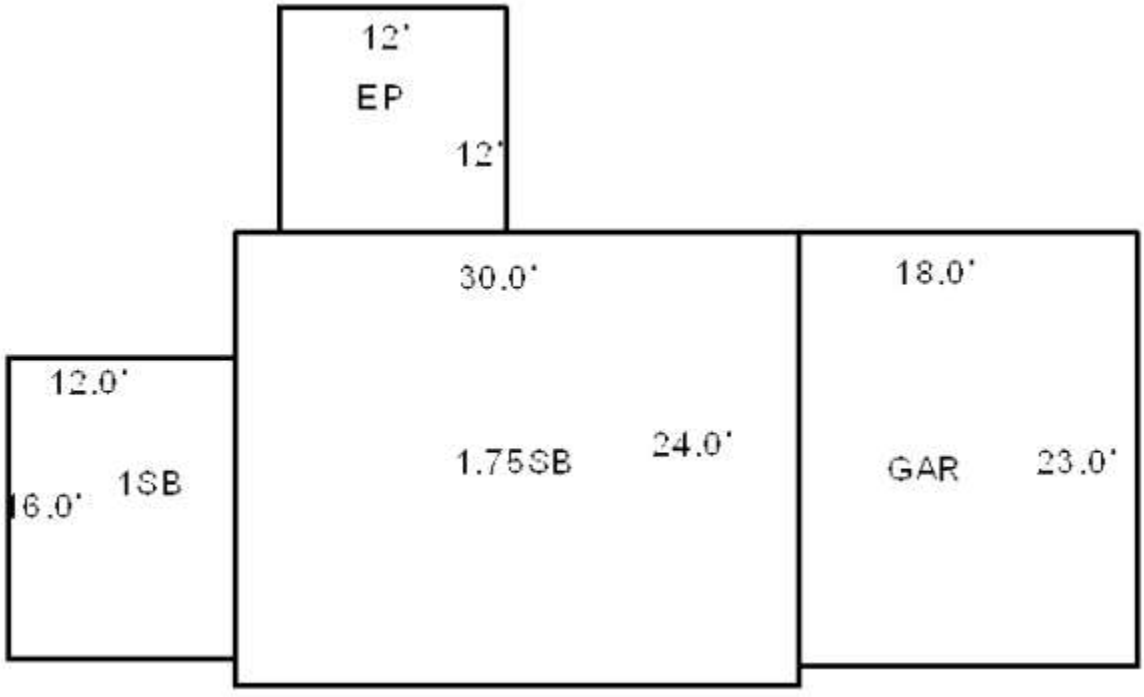
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	244,530

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	185,843

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1987	414	C 110	17.064	Avg.	80%	100%	95%	12,968
1 Story/BSMT	1987	192	C 110	22.316	Avg.	80%	100%	95%	16,960
ENCL. PORCH	1987	144	C 110	12.742	Avg.	80%	100%	95%	9,684
Frame Shed	2022	120	C 110	2.066	Avg.	80%	100%	95%	1,570
1,452 SFLA							Outbuilding Total		41,182

Accpt Land 110,900 Accepted Bldg 227,000 Total 337,900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Name: THYNG, STEVEN
THYNG, CHRISTINE
Map/Lot: 010-005-4
Account: 1651 Card: 1 of 1 Location: 335 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B3747P0001
Reference 2 LOT SIZE:5.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.40	Acres-Rear Land 1-10	1,710.00	2,633	100%		2,633
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.40					Land Total	110,138

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade B 100	Base	325,647
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,415
Rooms	7	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	2			Fireplace	13,371
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

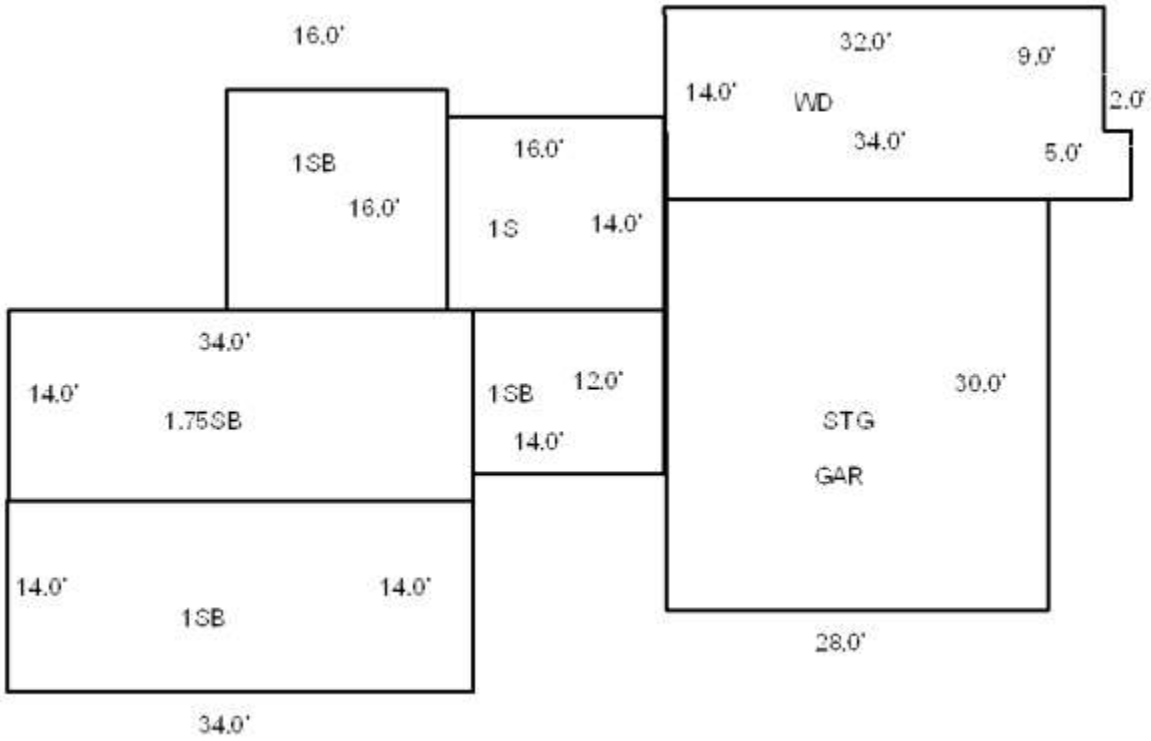
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Above Average	Typical	357,625

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	288,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1987	168	B 100	23.076	Avg+	85%	100%	95%	18.634
ONE STORY FRAME	1987	224	B 100	26.668	Avg+	85%	100%	95%	21.535
1 STORY/BSMT	1987	256	B 100	35.164	Avg+	85%	100%	95%	28.395
Wood Deck	1987	458	B 100	7.461	Avg+	85%	100%	95%	6.025
STORAGE/GAR	1987	840	B 100	46.253	Avg+	85%	100%	95%	37.349
Wood Deck	1987	144	B 100	2.345	Avg+	85%	100%	95%	1.893
Wood Deck	1987	100	B 100	1.629	Avg+	85%	100%	95%	1.316
2,314 SFLA							Outbuilding Total		115,147

Accpt Land 110,100 Accepted Bldg 403,900 Total 514,000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Map/Lot: 010-040-1
Account: 1652 Card: 1 of 1 Location: 174 LINSCOTT HILL RD

Neighborhood 10 LINSCOTT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5395P288
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,416 Sqft	Grade C 110	Base	258,452
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,673
Rooms	5	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

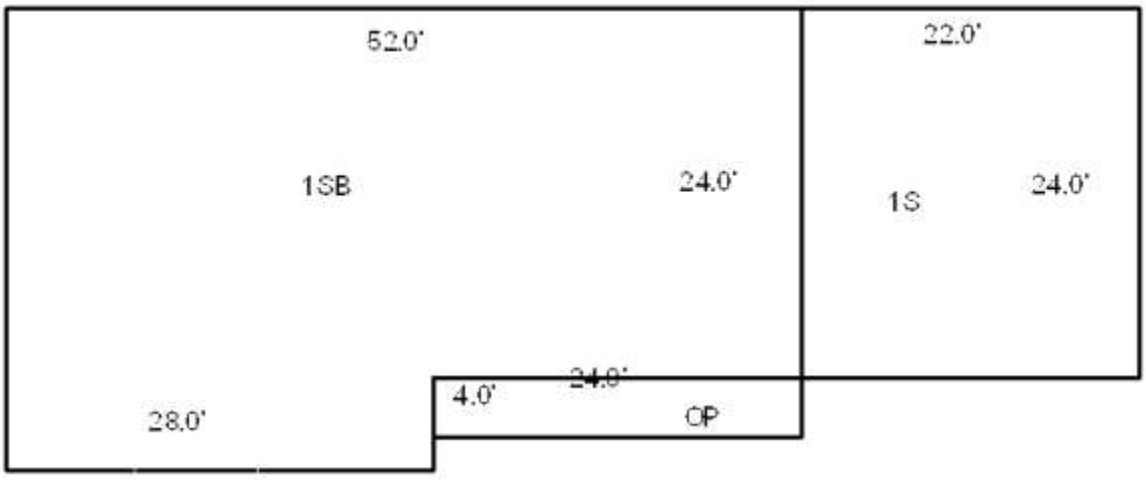
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	GOOD	TYPICAL	Average	Typical	272,149

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	82%	100%	95%	212,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1991	528	C 110	53.189	Avg.	82%	100%	95%	41.434
Open Frame Porch	1991	96	C 110	4.463	Avg.	82%	100%	95%	3.477
Frame Garage	1991	900	C 110	36.315	Avg.	82%	100%	95%	28.289
1,944 SFLA							Outbuilding Total		73,200

Accpt Land 107,500 Accepted Bldg 285,200 Total 392,700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Account: 1653 Card: 1 of 1 Map/Lot: 014-015-2 Location: LOWER MAIN ST

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/29/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	purchased with parcel 014-016 $180500
Reference 2	LOT SIZE:1.83
Tran/Land/Bldg	330 3 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Homesite (Fract)	74,130.00	86,623	10%		8,662
Total Acres 1.83					Land Total	8,662

Accpt Land	8,700	Accepted Bldg	0	Total	8,700

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Reference 1	B6166P328
Reference 2	LOT SIZE: .50
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Ranch	One Story	912 Sqft	Grade C 100	Base	166,449
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,368
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,736
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

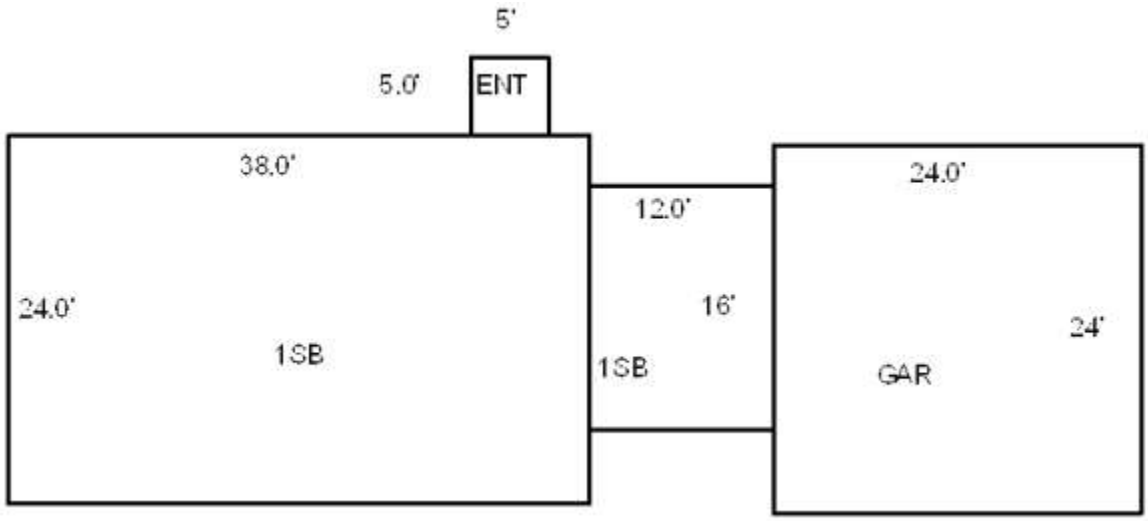
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Above Average	Typical	170,553

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	105%	148,637

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	1982	25	C 100	391	Avg+	83%	100%	105%	341
1 Story/BSMT	1982	192	C 100	20.287	Avg+	83%	100%	105%	17.680
Frame Garage	1982	576	C 100	21.347	Avg+	83%	100%	105%	18.604
1,104 SFLA							Outbuilding Total		36,625

Accpt Land	87,600	Accepted Bldg	185,300	Total	272,900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Name: MARX, LINDA A
MARX, MICHAEL C
Map/Lot: 010-034-1
Account: 1655 Card: 1 of 1 Location: 528 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/14/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13321P037
Reference 2	LOT SIZE:12
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.00	Acres-Rear Land 1-10	1,710.00	15,048	100%		15,048
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.00					Land Total	122,553

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,296 Sqft	Grade C 100	Base	205,356
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,944
Fin. Basement Area	1166 Sqft, Grade C	Basement Gar	None	Fin Bsmt	23,087
Heating	100% Electric	Cooling	0% None	Heat	1,620
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

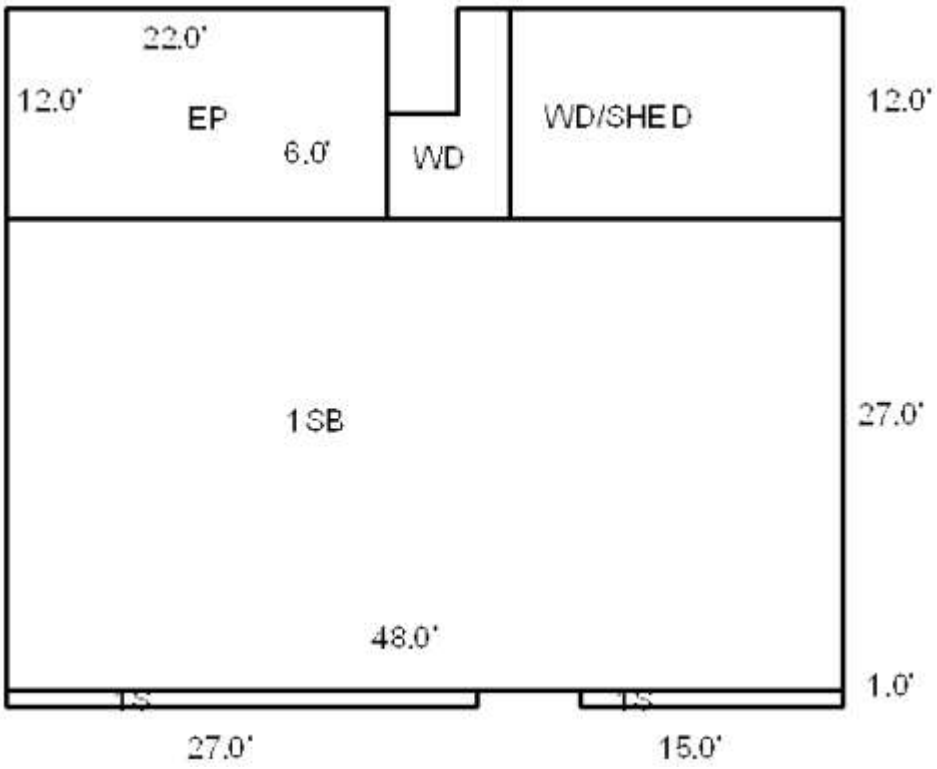
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	245,977

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	186,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1987	264	C 100	21.036	Avg.	80%	100%	95%	15,988
Wood Deck	1987	288	C 100	3.609	Avg.	80%	100%	95%	2,743
Frame Shed	1987	228	C 100	3.568	Avg.	80%	100%	95%	2,711
1 STORY	1987	27	C 100	2.473	Avg.	80%	100%	95%	1,879
1 STORY	1987	15	C 100	1.374	Avg.	80%	100%	95%	1,044
Swimming Pool	1996	648	C 100	12.100	Avg.	99%	100%	95%	11,380
1 Story/BSMT	2004	494	C 100	52.196	Avg.	88%	50%	95%	21,818
1S AD/GAR.....	2004	624	C 100	65.932	Avg.	88%	50%	95%	27,560
2,456 SFLA							Outbuilding Total		85,123

Accpt Land	122,600	Accepted Bldg	272,100	Total	394,700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Name: THOMAS, DARIN L
THOMAS, TONYA
Map/Lot: 005-012-08
Account: 1656 Card: 1 of 1 Location: 42 CLARK RD

Neighborhood 68 CLARK

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/21/2022
Sale Price	492,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B3203P0319
Reference 2	LOT SIZE:5.43
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.43	Acres-Rear Land 1-10	1,710.00	2,690	100%		2,690
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.43					Land Total	110,195

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,008 Sqft	Grade C 100	Base	272,802
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,048
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

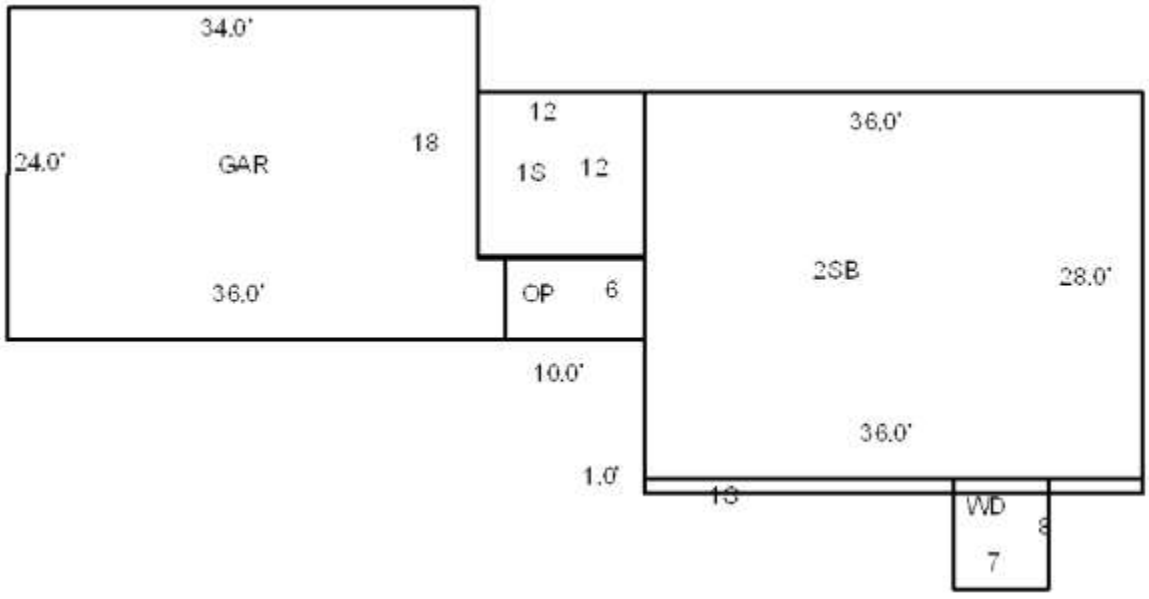
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	290,922

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	221,101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	828	C 100	30.421	Avg.	80%	100%	95%	23,120
ONE STORY FRAME	1988	144	C 100	13.188	Avg.	80%	100%	95%	10,022
Open Frame Porch	1988	60	C 100	2.536	Avg.	80%	100%	95%	1,928
1 STORY	1988	36	C 100	3.297	Avg.	80%	100%	95%	2,506
Wood Deck	1988	56	C 100	702	Avg.	80%	100%	95%	534
Frame Shed	1970	512	C 100	8.013	Avg.	80%	100%	95%	6,090
2,196 SFLA							Outbuilding Total		44,200

Accpt Land 110,200 Accepted Bldg 265,300 Total 375,500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Name: MORROW, BRUCE D
MORROW, COLLEEN A
Map/Lot: 005-038-2
Account: 1657 Card: 1 of 1 Location: 734 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/22/2016
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17220P504
Reference 2	LOT SIZE:3.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.60	Acres-Homesite (Fract)	72,675.00	90,867	100%		90,867
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.60					Land Total	106,542

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	960 Sqft	Grade B 100	Base	349,411
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	6,240
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

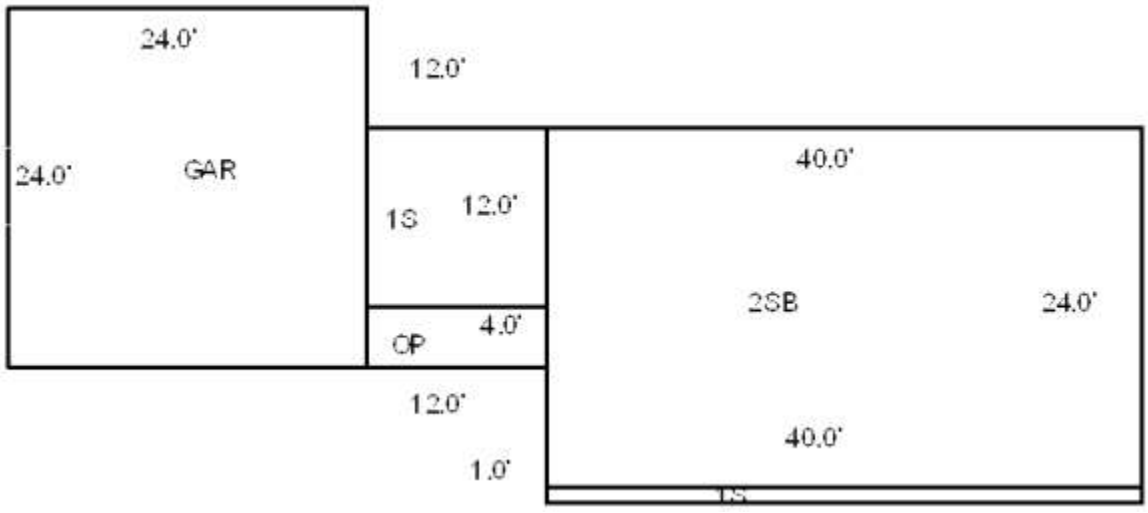
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Good	Typical	375,723

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	278,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	0	576	B 100	27.751	Good	78%	100%	95%	20.564
Open Frame Porch	0	48	B 100	2.636	Good	78%	100%	95%	1.953
ONE STORY FRAME	0	144	B 100	17.144	Good	78%	100%	95%	12.703
1 STORY	0	40	B 100	4.762	Good	78%	100%	95%	3.528
Frame Shed	2016	144	C 100	2.254	Avg.	95%	100%	95%	2.034
Frame Shed	2016	140	C 100	2.191	Avg.	95%	100%	95%	1.977
Frame Shed	2016	320	C 100	5.008	Avg.	95%	100%	95%	4.520
2,104 SFLA							Outbuilding Total		47,279

Accpt Land 106,500 Accepted Bldg 325,700 Total 432,200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Name: BRIGGS, KERRY D
BRIGGS, DEBORAH L
Map/Lot: 010-004-4
Account: 1658 Card: 1 of 1 Location: 376 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B3083P0075
Reference 2 LOT SIZE: 13.1
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.10	Acres-Rear Land 1-10	1,710.00	17,117	100%		17,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 13.10					Land Total	124,622

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	612 Sqft	Grade C 110	Base	179,778
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Crawl	Basement	505
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,525
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

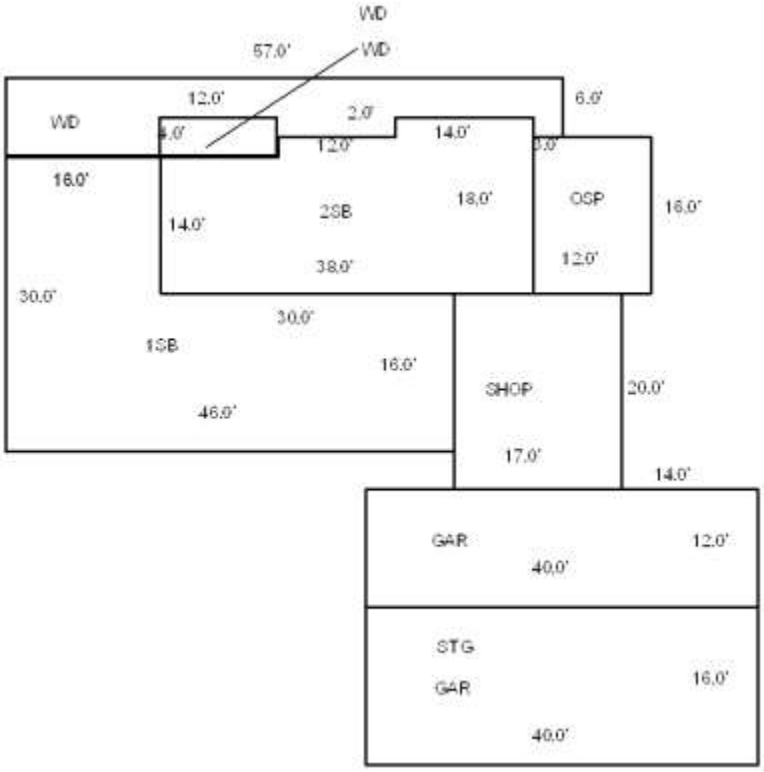
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Above Average	Typical	201,959

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	161,163

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1986	960	C 110	111.577	Avg+	84%	100%	95%	89.039
Wood Deck	1986	370	C 110	5.100	Avg+	84%	100%	95%	4.070
1 STORY/BASEMENT	1986	192	C 110	22.316	Avg+	84%	100%	95%	17.808
SHOP	1986	340	C 110	8.228	Avg+	84%	100%	95%	6.566
Frame Garage	1986	480	C 110	19.679	Avg+	84%	100%	95%	15.704
STORAGE/GAR	1986	640	C 110	30.025	Avg+	84%	100%	95%	23.960
WOOD DECK	1986	48	C 110	661	Avg+	84%	100%	95%	527
STORAGE	2005	1200	C 100	15.036	Avg.	88%	100%	95%	12.570
2,070 SFLA							Outbuilding Total		170,244

Accpt Land 124,600 Accepted Bldg 331,400 Total 456,000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Name: LITTLE, BRET
LITTLE, TEARSA
Map/Lot: 008-066-1
Account: 1659 Card: 1 of 1 Location: 36 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	OPEN PERMITS

Sale Data

Sale Date	07/08/2022
Sale Price	960,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:6.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.20	Acres-Rear Land 1-10	1,710.00	4,138	100%		4,138
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.20					Land Total	111,643

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade B 90	Base	243,565
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,278
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,111
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Floor & Stairs			Attic	1,704
FirePlaces	1			Fireplace	7,079
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

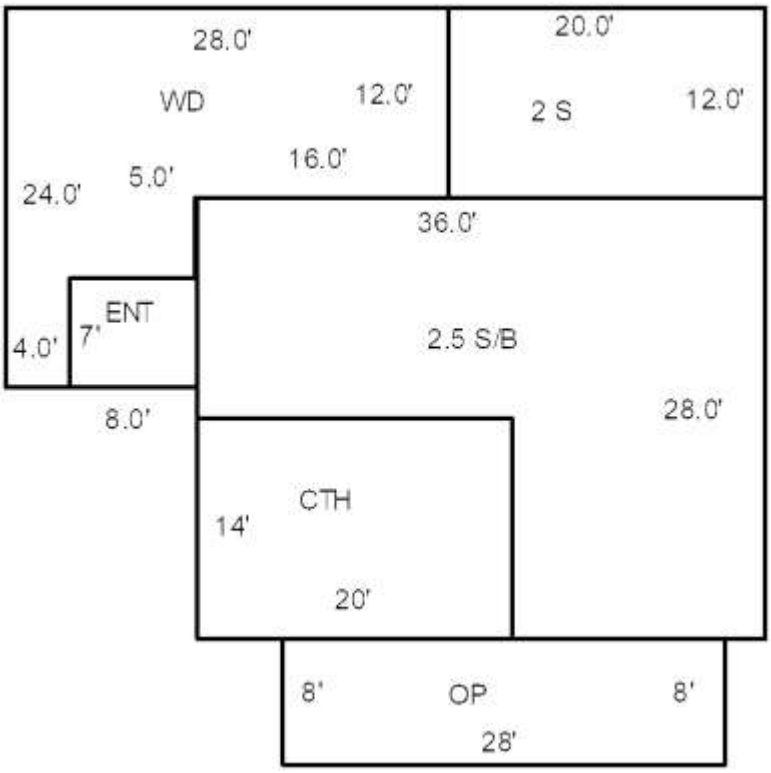
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	274,181

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	205,773

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	480	C 100	6.014	Avg.	77%	100%	95%	4.399
TWO STORY FRAME	1985	240	B 90	45.492	Avg.	79%	100%	95%	34.142
Frame Shed	1985	120	C 100	1.878	Avg.	77%	100%	95%	1.374
Frame Shed	1985	480	C 100	7.512	Avg.	77%	100%	95%	5.495
STABLE	1985	1600	C 100	51.306	Avg+	81%	100%	95%	39.480
Open Frame Porch	1985	224	B 90	11.075	Avg.	79%	100%	95%	8.312
CATH XTRA FEATURE	1985	280	B 90	4.661	Avg.	79%	100%	95%	3.498
1,936 SFLA							Outbuilding Total		96,700

Accpt Land 111,600 Accepted Bldg 302,500 Total 414,100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CTH
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8'
28'

Account: 1660 Card: 1 of 1 Map/Lot: 008-066-2 Location: 781 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticSeptic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B16163P126
Reference 2	LOT SIZE:3.67
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	09/12/2011
Sale Price	74,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade B 90	Base	345,406
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	None	Basement	351
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,424
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Floor & Stairs			Attic	2,808
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

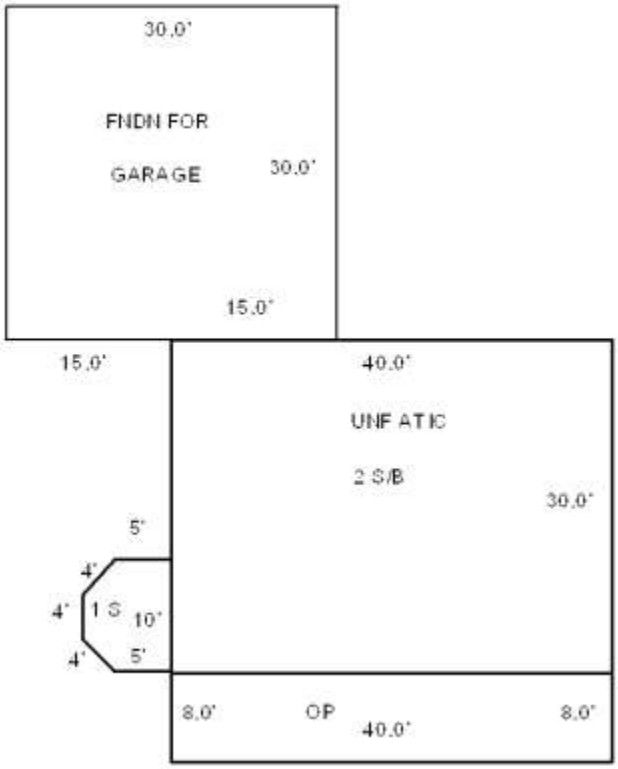
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	372,433

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	93%	100%	95%	329,045

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2012	70	B 90	7.501	Avg.	93%	100%	95%	6.627
Open Frame Porch	2012	320	B 90	15.822	Avg.	93%	100%	95%	13.978
Frame Garage	2012	900	B 90	38.626	Avg.	93%	10%	95%	3.412
2,470 SFLA							Outbuilding Total		24,017

Accpt Land	106,700	Accepted Bldg	353,100	Total	459,800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Name: MCMAHON, DENNIS R
MCMAHON, GLORIA M
Map/Lot: 008-066-3
Account: 1661 Card: 1 of 1 Location: 793 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B3404P0012
Reference 2	LOT SIZE:3.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.75	Acres-Homesite (Fract)	72,675.00	91,239	100%		91,239
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.75					Land Total	106,914

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	780 Sqft	Grade C 110	Base	244,332
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,287
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,148
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

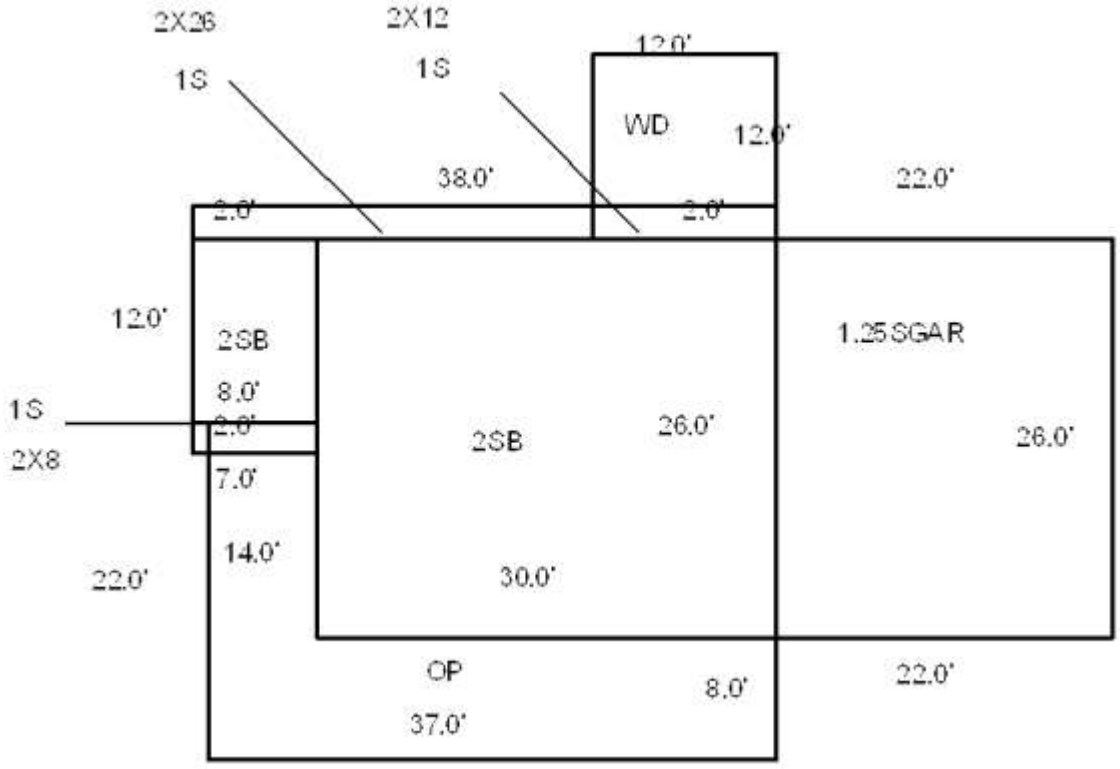
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	266,167

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	199,758

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1985	572	C 110	26.927	Avg.	79%	100%	95%	20.208
1 STORY	1985	76	C 110	7.656	Avg.	79%	100%	95%	5.746
2 Story/BSMT	1985	96	C 110	17.852	Avg.	79%	100%	95%	13.398
1 STORY	1985	16	C 110	1.612	Avg.	79%	100%	95%	1.209
Open Frame Porch	1985	394	C 110	18.315	Avg.	79%	100%	95%	13.746
Wood Deck	1985	144	C 110	1.984	Avg.	79%	100%	95%	1.489
Wood Deck	1985	72	D 100	722	Avg.	79%	100%	95%	542
Jacuzzi #	1985	1	C 110	3.630	Avg.	79%	100%	95%	2.725
1,844 SFLA							Outbuilding Total		59,063

Accpt Land 106,900 Accepted Bldg 258,800 Total 365,700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Name: DUPUIS, ROBERT L
DUPUIS, LINDA M
Map/Lot: 008-066-4
Account: 1662 Card: 1 of 1 Location: 803 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B3341P0001
Reference 2	LOT SIZE:3.89
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.89	Acres-Homesite (Fract)	72,675.00	91,574	100%		91,574
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.89					Land Total	107,249

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	936 Sqft	Grade C 110	Base	259,322
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,405
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

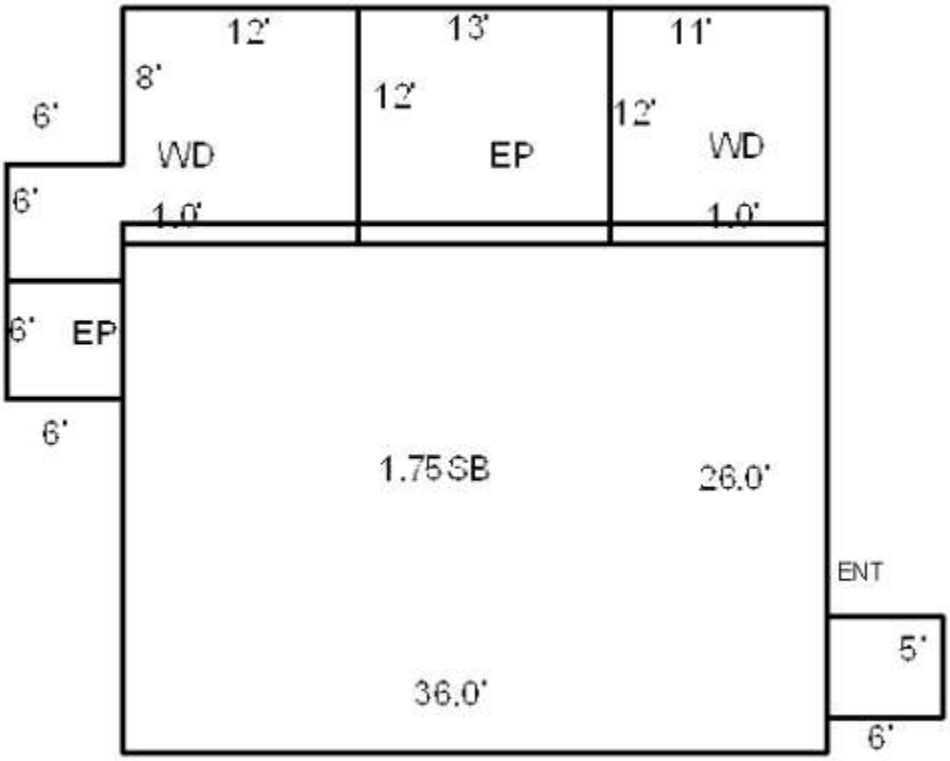
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	278,767

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	209,215

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1985	36	C 110	3.627	Ava.	79%	100%	95%	2.722
Wood Deck	1985	132	C 110	1.819	Ava.	79%	100%	95%	1.365
Encl Frame Porch	1985	156	C 110	13.673	Ava.	79%	100%	95%	10.262
WOOD DECK	1985	168	C 110	2.316	Ava.	79%	100%	95%	1.738
BSMT ENTRY.....	1985	30	C 110	517	Ava.	79%	100%	95%	388
ENCL. PORCH	1985	36	C 110	3.276	Ava.	79%	100%	95%	2.459
1.25 ST GARAGE..	2016	2400	C 100	100.194	Ava.	95%	100%	95%	90.425
1,674 SFLA							Outbuilding Total		109,359

Accpt Land	107,200	Accepted Bldg	318,600	Total	425,800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Name: MATTHEWS, MANDY M
BOE, OLAV L

Map/Lot: 008-066-5
Account: 1663 Card: 1 of 1 Location: 819 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/06/2018
Sale Price	269,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17860P402
Reference 2	LOT SIZE:4.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.94	Acres-Rear Land 1-10	1,710.00	1,768	100%		1,768
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.94					Land Total	109,273

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,466 Sqft	Grade C 105	Base	253,493
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,309
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,618
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,088
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,353
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

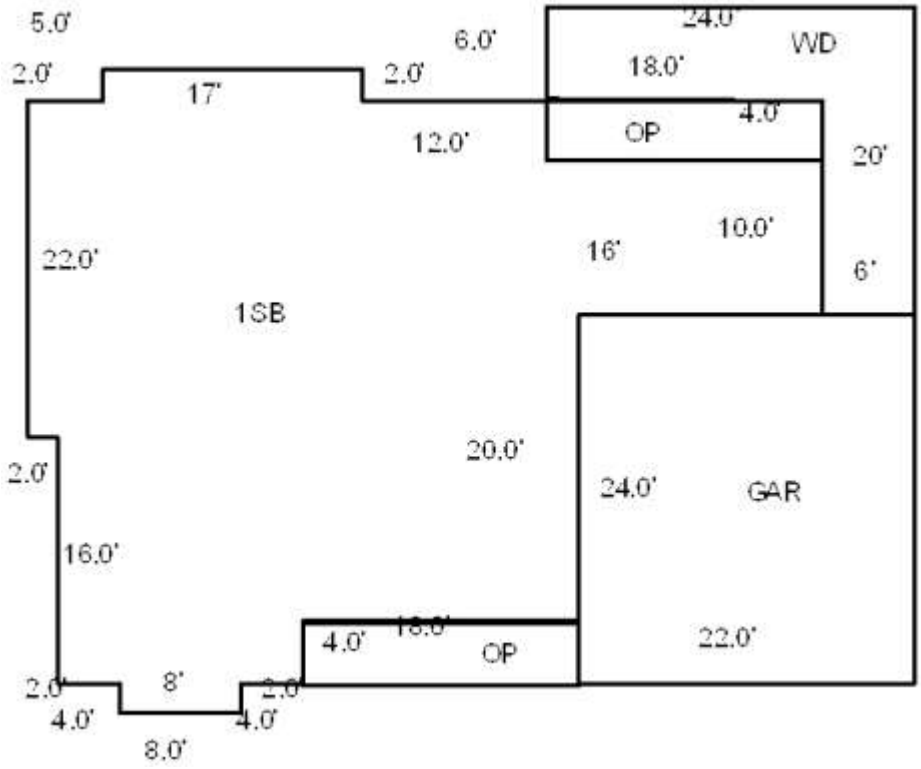
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	277,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	211,174

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1988	72	C 105	3.195	Avg.	80%	100%	95%	2.428
Wood Deck	1988	228	C 105	3.000	Avg.	80%	100%	95%	2.280
Frame Garage	1988	528	C 105	20.599	Avg.	80%	100%	95%	15.655
OPEN SCR PORCH	1988	72	C 105	3.830	Avg.	80%	100%	95%	2.911
Frame Shed	2000	160	C 105	2.629	Avg.	80%	100%	95%	1.998
1,466 SFLA							Outbuilding Total		25,272

Accpt Land	109,300	Accepted Bldg	236,400	Total 345,700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Name: SYLVAIN, BERNARD R
SYLVAIN, CAROL B
Map/Lot: 008-066-6
Account: 1664 Card: 1 of 1 Location: 825 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Steep
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	07/27/2004
Sale Price	80,000
Sale Type	Land Only
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	RTODD 9/6/2022
Reference 2	LOT SIZE:5.69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.69	Acres-Rear Land 1-10	1,710.00	3,179	100%		3,179
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.69					Land Total	110,684

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	672 Sqft	Grade B 90	Base	227,865
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,128
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	18,533
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,079
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

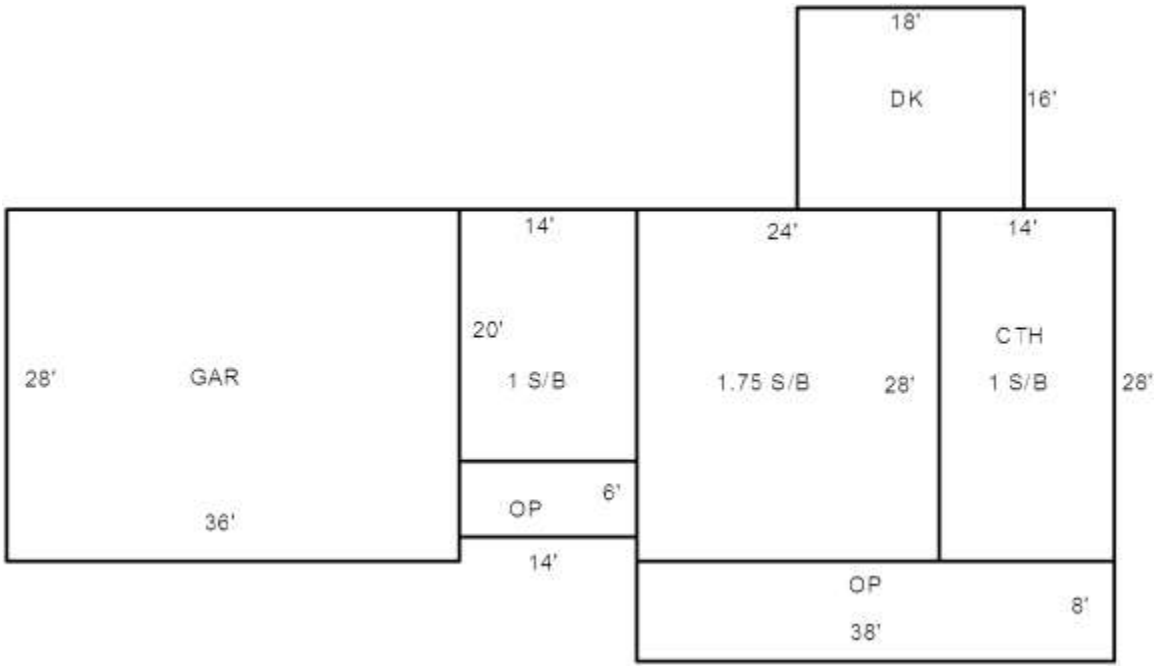
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	258,784

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	218,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2005	392	B 90	54.986	Avg.	89%	100%	95%	46.491
1 STORY/BASEMENT	2005	280	B 90	34.614	Avg.	89%	100%	95%	29.266
1 STORY GARAGE..	2005	1008	B 90	43.177	Avg.	89%	100%	95%	36.507
Open Frame Porch	2005	304	B 90	15.031	Avg.	89%	100%	95%	12.709
OPEN PORCH	2005	84	B 90	4.295	Avg.	89%	100%	95%	3.632
Wood Deck	2005	288	B 90	4.223	Avg.	89%	100%	95%	3.570
1,848 SFLA							Outbuilding Total		132,175

Accpt Land 110,700 Accepted Bldg 351,000 Total 461,700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Name: JORDAN, SCOTT E
JORDAN, AIMEE M
Map/Lot: 008-066-7
Account: 1665 Card: 1 of 1 Location: 849 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B9904P301
Reference 2	LOT SIZE:5.42
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.42	Acres-Rear Land 1-10	1,710.00	2,671	100%		2,671
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.42					Land Total	110,176

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,160 Sqft	Grade C 100	Base	324,678
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	1,620
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	4,320
Rooms	7	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

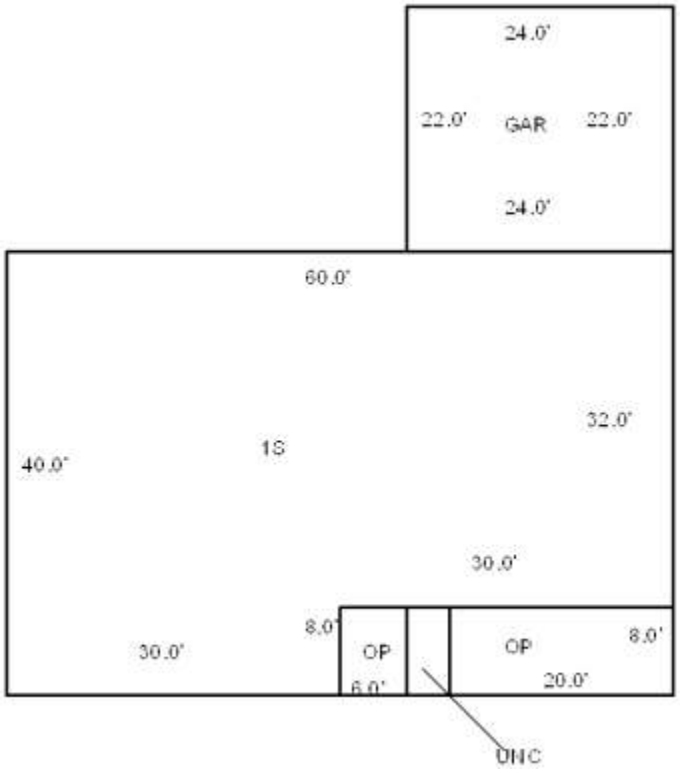
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	2003	TYPICAL	TYPICAL	Above Average	Typical	340,138

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	271,430

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1986	528	C 100	19.618	Avg+	84%	100%	95%	15,655
Open Frame Porch	1986	160	C 100	6.762	Avg+	84%	100%	95%	5,396
OPEN PORCH	1986	48	C 100	2.149	Avg+	84%	100%	95%	1,715
1 STORY	1986	32	C 100	2.931	Avg+	84%	100%	95%	2,339
2,192 SFLA							Outbuilding Total		25,105

Accpt Land	110,200	Accepted Bldg	296,500	Total	406,700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Name: LEVESQUE, NATHAN W
LEVESQUE, BRITTANY A
Map/Lot: 008-069-01
Account: 1666 Card: 1 of 1 Location: 844 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	02/14/2019
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17894P725
Reference 2	LOT SIZE: 2.52
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.52	Acres-Homesite (Fract)	76,500.00	92,298	100%		92,298
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.52					Land Total	108,798

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	800 Sqft	Grade C 100	Base	237,176
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,800
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

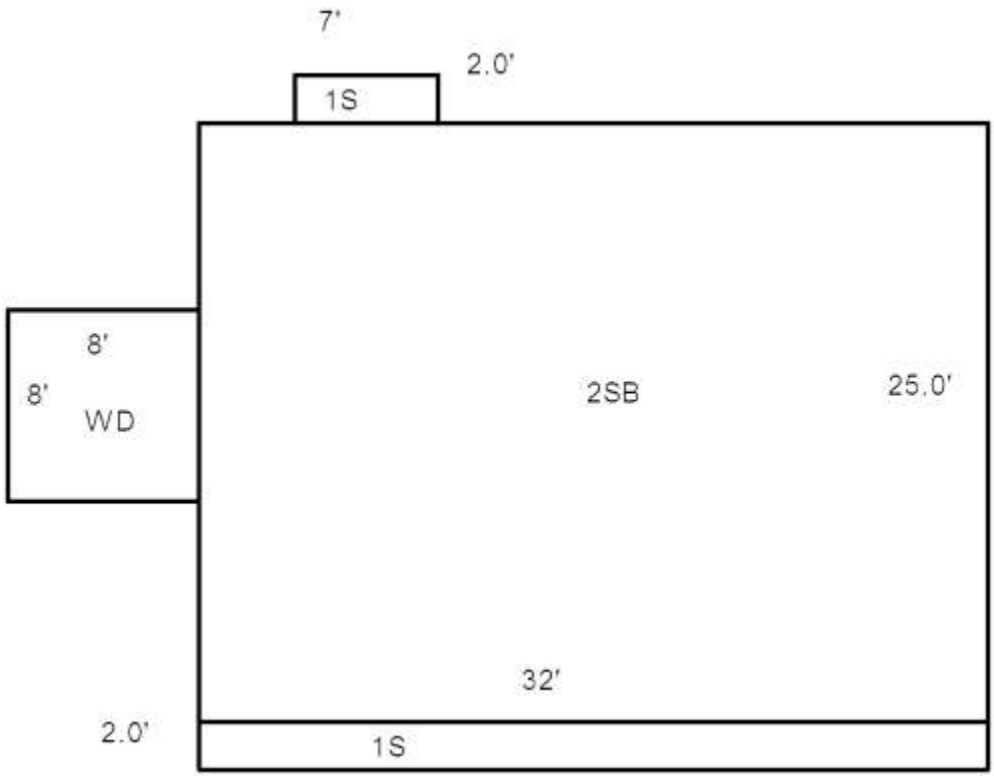
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Good	Typical	256,376

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	100%	223,047

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1986	66	C 100	6.044	Good	87%	100%	100%	5.258
1 STORY	1986	14	C 100	1.282	Good	87%	100%	100%	1.115
Wood Deck	1986	64	C 100	802	Good	87%	100%	100%	698
1,680 SFLA							Outbuilding Total		7,071

Accpt Land	108,800	Accepted Bldg	230,100	Total	338,900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1S
8'
8'
WD
2SB
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32'
2.0'
1S

Account: 1667 Card: 1 of 1 Map/Lot: 008-069-02 Location: 832 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/17/2005
Sale Price	282,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14578P265
Reference 2	LOT SIZE:2.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.40	Acres-Homesite (Fract)	76,500.00	91,849	100%		91,849
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.40					Land Total	108,349

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	960 Sqft	Grade C 100	Base	247,038
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,040
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

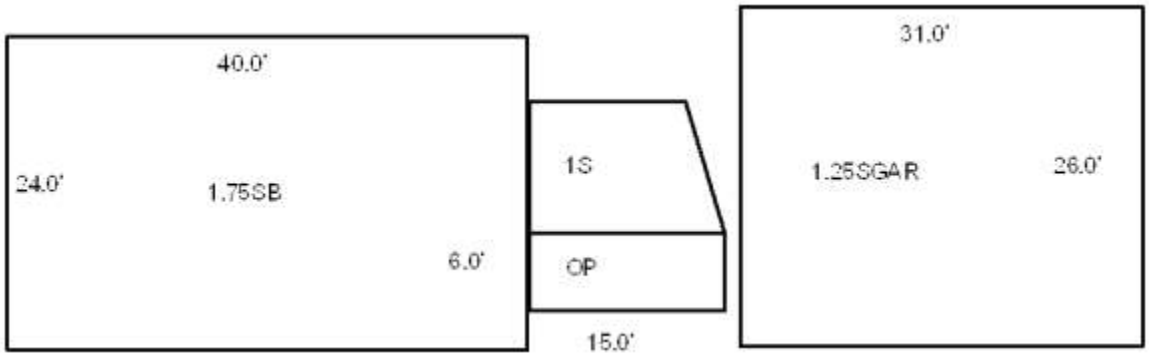
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	259,598

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	205,082

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1985	135	C 100	12.363	Avg.	79%	100%	100%	9.767
Open Frame Porch	1985	90	C 100	3.803	Avg.	79%	100%	100%	3.004
1.25 ST GARAGE..	1985	806	C 100	34.171	Avg.	79%	100%	100%	26.995
Frame Shed	1987	168	C 100	2.629	Avg.	79%	100%	100%	2.077
1,815 SFLA								Outbuilding Total	41,843

Accpt Land	108,300	Accepted Bldg	246,900	Total	355,200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24.0'
1.75SB
6.0'
1S
OP
15.0'
31.0'
1.25SGAR
26.0'

Name: CALLAGHAN, JANICE L
O'BRIEN, ERIC H
Map/Lot: 008-069-03
Account: 1668 Card: 1 of 1 Location: 826 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/06/2019
Sale Price	296,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18118P505
Reference 2	LOT SIZE:2.27
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.27	Acres-Homesite (Fract)	76,500.00	91,339	100%		91,339
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.27					Land Total	107,839

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	960 Sqft	Grade C 100	Base	230,569
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,880
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

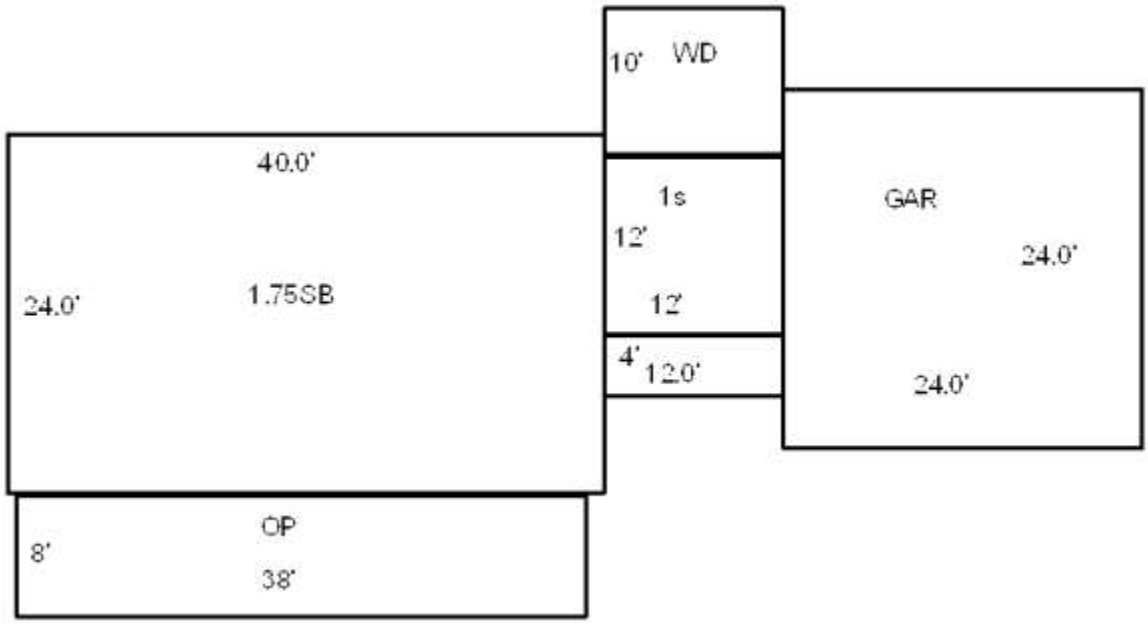
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	240,969

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	190,366

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	168	C 100	2.105	Avg.	79%	100%	100%	1.663
Open Frame Porch	1985	304	C 100	12.847	Avg.	79%	100%	100%	10.149
Frame Garage	2009	576	C 100	21.347	Avg.	79%	100%	100%	16.864
ONE STORY FRAME	2009	144	C 100	13.188	Avg.	79%	100%	100%	10.419
1,584 SFLA							Outbuilding Total		39,095

Accpt Land	107,800	Accepted Bldg	229,500	Total	337,300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40.0'
1s
12'
GAR
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24.0'
1.75SB
12'
4'
12.0'
24.0'
OP
8'
38'

Name: BANGERT, TYLER M
BANGERT, KATHERINE
Map/Lot: 008-069-04
Account: 1669 Card: 1 of 1 Location: 816 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/13/2015
Sale Price	125,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Lender
Validity	Distressed Sale

Reference 1	
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	76,500.00	92,225	100%		92,225
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.50					Land Total	108,725

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	690 Sqft	Grade C 100	Base	215,450
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,035
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,450
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

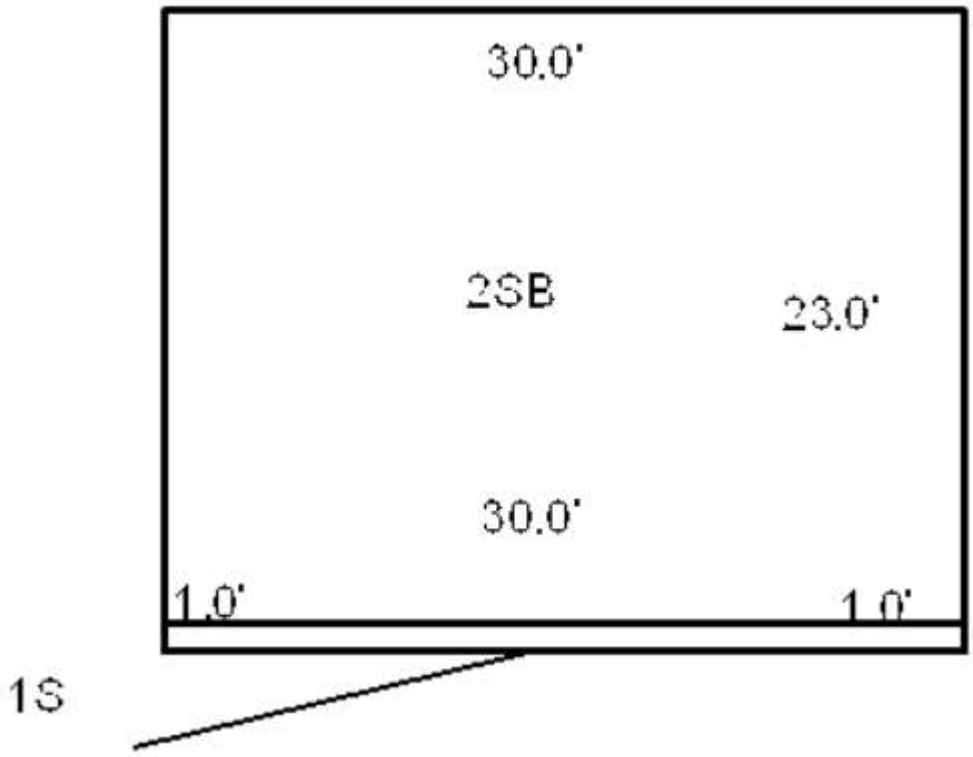
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Good	Typical	225,215

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	50%	100%	97,969

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1986	30	C 100	2.747	Good	87%	50%	100%	1.195
Wood Deck	1986	64	C 100	802	Good	87%	50%	100%	349
1,410 SFLA							Outbuilding Total		1,544

Accpt Land 108,700 Accepted Bldg 99,500 Total 208,200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Map/Lot: 008-069-05
Account: 1670 Card: 1 of 2 Location: 810 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B12761P099
Reference 2 LOT SIZE:2.9
Tran/Land/Bldg 109 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Homesite (Fract)	76,500.00	93,604	100%		93,604
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.90					Land Total	110,104

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	960 Sqft	Grade C 100	Base	251,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,040
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1970	0	TYPICAL	TYPICAL	Average	Typical	264,539

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	100%	187,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1970	120	D 100	1.203	Avg-	62%	100%	100%	746
1,680 SFLA								Outbuilding Total	746

Accpt Land 110,100 Accepted Bldg 188,600 Total 298,700

SEE CARD #2 FOR GARAGE

Map/Lot: 008-069-05
Account: 1670 Card: 2 of 2 Location: 810 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

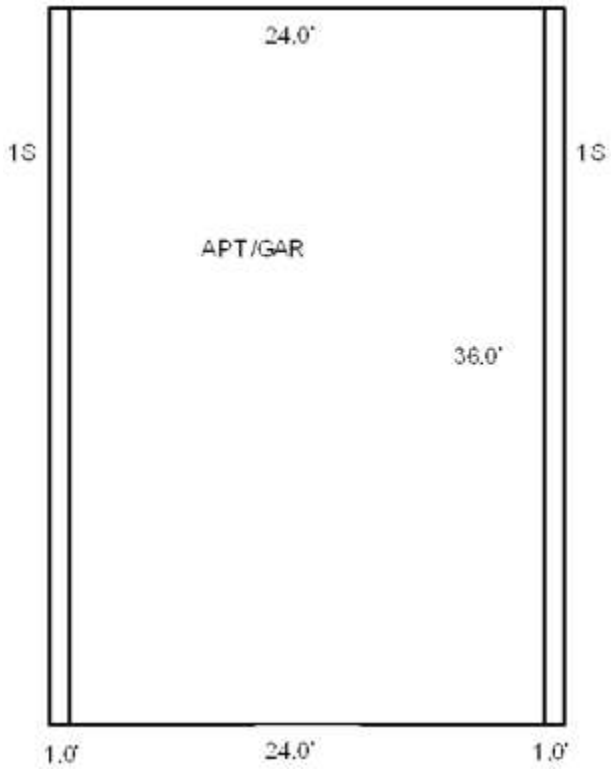
Zoning/Use SHORELAND RESIDENTIAL
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B9548P0093
Reference 2 LOT SIZE:2.9
Tran/Land/Bldg 109 1 7
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT/GAR	1990	864	C 100	94.668	Avg.	80%	100%	100%	75.734
1 STORY	1970	36	C 100	3.297	C Gr	80%	100%	100%	2.638
1 STORY	1970	36	C 100	3.297	C Gr	80%	100%	100%	2.638
2,616 SFLA							Outbuilding Total		81,010

Accpt Land 0 Accepted Bldg 81,000 Total 81,000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1S
1S
APT/GAR
36.0'
1.0'
24.0'
1.0'

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	110,100	188,600	298,700	110,100	188,600	298,700
2	0	81,000	81,000	0	81,000	81,000
TOTAL	110,100	269,600	379,700	110,100	269,600	379,700

Map/Lot: 008-069-06
Account: 1671 Card: 1 of 1 Location: 31 CHADBOURNE LN

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5507P0315
Reference 2 LOT SIZE:3.97
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.97	Acres-Homesite (Fract)	76,500.00	96,590	100%		96,590
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 3.97					Land Total	113,090

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,248 Sqft	Grade C 100	Base	199,547
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,872
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,744
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

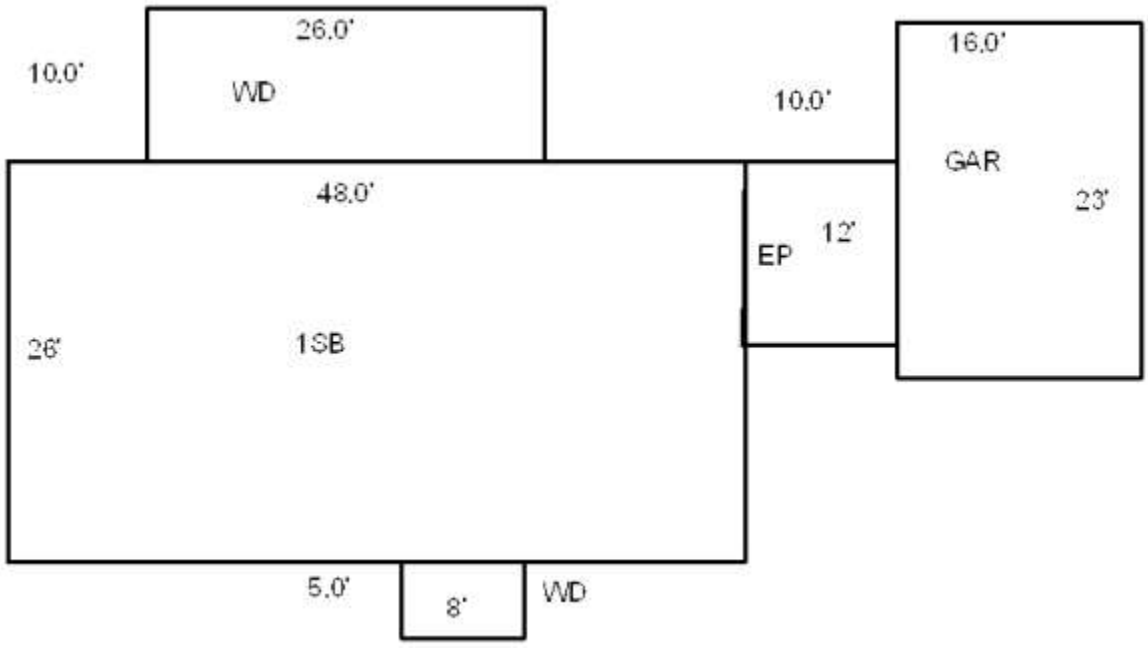
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Field8	213,083

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	100%	161,943

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1980	260	C 100	3.258	Avg.	76%	100%	100%	2.476
WOOD DECK	1980	40	C 100	501	Avg.	76%	100%	100%	381
Encl Frame Porch	1980	120	C 100	9.562	Avg.	76%	100%	100%	7.267
Frame Garage	1980	368	C 100	13.857	Avg.	76%	100%	100%	10.531
Frame Shed	1980	100	C 100	1.565	Avg.	76%	100%	100%	1.189
Wood Deck	1980	18	C 100	226	Avg.	74%	100%	100%	167
1,248 SFLA							Outbuilding Total		22,011

Accpt Land 113,100 Accepted Bldg 184,000 Total 297,100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48.0'
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EP
26'
1SB
5.0'
8'
WD

Name: BURBANK, RICHARD E
BURBANK, RACHEL AC
Map/Lot: 008-069-07
Account: 1672 Card: 1 of 1 Location: 29 CHADBOURNE LN

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B3657P0042
Reference 2 LOT SIZE:1.38
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Homesite (Fract)	76,500.00	86,904	100%		86,904
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 1.38					Land Total	103,404

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	229,611
Exterior	ALUM/VINYL	Masonry Trim	1Sqft	Trim	5
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Field6	Basement	Dry 1/4 Bmt	Basement	-648
Fin. Basement Area	None	Basement Gar	4 CAR	Fin Bsmt	7,920
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	7				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

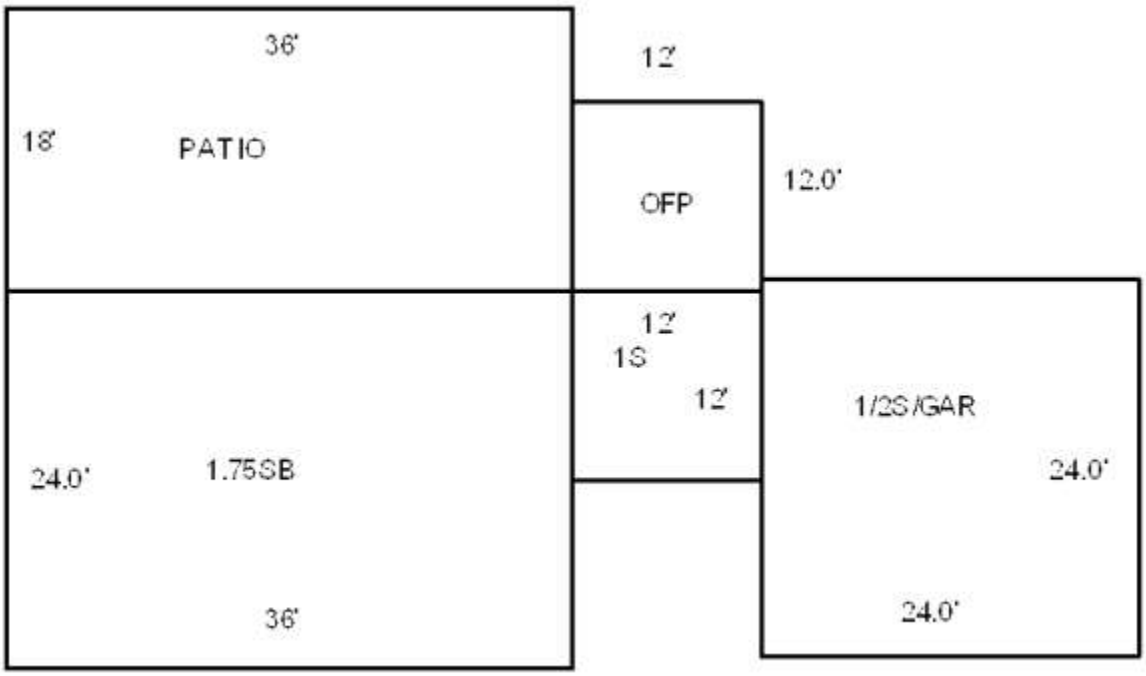
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	1985	TYPICAL	TYPICAL	Average	Typical	246,704

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	100%	165,292

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1/2S AD/GAR.....	0	576	C 100	39.767	Avg.	67%	100%	100%	26.644
OPEN PORCH	0	144	C 100	6.206	Avg.	67%	100%	100%	4.158
PATIO	0	576	C 100	3.606	Avg.	67%	100%	100%	2.416
ONE STORY FRAME	0	144	C 100	13.188	Avg.	67%	100%	100%	8.836
1,944 SFLA							Outbuilding Total		42,054

Accpt Land 103,400 Accepted Bldg 207,300 Total 310,700


36'
12'
18'
PATIO
OFP
12.0'
12'
1S
12'
1/2S/GAR
24.0'
1.75SB
24.0'
36'
24.0'

Name: DUMONT, KATHRYN ANN
SILBERMAN, IAN CARL & JESSICA KATHRYN
Map/Lot: 008-069-08
Account: 1673 Card: 1 of 1 Location: 19 CHADBOURNE LN

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/01/2020
Sale Price	378,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18259P940
Reference 2	LOT SIZE:1.38
Tran/Land/Bldg	101 1 11
X.....	ADDN Y..... 0
Exemption(s)	1 85 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Homesite (Fract)	76,500.00	86,904	100%		86,904
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 1.38					Land Total	103,404

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	912 Sqft	Grade B 100	Base	289,167
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,778
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,900
Heating	100% HW BB	Cooling	0% None	Heat	5,335
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	30,888
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

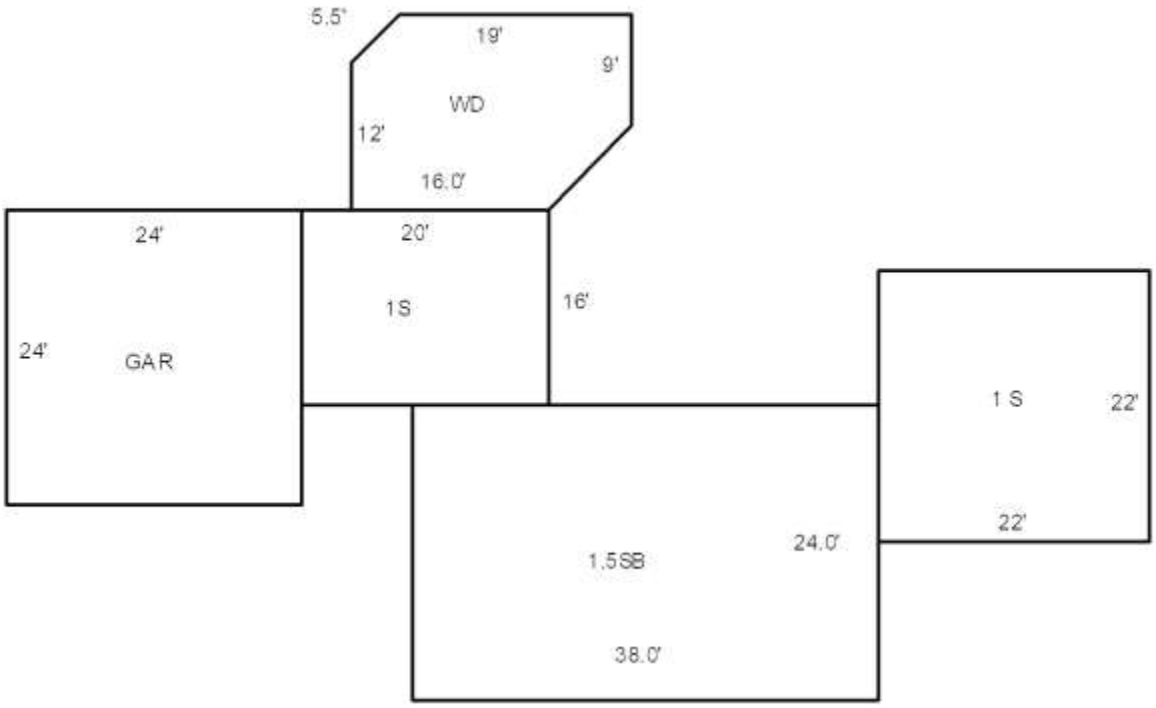
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Good	Typical	338,108

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	100%	294,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1985	576	B 100	32.037	Good	87%	100%	100%	27.872
PATIO	1985	100	B 100	814	Good	87%	100%	100%	708
Frame Shed	1985	140	B 100	2.848	Good	87%	100%	100%	2.478
ONE STORY FRAME	1985	320	B 100	38.098	Good	87%	100%	100%	33.145
Wood Deck	1985	336	B 100	5.473	Good	87%	100%	100%	4.762
ONE STORY FRAME	1985	484	B 100	57.622	Good	87%	100%	100%	50.131
SOLAR CL2 /KW	2018			----SOUND VALUE----					9.000
2,172 SFLA							Outbuilding Total		128,096

Accpt Land	103,400	Accepted Bldg	422,300	Total	525,700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1.5SB
38.0'

Name: HOBGOOD, VAN A
HOBGOOD, LAUREN MARIE SARTORI
Account: 1674 Card: 1 of 1
Map/Lot: 008-069-09
Location: 15 CHADBOURNE LN

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/07/2016
Sale Price	214,800
Sale Type	Land & Buildings
Financing	Private Finance
Verified	Family Member
Validity	Other Non Valid

Reference 1	B17221P19
Reference 2	LOT SIZE:1.38
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Homesite (Fract)	76,500.00	86,904	100%		86,904
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 1.38					Land Total	103,404

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	184,706
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	464 Sqft, Grade B	Basement Gar	None	Fin Bsmt	11,943
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

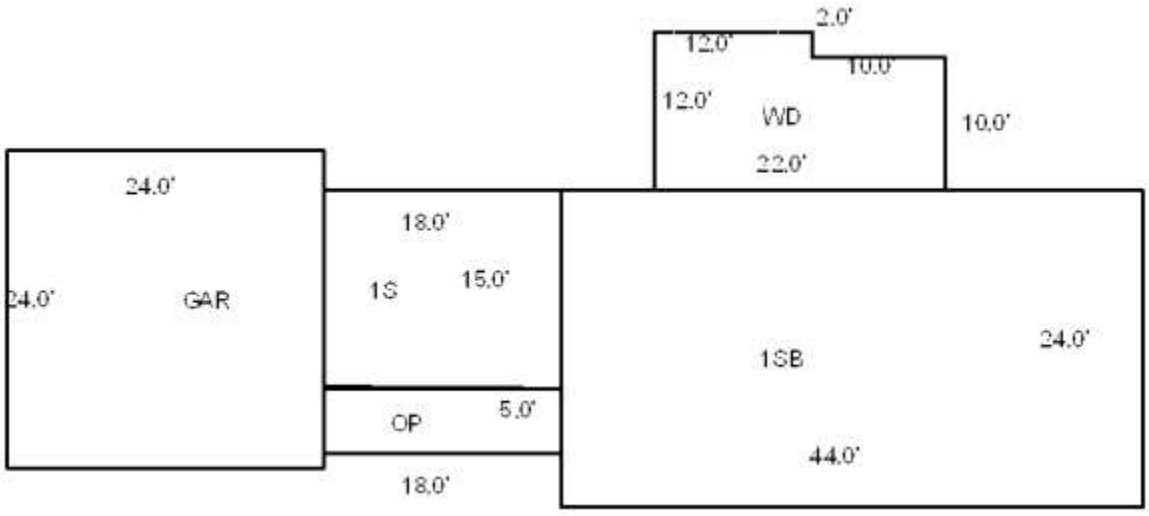
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	207,481

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	163,910

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	244	C 100	3.057	Avg.	79%	100%	100%	2.415
ONE STORY FRAME	1990	270	C 100	24.727	Avg.	79%	100%	100%	19.534
Open Frame Porch	1990	90	C 100	3.803	Avg.	79%	100%	100%	3.004
Frame Garage	1990	576	C 100	21.347	Avg.	79%	100%	100%	16.864
1,326 SFLA								Outbuilding Total	41,817

Accpt Land	103,400	Accepted Bldg	205,700	Total	309,100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GAR
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44.0'
18.0'

Map/Lot: 008-069-10
Account: 1675 Card: 1 of 1 Location: 5 SAND POND RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 10/31/2003
Sale Price 155,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1 B13670P026
Reference 2 LOT SIZE:1.38
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Homesite (Fract)	76,500.00	86,904	100%		86,904
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 1.38					Land Total	103,404

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,225 Sqft	Grade C 100	Base	206,133
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,838
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,450
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

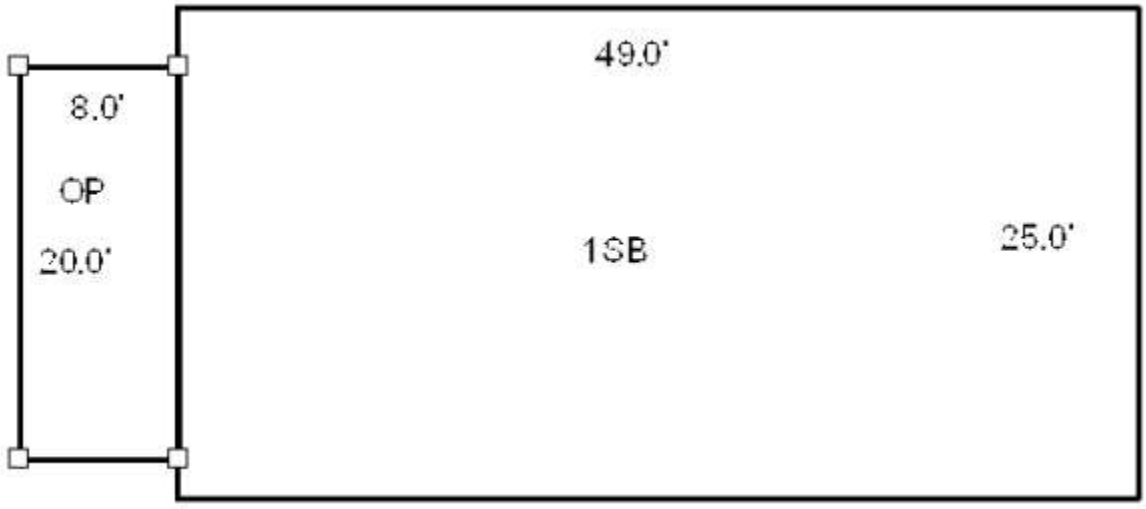
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1972	0	GOOD	TYPICAL	Average	Typical	210,421

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	100%	151,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	160	C 100	6.762	Avg.	72%	100%	100%	4.869
1,225 SFLA							Outbuilding Total		4,869

Accpt Land 103,400 Accepted Bldg 156,400 Total 259,800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1SB
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Map/Lot: 008-069-11
Account: 1676 Card: 1 of 1 Location: 7 CHADBOURNE LN

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	03/31/2017
Sale Price	219,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17446P563
Reference 2 LOT SIZE:1.43
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.43	Acres-Homesite (Fract)	76,500.00	87,214	100%		87,214
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 1.43					Land Total	103,714

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,092 Sqft	Grade C 100	Base	172,064
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,638
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,276
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

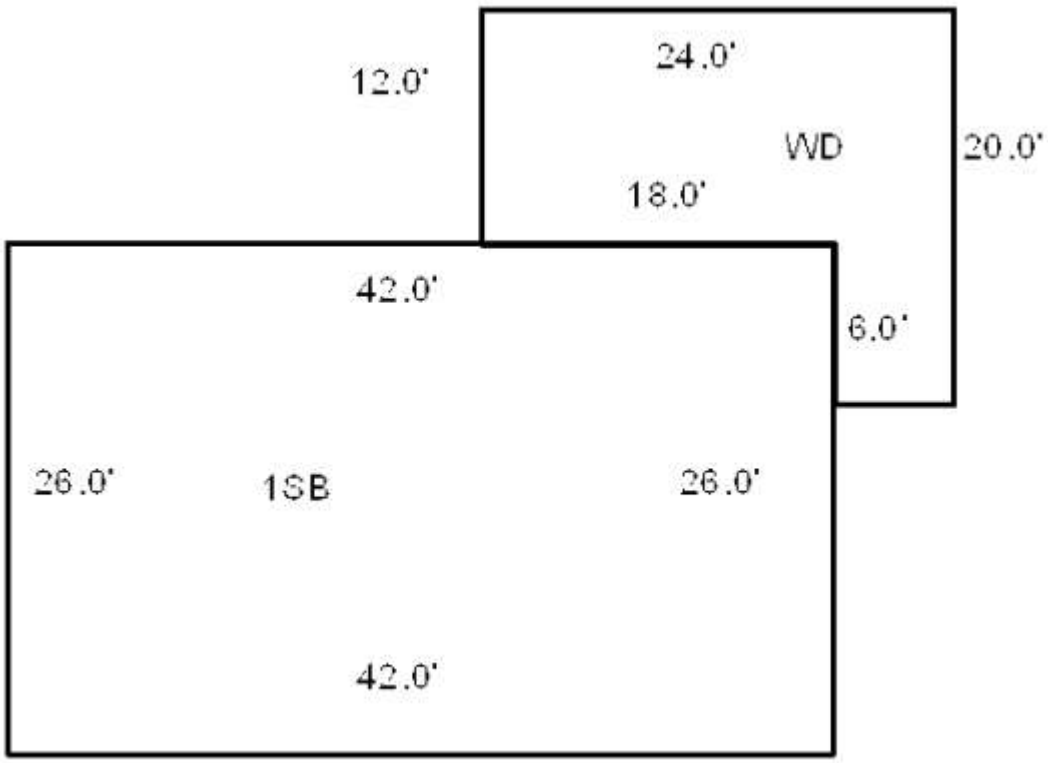
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	176,978

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	139,813

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	336	C 100	4.210	Avg.	79%	100%	100%	3.326
Frame Shed	1985	80	C 100	1.252	Avg.	79%	100%	100%	989
1,092 SFLA							Outbuilding Total		4,315

Accpt Land 103,700 Accepted Bldg 144,100 Total 247,800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Name: FORTE, JOSEPH M
FORTE, ELISE R.
Map/Lot: 008-069-12
Account: 1677 Card: 1 of 1 Location: 6 CHADBOURNE LN

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/06/2018
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17750P773
Reference 2	LOT SIZE:2.45
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.45	Acres-Homesite (Fract)	76,500.00	92,039	100%		92,039
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.45					Land Total	108,539

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	912 Sqft	Grade C 100	Base	222,436
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,368
Fin. Basement Area	137 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,713
Heating	100% HW BB	Cooling	0% None	Heat	4,104
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

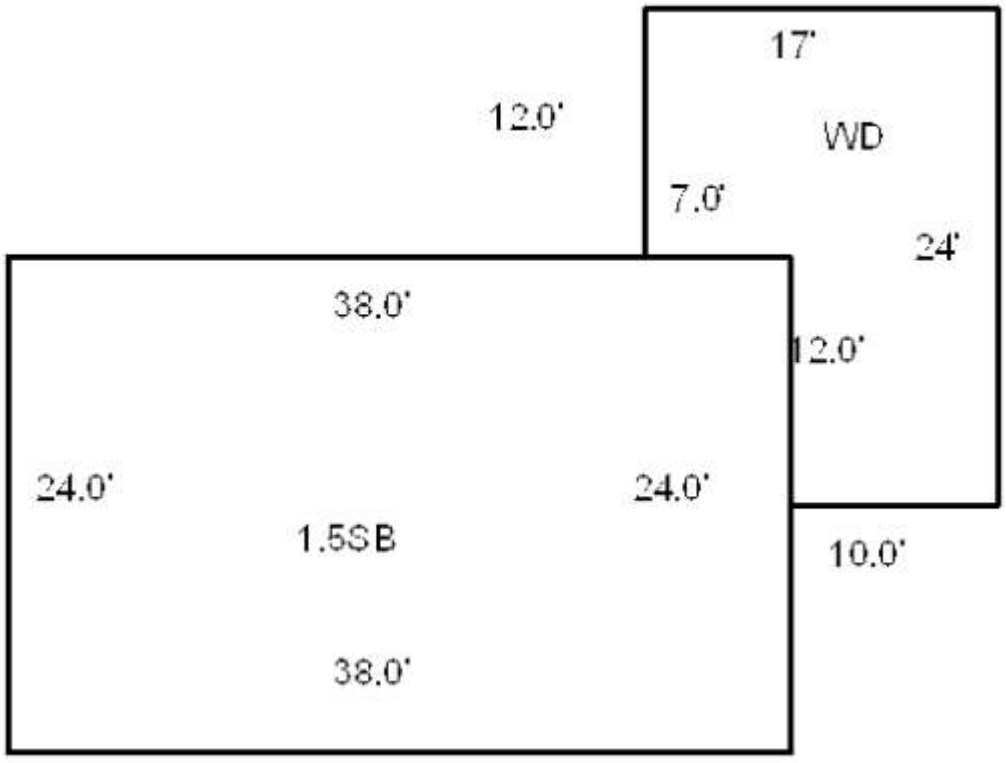
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	239,341

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	100%	186,686

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1984	324	C 100	4.060	Avg.	78%	100%	100%	3.167
Frame Shed	1984	96	C 100	1.502	Avg.	78%	100%	100%	1.172
Frame Garage	2014	672	C 100	24.804	Avg.	93%	100%	100%	23.068
1,368 SFLA							Outbuilding Total		27,407

Accpt Land	108,500	Accepted Bldg	214,100	Total	322,600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Account: 1678 Card: 1 of 1 Map/Lot: 008-069-13 Location: 12 CHADBOURNE LN

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/06/2019
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17902P732
Reference 2	LOT SIZE:2.68
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.68	Acres-Homesite (Fract)	76,500.00	92,868	100%		92,868
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.68					Land Total	109,368

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,056 Sqft	Grade C 100	Base	184,706
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

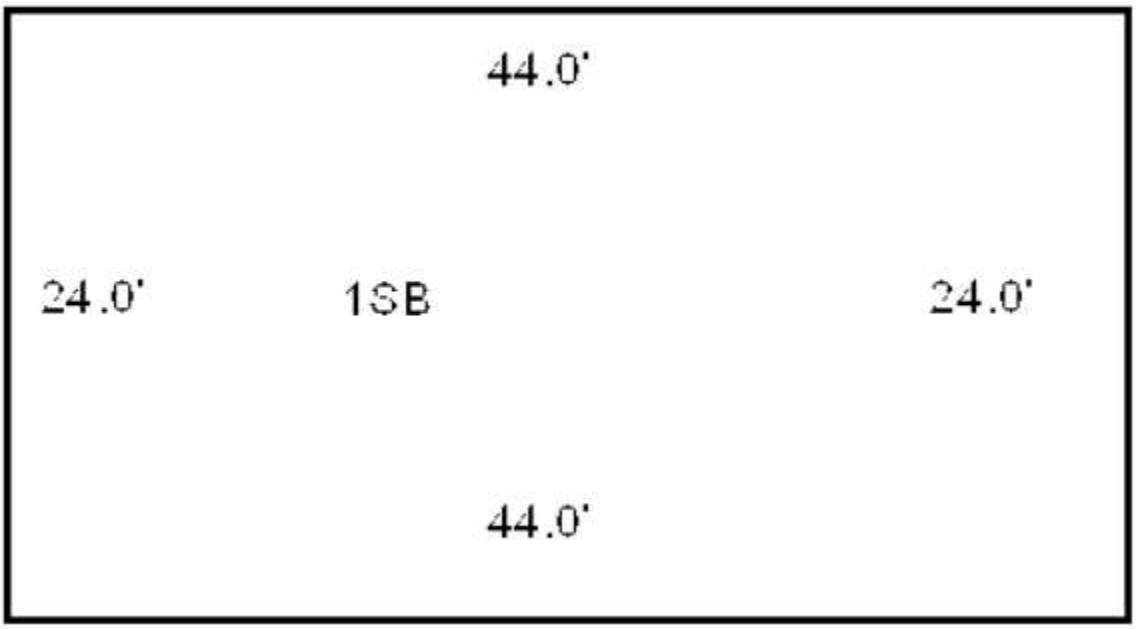
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	190,258

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	150,304

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1985	576	C 100	21.347	Avg.	79%	100%	100%	16.864
Wood Deck	1985	168	C 100	2.105	Avg.	79%	100%	100%	1.663
Frame Shed	2020	96	C 100	1.502	Avg.	97%	100%	100%	1.457
1,056 SFLA							Outbuilding Total		19,984

Accpt Land	109,400	Accepted Bldg	170,300	Total	279,700


44.0'
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Name: GOSSELIN, BRIAN
GOSSELIN, GRETCHEN
Map/Lot: 008-069-14
Account: 1679 Card: 1 of 1 Location: 22 CHADBOURNE LN

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/24/2005
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14552P340
Reference 2	LOT SIZE:2.55
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.55	Acres-Homesite (Fract)	76,500.00	92,408	100%		92,408
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.55					Land Total	108,908

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	708 Sqft	Grade C 100	Base	214,711
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,062
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,248
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

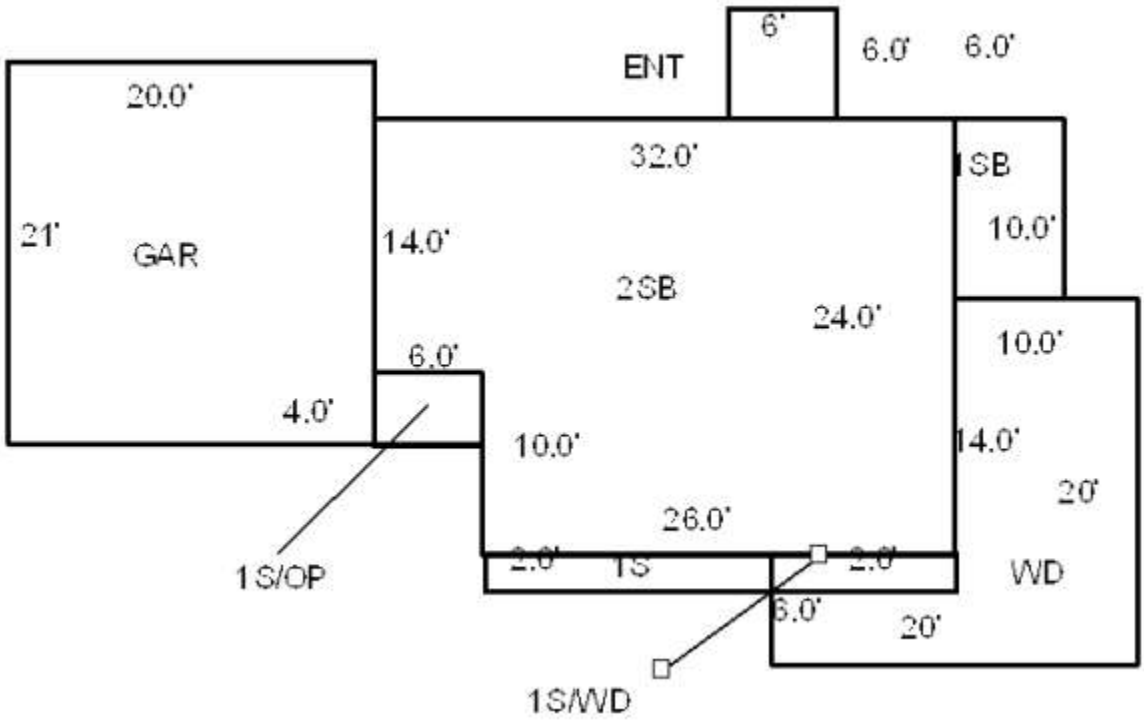
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	225,301

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	177,988

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1985	60	C 100	6.340	Ava.	79%	100%	100%	5.009
Wood Deck	1985	260	C 100	3.258	Ava.	79%	100%	100%	2.574
1 STORY	1985	52	C 100	4.762	Ava.	79%	100%	100%	3.762
Open Frame Porch	1985	24	C 100	1.014	Ava.	79%	100%	100%	801
1 STORY	1985	24	C 100	2.198	Ava.	79%	100%	100%	1.736
Frame Garage	1985	420	C 100	15.729	Ava.	79%	100%	100%	12.426
BSMT ENTRY.....	1985	36	C 100	563	Ava.	79%	100%	100%	445
Frame Shed	1990	144	C 100	2.254	Ava.	79%	100%	100%	1.781
1,552 SFLA							Outbuilding Total		28,534

Accpt Land	108,900	Accepted Bldg	206,500	Total	315,400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1S/WD

Map/Lot: 008-069-15
Account: 1680 Card: 1 of 1 Location: 30 CHADBOURNE LN

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	
Reference 2	LOT SIZE:3.08
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.08	Acres-Homesite (Fract)	76,500.00	94,169	100%		94,169
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 3.08					Land Total	110,669

Dwelling Description / Replacement Cost New

Garrison	Two Story	864 Sqft	Grade C 100	Base	244,918
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	86 Sqft, Grade B 1.00	Basement Gar	None	Fin Bsmt	2,214
Heating	100% HW BB	Cooling	0% None	Heat	5,184
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

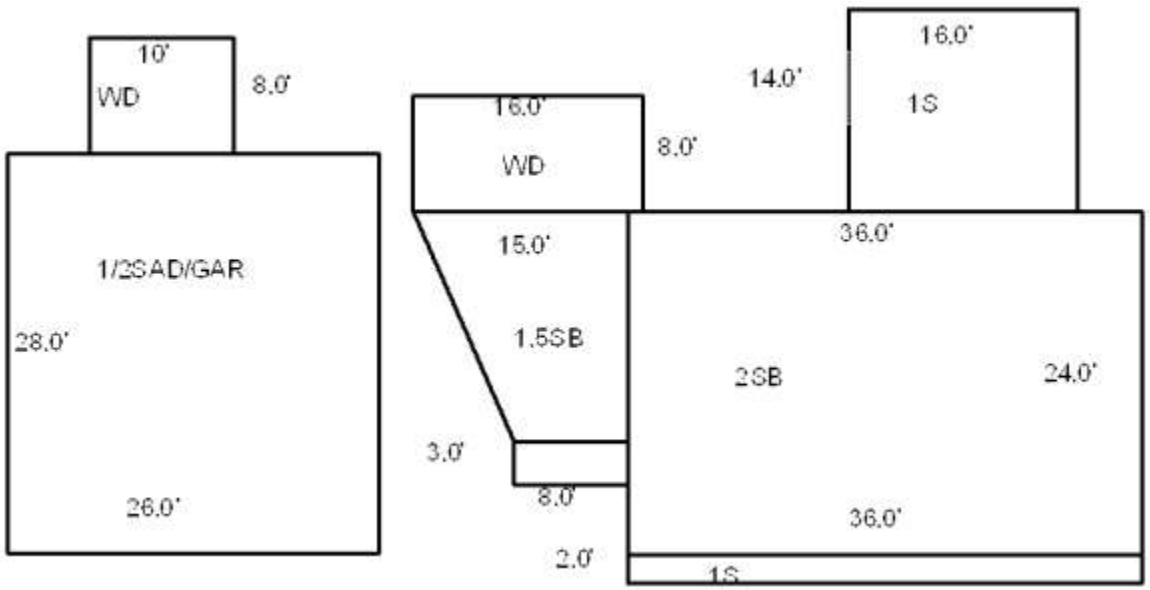
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	TYPICAL	Average	Typical	259,692

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	205,157

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1/2S AD/GAR.....	1985	728	C 100	50.261	Ava.	79%	100%	100%	39.706
Wood Deck	1985	80	C 100	1.002	Ava.	79%	100%	100%	792
Open Frame Porch	1985	24	C 100	1.014	Ava.	79%	100%	100%	801
1.5 Story/BSMT	1985	184	C 100	27.219	Ava.	79%	100%	100%	21.503
WOOD DECK	1985	128	C 100	1.604	Ava.	79%	100%	100%	1.267
ONE STORY FRAME	1985	224	C 100	20.514	Ava.	79%	100%	100%	16.206
1 STORY	1985	72	C 100	6.594	Ava.	79%	100%	100%	5.209
Wood Deck	1985	18	C 100	226	Ava.	77%	100%	100%	174
1 ST BARN.....	1985	600	B 100	25.995	Ava.	77%	100%	100%	20.016
2,664 SFLA							Outbuilding Total		105,674

Accpt Land 110,700 Accepted Bldg 310,800 Total 421,500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1.5SB
2SB
24.0'
3.0'
8.0'
36.0'
2.0'
1S

Map/Lot: 021-019-1
Account: 1681 Card: 1 of 1 Location: 12 PUFFIN LN

Neighborhood 58 PUFFIN LANE

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Gravel

Reference 1 B10430P310
Reference 2 LOT SIZE:0.92
Tran/Land/Bldg 102 1 12
X..... B Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	74,130.00	80,866	100%		80,866
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.92					Land Total	92,416

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	232,281
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,680
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

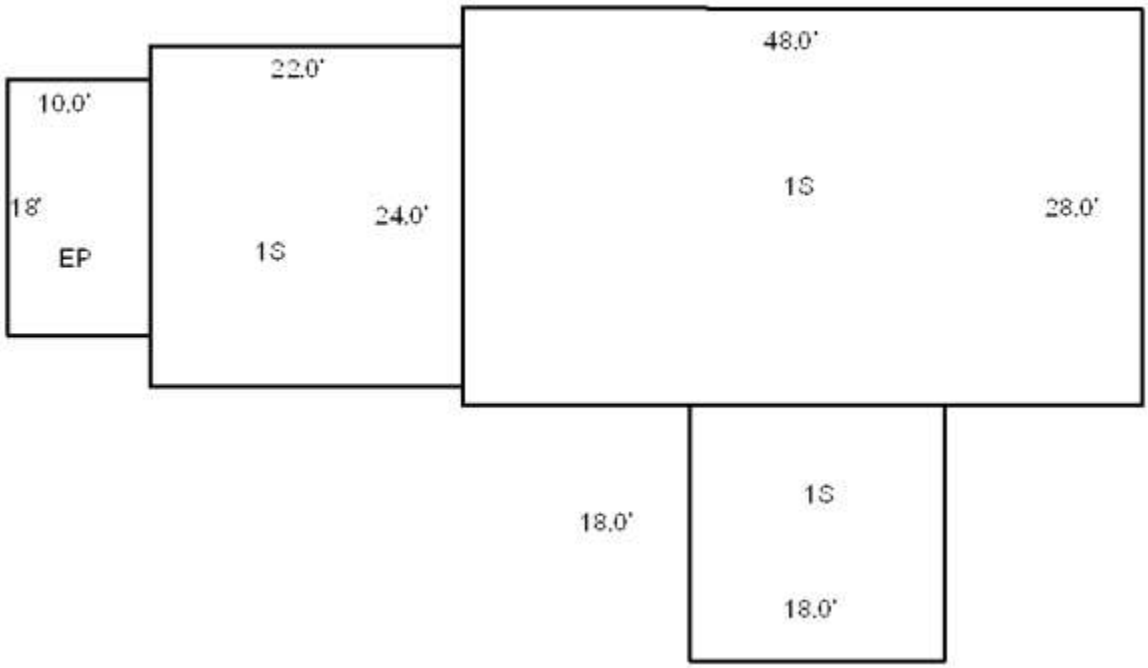
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1982	0	TYPICAL	TYPICAL	Average	Typical	251,579

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	105%	203,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1984	528	C 100	48.354	Avg.	77%	100%	105%	39.095
Encl Frame Porch	2001	180	C 100	14.342	Avg-	82%	100%	105%	12.348
1 STORY	1984	324	C 100	29.672	Avg.	77%	100%	105%	23.989
Frame Garage	2003	960	C 100	35.175	Avg.	87%	100%	105%	32.132
2,196 SFLA							Outbuilding Total		107,564

Accpt Land	92,400	Accepted Bldg	311,000	Total	403,400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22.0'
10.0'
1S
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EP
1S
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18.0'
18.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Sale Data

Sale Date	09/16/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 2016 purchased 288,900.00
Reference 2 LOT SIZE:5.75
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.75	Acres-Rear Land 1-10	1,710.00	3,292	100%		3,292
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.75					Land Total	110,797

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	952 Sqft	Grade B 90	Base	273,543
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,671
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,177
Rooms	6	HEARTHS		HEARTHS	936
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,178
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

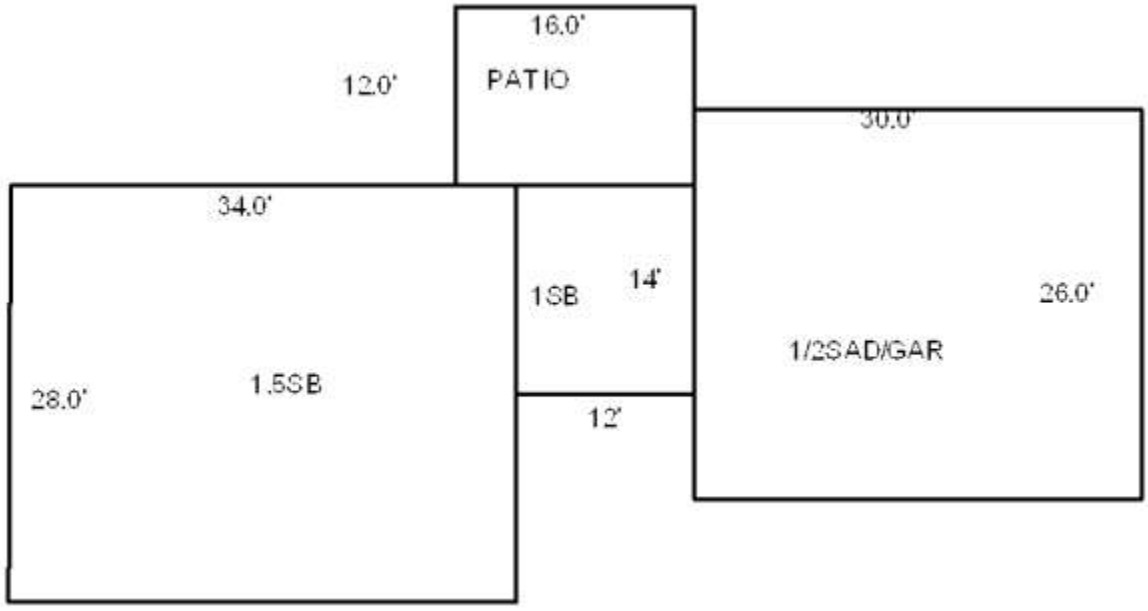
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	286,505

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	212,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1983	168	B 90	20.768	Avg.	78%	100%	95%	15,389
1/2S AD/GAR.....	1983	780	B 90	63.005	Avg.	78%	100%	95%	46,687
Patio	1983	192	C 100	1.202	Avg.	78%	100%	95%	891
Patio	1983	100	C 100	626	Avg.	76%	100%	95%	452
Frame Garage	1983	600	C 100	22.211	Avg.	76%	100%	95%	16,036
Wood Deck	2008	240	C 100	3,007	Avg.	90%	100%	95%	2,571
1,986 SFLA							Outbuilding Total		82,026

Accpt Land 110,800 Accepted Bldg 294,300 Total 405,100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12.0'
PATIO
30.0'
34.0'
1SB
14'
26.0'
1/2SAD/GAR
28.0'
1.5SB
12'

Account: 1684 Card: 1 of 1 Map/Lot: 022-074-1 Location: 19 MAIN ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL VILLAGE CENTER OVERLAY
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17340P877
Reference 2	LOT SIZE: 0.79
Tran/Land/Bldg	300 2 43
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	10/07/2016
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

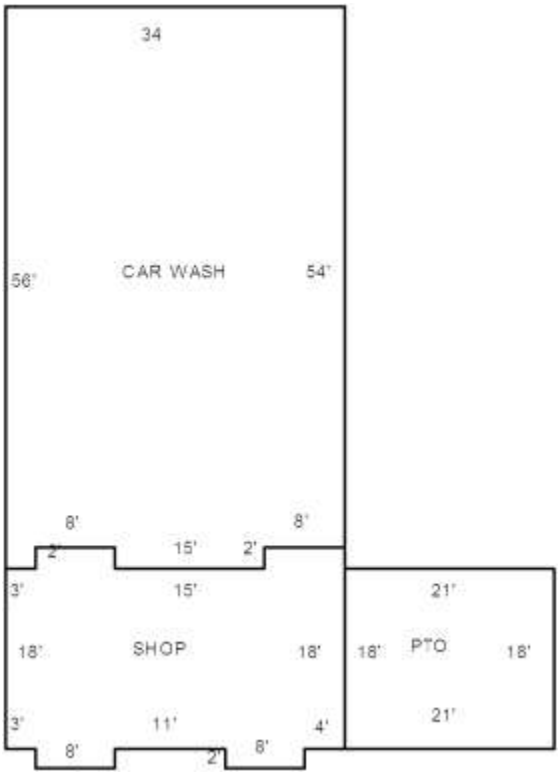
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Homesite (Fract)	70,600.00	75,851	150%		113,776
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 0.79					Land Total	124,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CONV. STORE	2017	676	B 100	139.104	Avg.	95%	100%	100%	132.149
CARWASH	2017	1872	C 100	198.075	Avg.	95%	100%	100%	188.171
Patio	2017	306	C 100	1.916	Avg.	95%	100%	100%	1.820
								Outbuilding Total	322,140

Accpt Land	124,800	Accepted Bldg	322,100	Total	446,900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18'
21'
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11'
4'
8'
2'
8'

Map/Lot: 005-012-12
Account: 1685 Card: 1 of 1 Location: 693 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5725P0063
Reference 2 LOT SIZE:3.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.80	Acres-Homesite (Fract)	72,675.00	91,360	100%		91,360
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.80					Land Total	107,035

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	480 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,504
Heating	100% Units	Cooling	0% None	Heat	1,920
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

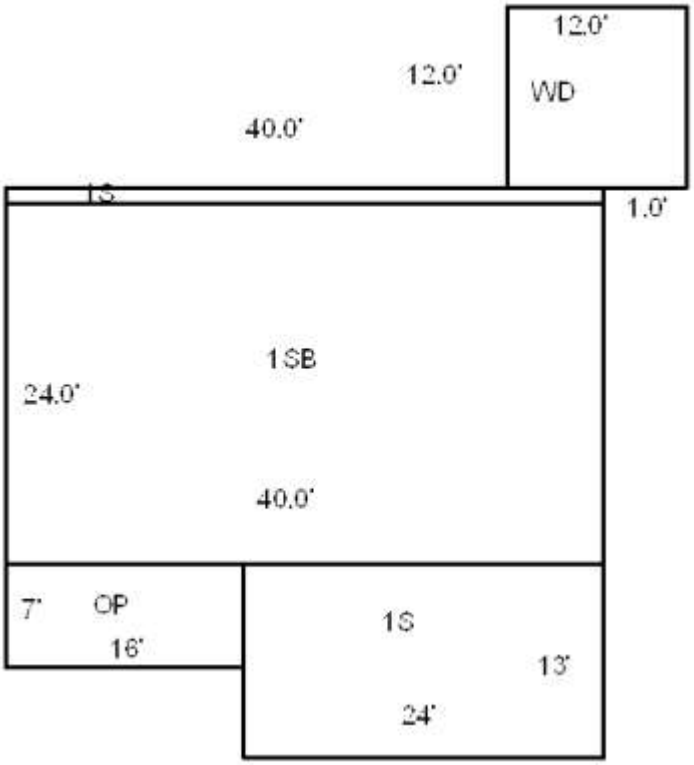
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	GOOD	TYPICAL	Average	Typical	193,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	95%	132,230

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1971	352	C 100	32.236	Avg.	72%	100%	95%	22.050
Wood Deck	1971	144	C 100	1.804	Avg.	72%	100%	95%	1.234
Frame Garage	1971	720	C 100	26.532	Avg.	72%	100%	95%	18.148
WOOD DECK	1971	256	C 100	3.208	Avg.	72%	100%	95%	2.194
Open Frame Porch	1971	112	C 100	4.733	Avg.	72%	100%	95%	3.238
1,312 SFLA								Outbuilding Total	46,864

Accpt Land 107,000 Accepted Bldg 179,100 Total 286,100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13'
24'

Name: SHEELY, TIMOTHY M
EMERSON, JEANNE P

Map/Lot: 005-012-01
Account: 1686 Card: 1 of 1 Location: 612 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/28/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13252P274
Reference 2	LOT SIZE:5.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.80	Acres-Rear Land 1-10	1,710.00	3,386	100%		3,386
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.80					Land Total	110,891

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,176 Sqft	Grade C 110	Base	293,883
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,940
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,821
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

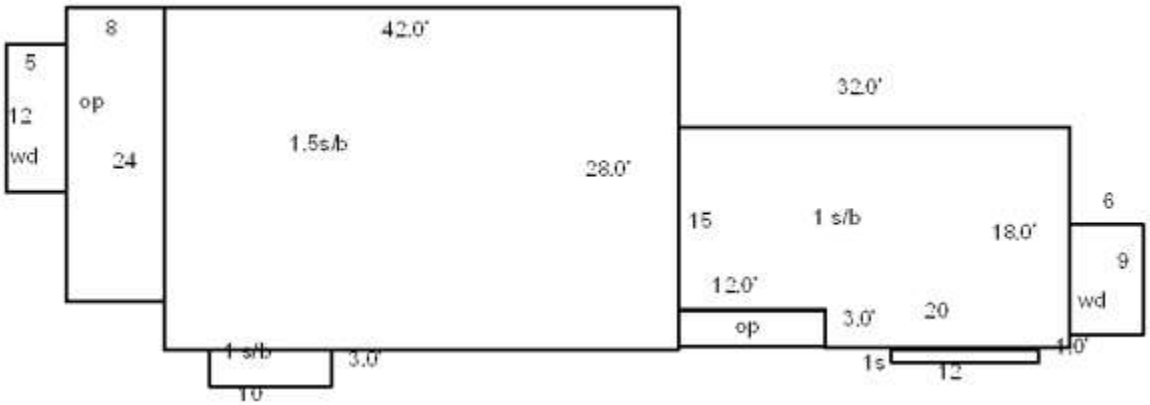
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	319,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	264,437

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	60	C 110	827	Avg+	87%	100%	95%	683
OPEN SCR PORCH	1994	192	C 110	9.591	Avg+	87%	100%	95%	7.927
Open Frame Porch	1994	36	C 110	1.673	Avg+	87%	100%	95%	1.383
1 Story/BSMT	1994	540	C 110	62.762	Avg+	87%	100%	95%	51.873
WOOD DECK	1994	54	C 110	745	Avg+	87%	100%	95%	616
1 STORY/BASEMENT	1994	30	C 110	3.487	Avg+	87%	100%	95%	2.882
ONE STORY FRAME	1994	12	C 110	1.209	Avg+	87%	100%	95%	999
Frame Shed	1994	128	C 100	2.003	Avg+	87%	100%	95%	1.656
2,346 SFLA							Outbuilding Total		68,019

Accpt Land	110,900	Accepted Bldg	332,500	Total	443,400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1 s/b
18.0'
6
9
wd
12.0'
op
3.0'
20
1 s/b
3.0'
10
1s
12

Name: SERWACKI, STEPHEN L
SERWACKI, JANE S
Map/Lot: 005-012-02
Account: 1687 Card: 1 of 1 Location: 600 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/27/1992
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B6301P0325
Reference 2	LOT SIZE:6.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.90	Acres-Rear Land 1-10	1,710.00	5,455	100%		5,455
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.90					Land Total	112,960

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	756 Sqft	Grade C 110	Base	235,626
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,247
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,366
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

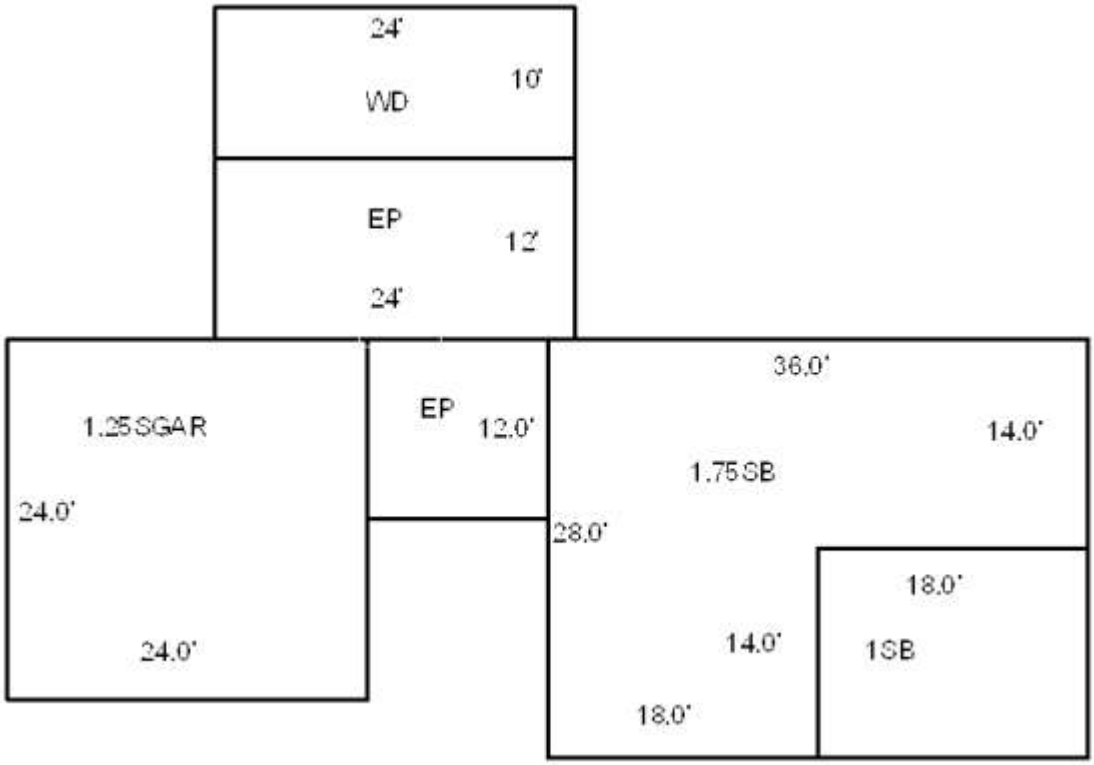
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	247,047

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	97%	95%	179,847

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1986	576	C 110	27.108	Avg.	79%	97%	95%	19.734
Encl Frame Porch	1986	144	C 110	12.621	Avg.	79%	97%	95%	9.188
Wood Deck	2005	140	C 110	1.929	Avg.	79%	97%	95%	1.404
1 STORY/BSMT	1986	252	C 110	29.289	Avg.	79%	97%	95%	21.322
ENCL. PORCH	2005	288	C 110	25.364	Avg.	88%	100%	95%	21.204
1,575 SFLA							Outbuilding Total		72,852

Accpt Land	113,000	Accepted Bldg	252,700	Total	365,700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24.0'
EP
12.0'
36.0'
14.0'
1.75 SB
28.0'
18.0'
14.0'
1SB
18.0'

Map/Lot: 005-012-03
Account: 1688 Card: 1 of 1 Location: 594 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	01/13/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1 B12394P130
Reference 2 LOT SIZE:2.74
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.74	Acres-Homesite (Fract)	72,675.00	88,420	100%		88,420
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.74					Land Total	104,095

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 110	Base	257,623
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,990
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

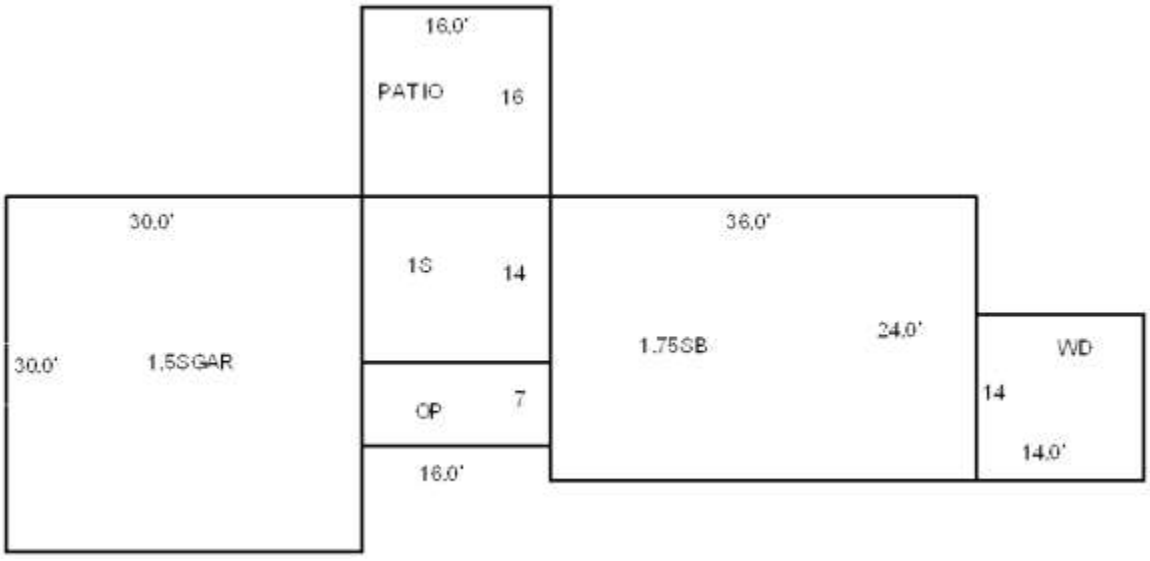
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	272,751

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	207,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	1988	900	C 110	47.320	Avg.	80%	100%	95%	35.963
Patio	1988	256	C 110	1.763	Avg.	80%	100%	95%	1.340
ONE STORY FRAME	1988	224	C 110	22.565	Avg.	80%	100%	95%	17.149
Open Frame Porch	1988	112	C 110	5.206	Avg.	80%	100%	95%	3.957
Wood Deck	1988	196	C 110	2.702	Avg.	80%	100%	95%	2.054
Frame Shed	1988	120	C 110	2.066	Avg.	80%	100%	95%	1.570
1,736 SFLA							Outbuilding Total		62,033

Accpt Land	104,100	Accepted Bldg	269,300	Total	373,400


16.0'
PATIO
16
30.0'
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36.0'
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1.5SGAR
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7
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16.0'
14.0'

Name: TUVESON, JARED M
LARSEN, ANNE SOFIE H
Map/Lot: 005-012-05
Account: 1689 Card: 1 of 1 Location: 564 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/25/2023
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B5539P0192
Reference 2	LOT SIZE:6.28
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.28	Acres-Rear Land 1-10	1,710.00	4,289	100%		4,289
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.28					Land Total	111,794

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	850 Sqft	Grade C 110	Base	253,107
Exterior	ASBESTOS/ASPHALT	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,403
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,338
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

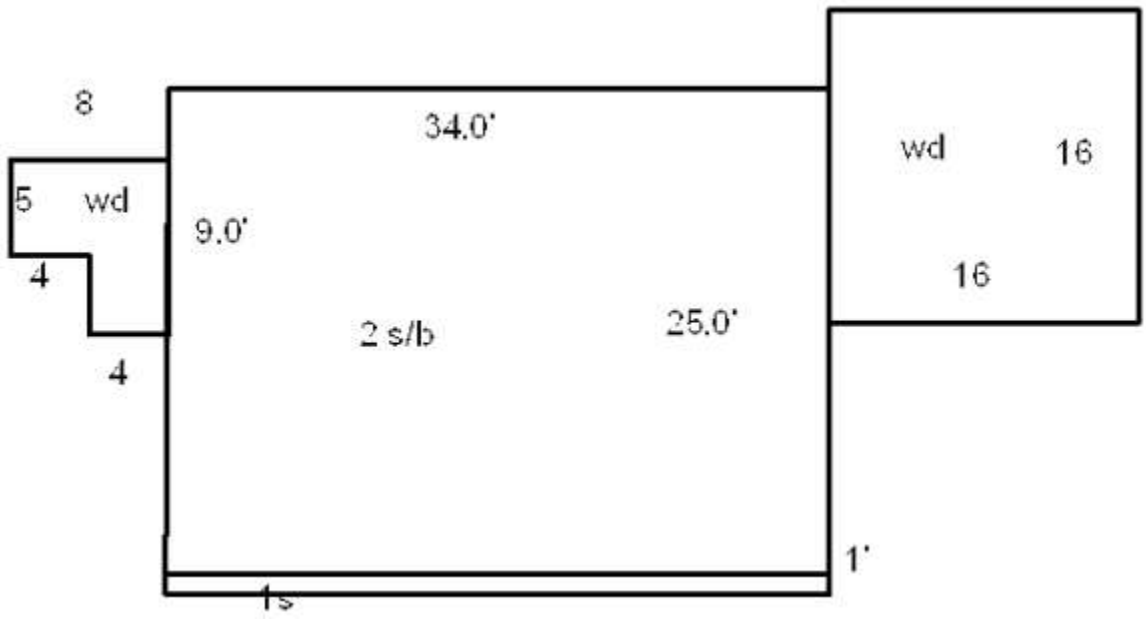
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	266,440

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	199,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	256	C 110	3.529	Avg.	79%	100%	95%	2.649
ONE STORY FRAME	1985	34	C 110	3.425	Avg.	79%	100%	95%	2.571
WOOD DECK	1985	56	C 110	772	Avg.	79%	100%	95%	580
Frame Shed	1985	192	C 110	3.306	Avg.	79%	100%	95%	2.481
Frame Shed	1985	84	C 110	1.447	Avg.	79%	100%	95%	1.086
1,734 SFLA							Outbuilding Total		9,367

Accpt Land	111,800	Accepted Bldg	209,300	Total 321,100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16
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wd
9.0'
4
16
2 s/b
25.0'
4
1'
1s

Neighborhood 68 CLARK

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5134P0064
Reference 2 LOT SIZE:8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.00	Acres-Rear Land 1-10	1,710.00	7,524	100%		7,524
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.00					Land Total	115,029

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	825 Sqft	Grade B 100	Base	299,760
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,609
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,435
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

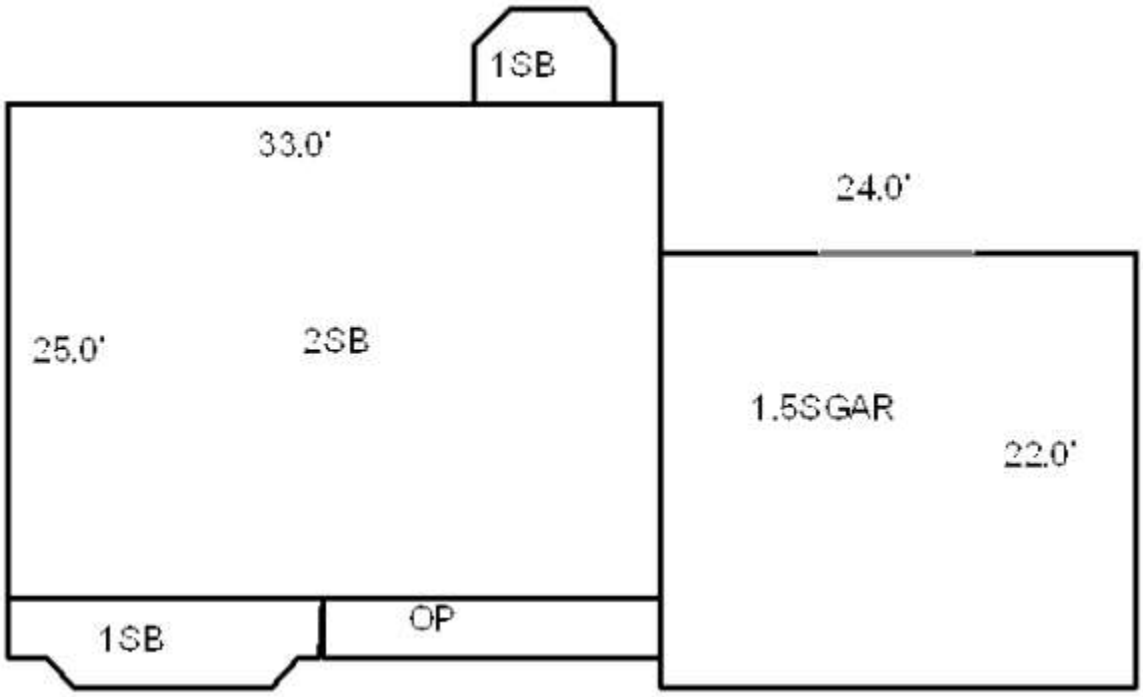
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	324,964

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	95%	253,147

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1991	31	B 100	4.258	Avg.	82%	100%	95%	3,317
1.50 ST GARAGE..	1991	528	B 100	33.297	Avg.	82%	100%	95%	25,939
Open Frame Porch	1991	51	B 100	2.802	Avg.	82%	100%	95%	2,183
1 STORY/BASEMENT	1991	64	B 100	8.791	Avg.	82%	100%	95%	6,849
1.50 ST GARAGE..	2007	450	B 100	28.552	Avg.	90%	100%	95%	24,412
1,745 SFLA							Outbuilding Total		62,700

Accpt Land 115,000 Accepted Bldg 315,800 Total 430,800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25.0'
2SB
1.5SGAR
22.0'
1SB
OP

Name: TIBBETTS, KENNETH R
TIBBETTS, DAWN E
Map/Lot: 005-012-07
Account: 1691 Card: 1 of 1 Location: 50 CLARK RD

Neighborhood 68 CLARK

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B17783P933
Reference 2	LOT SIZE:3.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	72,675.00	91,117	100%		91,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.70					Land Total	106,792

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	728 Sqft	Grade C 110	Base	229,923
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,204
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

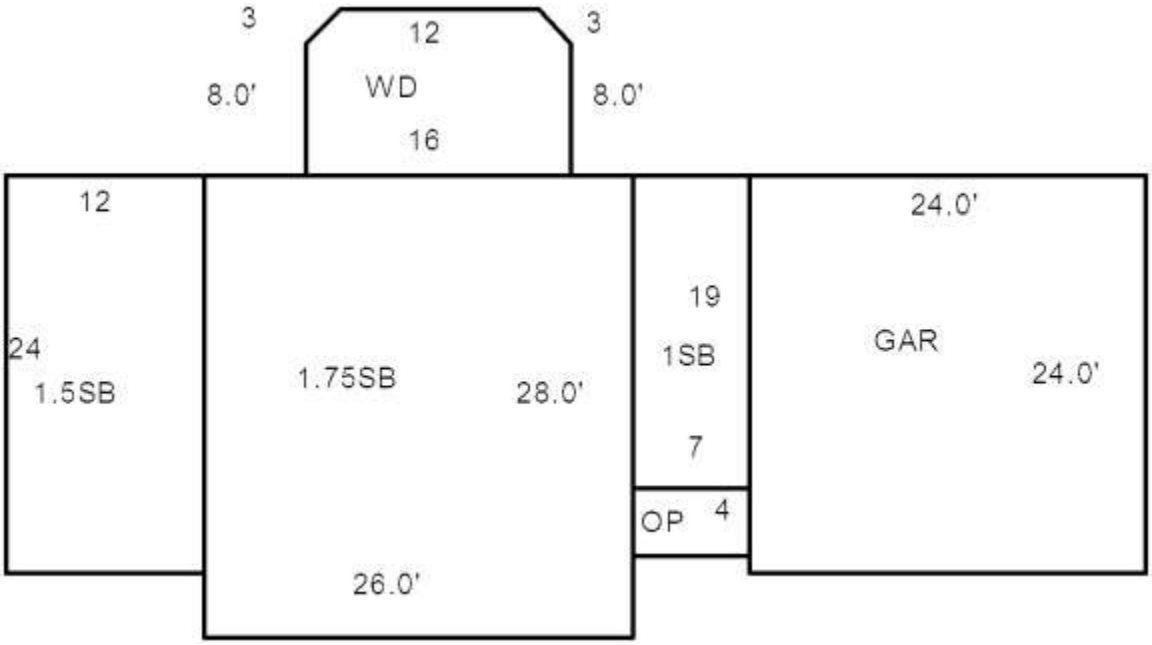
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	244,920

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	183,812

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1985	288	C 110	46.864	Avg.	79%	100%	95%	35.172
1 Story/BSMT	1985	133	C 110	15.458	Avg.	79%	100%	95%	11.601
Open Frame Porch	1985	28	C 110	1.301	Avg.	79%	100%	95%	977
Frame Garage	1985	576	C 110	23.482	Avg.	79%	100%	95%	17.623
Wood Deck	1985	158	C 110	2.178	Avg.	79%	100%	95%	1.635
Frame Shed	2016	240	C 100	3.756	Avg.	95%	100%	95%	3.390
1,839 SFLA							Outbuilding Total		70,398

Accpt Land 106,800 Accepted Bldg 254,200 Total 361,000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GAR
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1.75SB
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24.0'
7
OP
4
26.0'

Name: FONTEYNE, CORY M
FONTEYNE, CHLOE E
Map/Lot: 005-012-09
Account: 1692 Card: 1 of 1 Location: 30 CLARK RD

Neighborhood 68 CLARK

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/14/2022
Sale Price	449,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B9174P0146
Reference 2	LOT SIZE:4.07
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.07	Acres-Rear Land 1-10	1,710.00	132	100%		132
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.07					Land Total	107,637

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	672 Sqft	Grade B 100	Base	245,949
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry 1/2 Bmt	Basement	874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,586
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

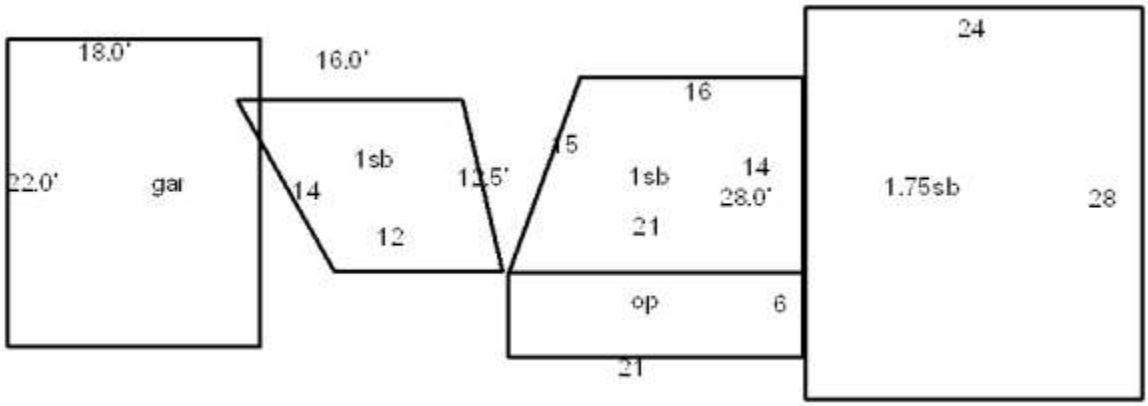
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	258,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	198,741

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1989	396	B 100	19.324	Avg.	81%	100%	95%	14.869
1 STORY/BSMT	1989	171	B 100	23.488	Avg.	81%	100%	95%	18.074
Open Frame Porch	1989	126	B 100	6.922	Avg.	81%	100%	95%	5.327
1 STORY/BASEMENT	1989	259	B 100	35.576	Avg.	81%	100%	95%	27.376
1,606 SFLA							Outbuilding Total		65,646

Accpt Land 107,600 Accepted Bldg 264,400 Total 372,000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Name: MERRITHEW, CHARLES H
MERRITHEW, JANA L
Map/Lot: 005-012-10
Account: 1693 Card: 1 of 1 Location: 8 CLARK RD

Neighborhood 68 CLARK

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/16/1992
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B6248P0151
Reference 2	LOT SIZE:3.87
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.87	Acres-Homesite (Fract)	72,675.00	91,527	100%		91,527
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.87					Land Total	107,202

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	832 Sqft	Grade C 110	Base	229,770
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	458
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,373
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,118
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

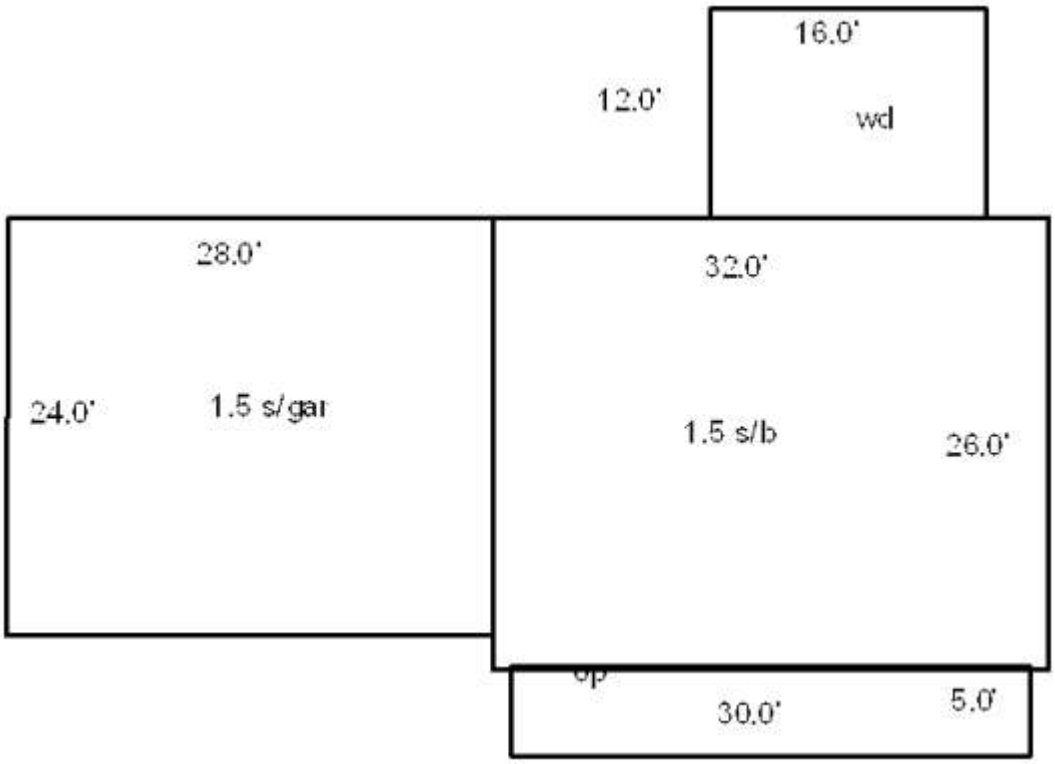
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	242,407

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	181,926

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	1986	672	C 110	35.585	Avg.	79%	100%	95%	26.706
Wood Deck	1986	192	C 110	2.647	Avg.	79%	100%	95%	1.986
Open Frame Porch	1986	150	C 110	6.973	Avg.	79%	100%	95%	5.234
Swimming Pool	1997	1	C 110	13.310	Avg+	99%	100%	95%	12.518
1.25 ST GARAGE..	1995	864	C 110	40.230	Avg.	79%	100%	95%	30.193
Frame Shed	1995	400	C 110	6.886	Avg.	80%	100%	95%	5.234
1,248 SFLA							Outbuilding Total		81,871

Accpt Land 107,200 Accepted Bldg 263,800 Total 371,000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30.0'
5.0'

Map/Lot: 005-012-11
Account: 1694 Card: 1 of 1 Location: 679 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/09/2017
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B17602P703
Reference 2	LOT SIZE:3.72
Tran/Land/Bldg	101 1 11
X.....	126 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.72	Acres-Homesite (Fract)	72,675.00	91,166	100%		91,166
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.72					Land Total	106,841

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	1,322 Sqft	Grade B 95	Base	367,858
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,449
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,573
Rooms	8	HEARTHS		HEARTHS	1,976
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	19,562
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

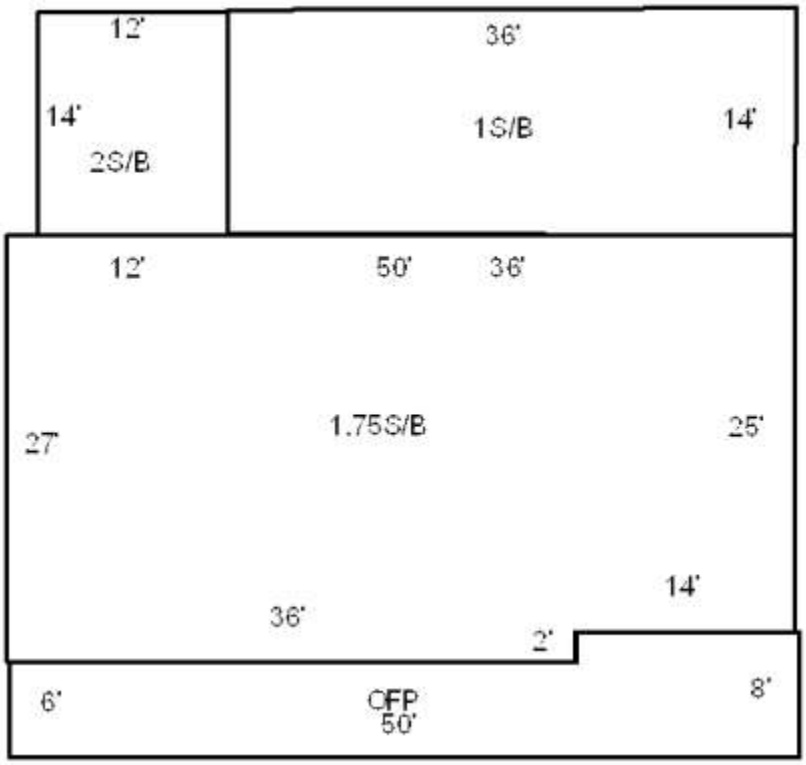
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	400,418

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	300,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BASEMENT	1985	504	B 95	65.768	Avg.	79%	100%	95%	49.359
2 Story/BSMT	1985	168	B 95	35.074	Avg.	79%	100%	95%	26.323
Open Frame Porch	1985	328	B 95	17.118	Avg.	79%	100%	95%	12.847
3,154 SFLA							Outbuilding Total		88,529

Accpt Land	106,800	Accepted Bldg	389,000	Total	495,800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36'
1.75S/B
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14'
36'
2'
8'
6'
OFP
50'

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B11613P108
Reference 2	LOT SIZE:3.86
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.86	Acres-Homesite (Fract)	72,675.00	91,503	100%		91,503
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.86					Land Total	107,178

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	572 Sqft	Grade C 100	Base	117,735
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	858
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,716
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Full Finished			Attic	15,872
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

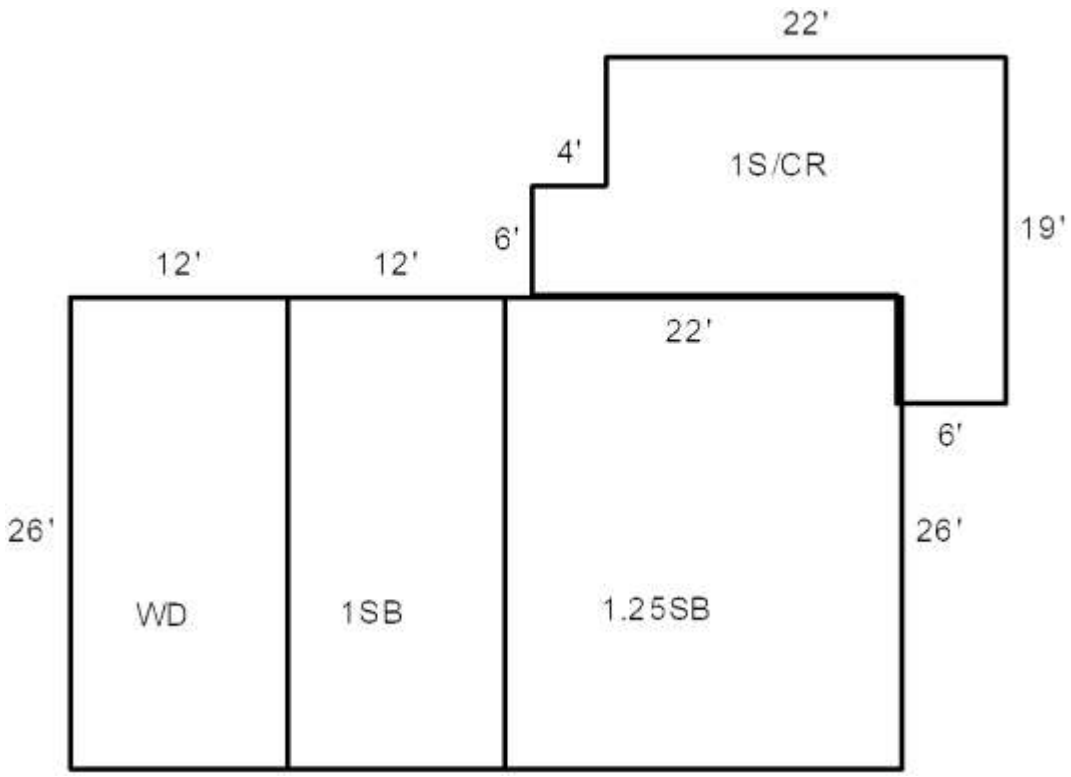
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	150,951

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	111,855

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1984	312	C 100	3.909	Avg.	78%	100%	95%	2.897
1 Story/BSMT	1984	312	C 100	32.966	Avg.	78%	69%	95%	16.855
ONE STORY FRAME	1984	346	C 100	31.687	Avg.	78%	69%	95%	16.201
Frame Garage	1984	196	B 100	9.962	Avg.	77%	100%	95%	7.287
1,230 SFLA							Outbuilding Total		43,240

Accpt Land	107,200	Accepted Bldg	155,100	Total	262,300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4'
1S/CR
6'
19'
12'
12'
22'
6'
26'
26'
WD
1SB
1.25SB

Name: MARCHAND, AARON R
MARCHAND, CANDACE M
Map/Lot: 005-012-14
Account: 1696 Card: 1 of 1 Location: 719 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/31/2013
Sale Price	222,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B16613P715
Reference 2	LOT SIZE:3.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	72,675.00	91,117	100%		91,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.70					Land Total	106,792

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	888 Sqft	Grade C 110	Base	262,512
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,465
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,128
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

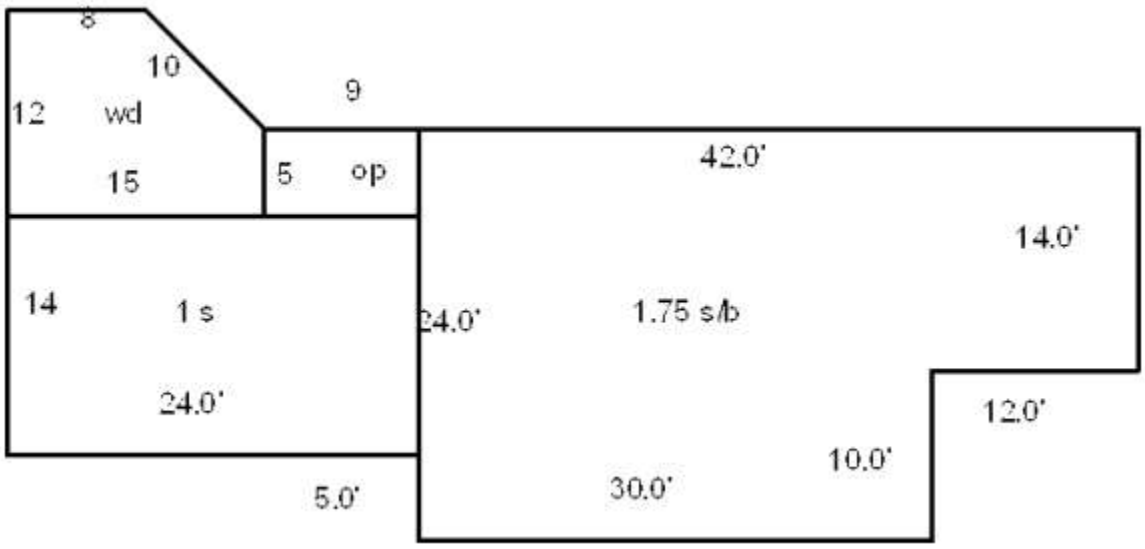
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	TYPICAL	Average	Typical	288,256

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	79%	100%	95%	216,336

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1986	156	C 110	2.150	Ava.	79%	100%	95%	1.613
Open Frame Porch	1986	45	C 110	2.092	Ava.	79%	100%	95%	1.570
ONE STORY FRAME	1986	336	C 110	33.848	Ava.	79%	100%	95%	25.403
SHOP	1986	600	C 100	13.200	Ava.	79%	100%	95%	9.907
Frame Shed	1986	140	C 100	2.191	Ava.	79%	100%	95%	1.644
Wood Deck	2003	224	C 100	2.807	Ava.	79%	100%	95%	2.107
1.25 ST GARAGE..	2014	1008	C 100	42.538	Ava.	79%	100%	95%	31.925
1,890 SFLA							Outbuilding Total		74,169

Accpt Land 106,800 Accepted Bldg 290,500 Total 397,300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Name: EMERY, GREG
EMERY, TERESA L

Map/Lot: 005-012-15
Account: 1697 Card: 1 of 1 Location: 731 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/31/2017
Sale Price	297,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17485P288
Reference 2	LOT SIZE:4.11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.11	Acres-Rear Land 1-10	1,710.00	207	100%		207
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.11					Land Total	107,712

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	840 Sqft	Grade C 110	Base	240,700
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,386
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	4,851
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

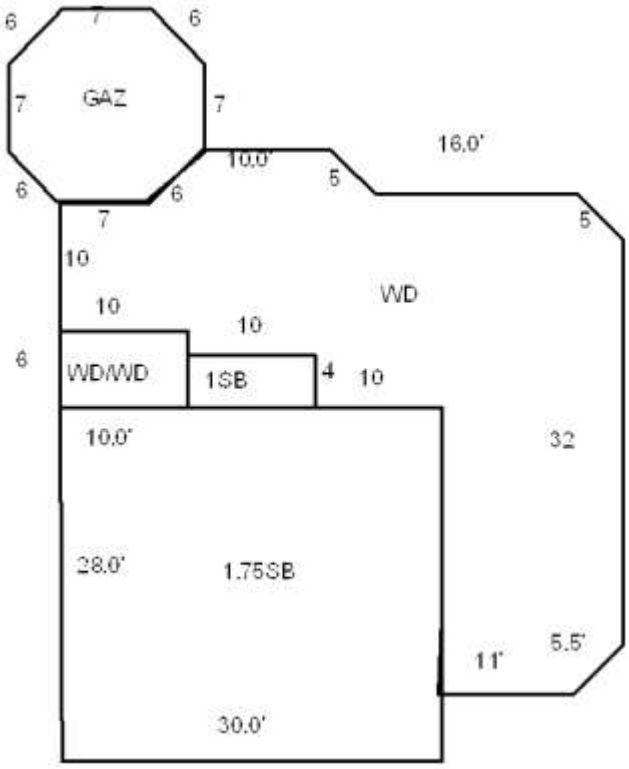
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	TYPICAL	Average	Typical	269,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	202,308

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	994	C 110	13.701	Avg.	79%	100%	95%	10,283
GAZEBO	1985	200	C 110	7.021	Avg.	79%	100%	95%	5,270
WD/WD	1985	60	C 110	1.653	Avg.	79%	100%	95%	1,241
1 Story/BSMT	1985	40	C 110	4.649	Avg.	79%	100%	95%	3,489
Frame Shed	1985	221	C 110	3.805	Avg.	79%	100%	95%	2,856
2S Frame Garage	2006	960	C 110	60.837	Avg.	79%	100%	95%	45,658
1,510 SFLA							Outbuilding Total		68,797

Accpt Land 107,700 Accepted Bldg 271,100 Total 378,800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Name: LECLAIR, STEPHEN
LECLAIR, SUSAN
Map/Lot: 005-012-16
Account: 1698 Card: 1 of 1 Location: 673 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticSeptic
Street	Paved

Reference 1	B9346P27
Reference 2	LOT SIZE:3.68
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 110	Base	233,572
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,201
Fin. Basement Area	838 Sqft, Grade C	Basement Gar	None	Fin Bsmt	18,252
Heating	100% Units	Cooling	0% None	Heat	3,203
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

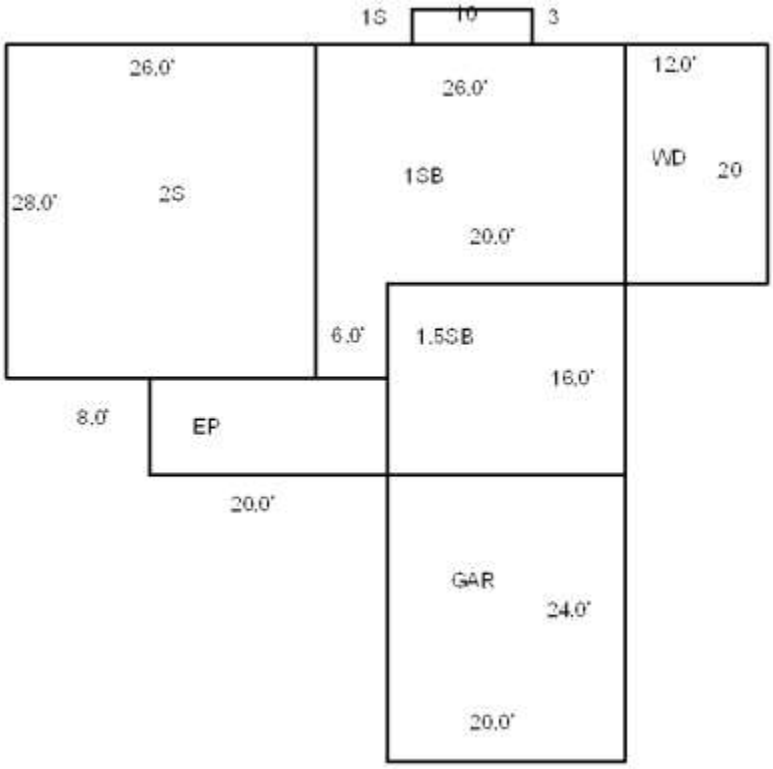
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	274,532

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	206,036

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1986	568	C 110	66.016	Ava.	79%	100%	95%	49.545
Wood Deck	1986	240	C 110	3.308	Ava.	79%	100%	95%	2.482
ONE STORY FRAME	1986	30	C 110	3.022	Ava.	79%	100%	95%	2.268
1.5 Story/BSMT	1986	320	C 110	52.072	Ava.	79%	100%	95%	39.080
Frame Garage	1986	480	C 110	19.679	Ava.	79%	100%	95%	14.769
Encl Frame Porch	1986	160	C 110	14.024	Ava.	79%	100%	95%	10.525
WOOD DECK	1986	144	C 100	1.804	Ava-	72%	100%	95%	1.234
2,534 SFLA							Outbuilding Total		119,903

Accpt Land 106,700 Accepted Bldg 325,900 Total 432,600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Name: THE B.E.A. IRREVOCABLE TRUST
ERIC A GRAY, TRUSTEE

Map/Lot: 005-012-18
Account: 1699 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD		
Zoning/Use	FARM & FOREST		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B9838P0347		
Reference 2	LOT SIZE:18.5 REAR		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	12/27/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%	Access	45,915
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
4.50	Acres-Rear Land 11-20	950.00	4,703	100%		4,703
Total Acres 18.50					Land Total	69,428

Accpt Land	69,400	Accepted Bldg	0	Total	69,400

Name: FORTIN, DONALD A
FORTIN, GAIL A

Map/Lot: 005-012-17
Account: 1700 Card: 1 of 1 Location: 51 SCHOOL HOUSE RD

Neighborhood 69	SCHOOL HOUSE
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS
Reference 1	B16486P752
Reference 2	LOT SIZE:13.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	12/17/2012
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.70	Acres-Rear Land 1-10	1,710.00	18,246	100%		18,246
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 13.70					Land Total	125,751

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,026 Sqft	Grade C 110	Base	218,892
Exterior	BRICK/STONE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,693
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,386
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	223,971

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	172,346

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1989	513	C 110	20.986	Avg.	81%	100%	95%	16.149
ONE STORY FRAME	1989	180	C 110	18.132	Avg.	81%	100%	95%	13.953
Wood Deck	1989	156	C 110	2.150	Avg.	81%	100%	95%	1.655
1.25 ST GARAGE..	1989	702	B 100	38.822	Avg.	79%	100%	95%	29.136
STABLE	1989	783	B 100	33.444	Avg.	79%	100%	95%	25.100
ONE STORY FRAME	1989	2068	D 100	151.510	Avg.	79%	50%	95%	56.854
3,274 SFLA							Outbuilding Total		142,847

Accpt Land	125,800	Accepted Bldg	315,200	Total	441,000

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Account: 1701 Card: 1 of 1 Map/Lot: 005-012-04 Location: 584 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17383P912
Reference 2	LOT SIZE:3.84
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/17/2016
Sale Price	117,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.84	Acres-Homesite (Fract)	72,675.00	91,456	100%		91,456
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.84					Land Total	107,131

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,105
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

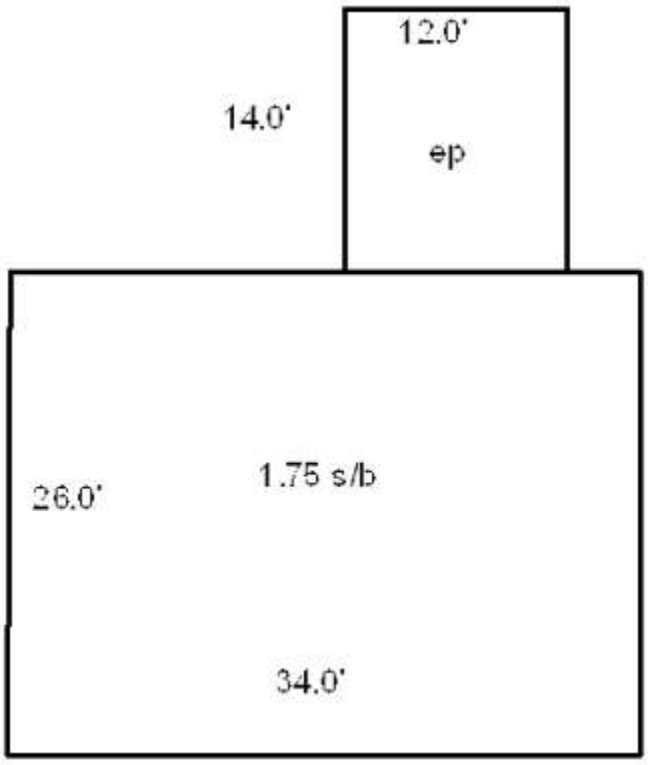
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Above Average	Typical	241,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	195,114

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2S Encl Fr Porch	1987	168	C 100	23.140	Avg+	85%	100%	95%	18.686
Frame Shed	1987	204	D 100	2.554	Avg-	73%	100%	95%	1.771
Swimming Pool	2021	512	C 100	12.100	Avg.	97%	100%	95%	11.150
PATIO	2021	868	C 100	5.434	Avg.	97%	100%	95%	5.007
GARAGE STEEL	2022	1500	C 100	67.260	Avg.	98%	100%	95%	62.619
1,547 SFLA							Outbuilding Total		99,233

Accpt Land	107,100	Accepted Bldg	294,300	Total	401,400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Name: PACKARD, MATTHEW B
PACKARD, RACHEL J
Map/Lot: 006-082-2
Account: 1702 Card: 1 of 1 Location: 382 MORRELLS MILL RD

Neighborhood 77	MORRELLS MILL/BB POND
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/11/2020
Sale Price	515,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B10150P253
Reference 2	LOT SIZE:7
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	80,325.00	101,496	100%		101,496
3.00	Acres-Rear Land 1-10	1,890.00	6,237	100%		6,237
1.00	# -SITE IMPROVEMENT	15,750.00	17,325	100%		17,325
Total Acres 7.00					Land Total	125,058

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,140 Sqft	Grade C 110	Base	329,531
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
Secondary Floor	Hardwood/Bamboo			Secondary	0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,254
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,584
Rooms	16	HEARTHS		HEARTHS	880
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	26,136
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

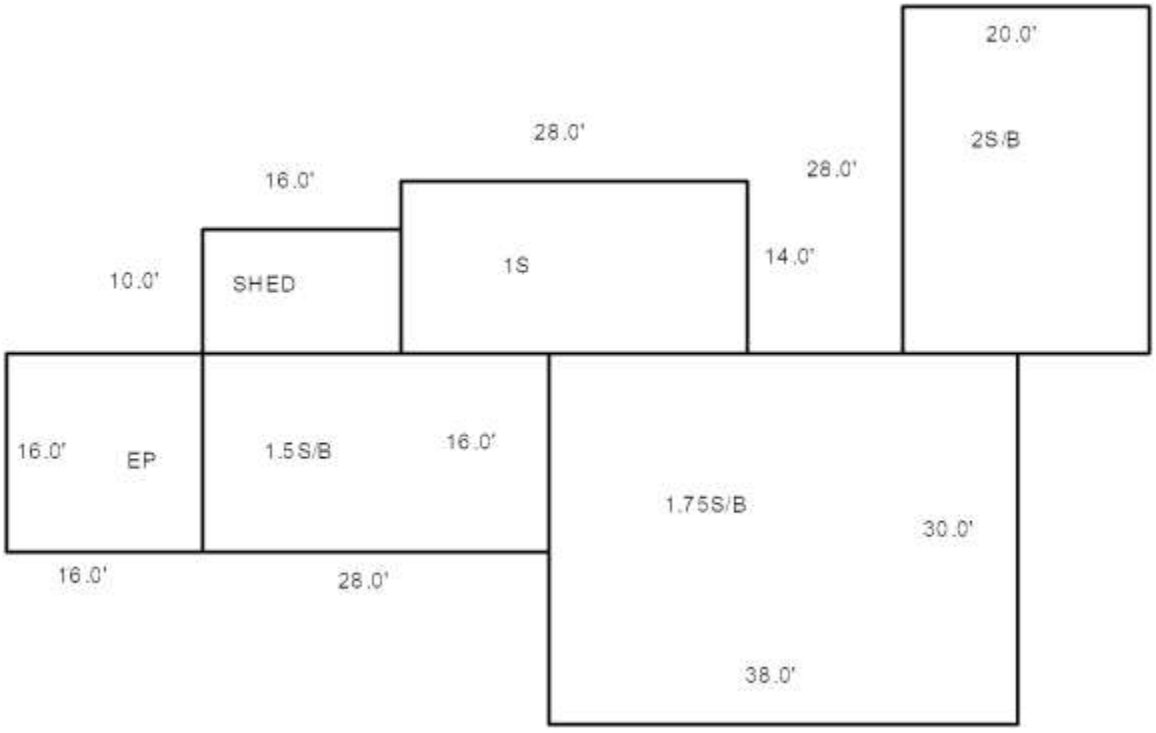
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	2000	GOOD	TYPICAL	Above Average	Typical	371,040

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	284,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1800	256	C 110	22.438	Avg+	73%	100%	105%	17.199
Frame Shed	1800	160	C 110	2.754	Avg+	73%	100%	105%	2.110
ONE STORY FRAME	1800	392	C 110	39.489	Avg+	73%	100%	105%	30.268
1.5 Story/BSMT	1800	448	C 110	72.900	Avg+	73%	100%	105%	55.878
2 Story/BSMT	1800	560	C 110	104.135	Avg+	73%	100%	105%	79.820
1.25 ST BARN....	1847	1008	C 100	39.333	Avg+	73%	100%	105%	30.149
Wood Deck	2000	24	C 110	331	Avg+	73%	100%	105%	254
4,179 SFLA							Outbuilding Total		215,678

Accpt Land 125,100 Accepted Bldg 500,100 Total 625,200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Name: HUTTON, JOHN J IV
WRIGHT, GRACE E
Map/Lot: 010-004-3
Account: 1703 Card: 1 of 1 Location: 354 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/12/2021
Sale Price	338,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B11681P259
Reference 2	LOT SIZE:6.43
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	17 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%	View/Envir	91,830
2.43	Acres-Rear Land 1-10	1,710.00	4,571	100%	View/Envir	4,571
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.43					Land Total	112,076

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	896 Sqft	Grade C 100	Base	235,420
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,344
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	4,704
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

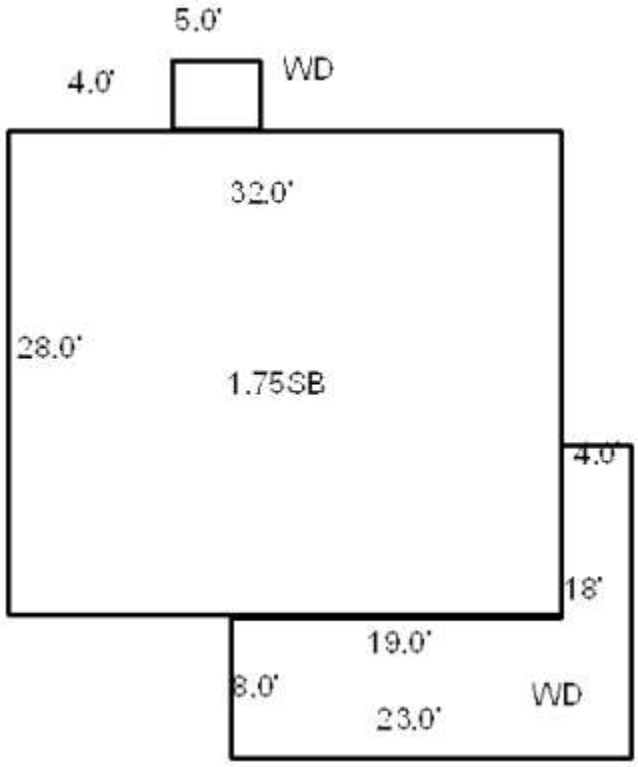
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	251,368

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	95%	195,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1991	224	C 100	2.807	Avg.	82%	100%	95%	2.187
WOOD DECK	1991	20	C 100	251	Avg.	82%	100%	95%	196
Frame Shed	2008	160	C 100	2.504	Avg.	82%	100%	95%	1.950
1,568 SFLA							Outbuilding Total		4,333

Accpt Land	112,100	Accepted Bldg	200,100	Total 312,200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WD
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Map/Lot: 006-082-3
Account: 1704 Card: 1 of 1 Location: 14 WEST FIFTY FIRST ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	05/31/2005
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B14484P898
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	221,220
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,016
Fin. Basement Area	202 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,000
Heating	100% Forced Warm	Cooling	0% None	Heat	3,360
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,512	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

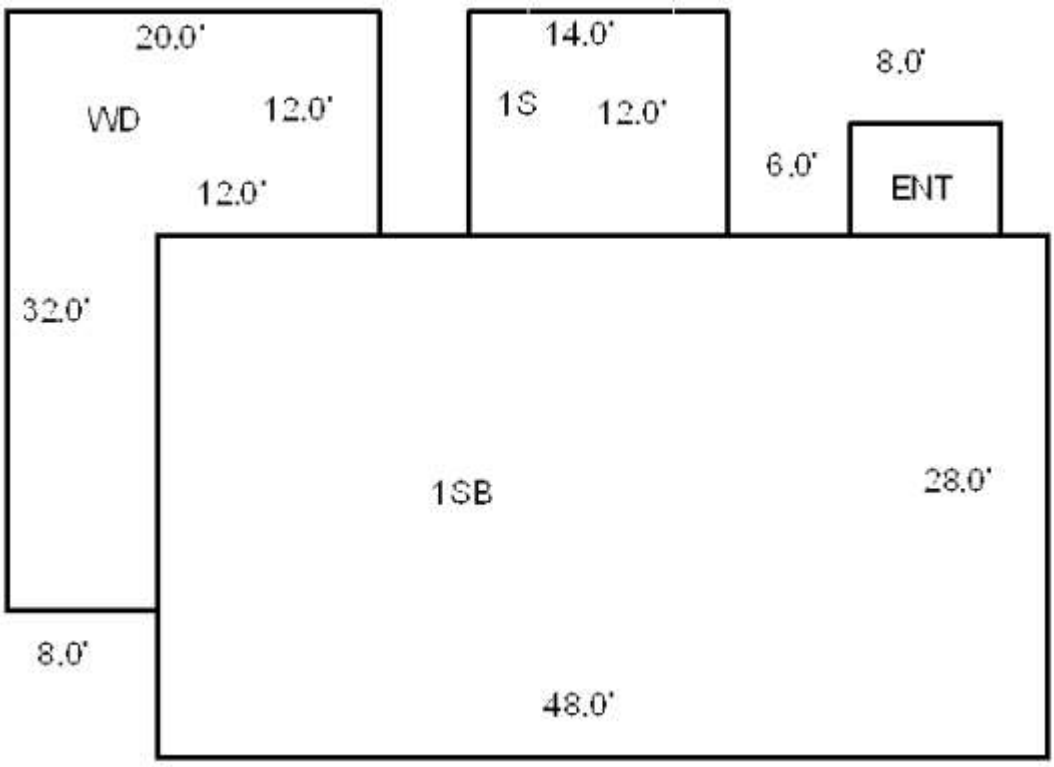
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	239,316

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	181,880

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1987	400	C	0	Ava.	78%	0%	95%	0
BSMT ENTRY.....	1987	48	C	0	Ava.	78%	0%	95%	0
ONE STORY FRAME	1987	168	C	0	Ava.	78%	0%	95%	0
Frame Garage	1987	520	C	0	Ava.	78%	0%	95%	0
1,512 SFLA								Outbuilding Total	0

Accpt Land 101,400 Accepted Bldg 181,900 Total 283,300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ENT
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28.0'
8.0'
48.0'

Name: LOZEAU, MICHAEL E
LOZEAU, CHRISTINA H

Map/Lot: 006-057-1
Account: 1705 Card: 1 of 1 Location: VALLEY RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B3220P0150
Reference 2 LOT SIZE:12.8
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.80	Acres-Rear Land 1-10	1,710.00	16,553	100%		16,553
Total Acres 12.80					Land Total	108,383

Accpt Land 108,400 Accepted Bldg 0 Total 108,400

Map/Lot: 003-097-13
Account: 1706 Card: 1 of 1 Location: 19 EAST RD

Neighborhood 52 EAST RD

Zoning/Use	VILLAGE A, B, C FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	05/05/2020
Sale Price	215,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18239P913
Reference 2	LOT SIZE:9.78
Tran/Land/Bldg	101 1 11
X.....	WD Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	90%		69,597
5.78	Acres-Rear Land 1-10	1,440.00	9,156	100%		9,156
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 9.78					Land Total	91,953

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,035 Sqft	Grade C 90	Base	218,949
Exterior	ALUM/VINYL	Masonry Trim	155Sqft	Trim	698
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	699
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,794
Rooms	6	HEARTHS		HEARTHS	720
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

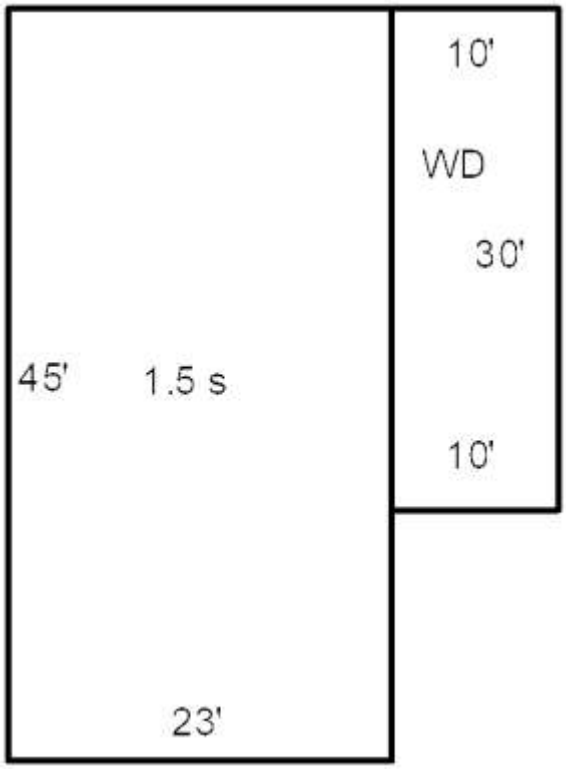
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	223,860

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	90%	86%	136,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1986	144	D 100	1.803	Avg-	72%	100%	86%	1.110
Wood Deck	1986	300	C 90	3.383	Avg.	79%	90%	86%	2.057
1,552 SFLA							Outbuilding Total		3,167

Accpt Land	92,000	Accepted Bldg	139,300	Total	231,300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45'
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10'
23'

Map/Lot: 021-019-3
Account: 1707 Card: 1 of 1 Location: 17 PUFFIN LN

Neighborhood 58 PUFFIN LANE

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Gravel
Reference 1	B7592P0117
Reference 2	LOT SIZE:1.74
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.74	Acres-Homesite (Fract)	74,130.00	86,187	100%		86,187
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.74					Land Total	97,737

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	950 Sqft	Grade C 110	Base	179,830
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,568
Fin. Basement Area	450 Sqft, Grade D	Basement Gar	None	Fin Bsmt	7,128
Heating	100% Electric	Cooling	0% None	Heat	1,306
Rooms	4	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	190,712

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	95%	105%	150,286

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	160	C 110	2.206	Avg.	79%	95%	105%	1.739
Frame Garage	1985	832	C 110	33.622	Avg.	79%	95%	105%	26.495
950 SFLA							Outbuilding Total		28,234

Accpt Land 97,700 Accepted Bldg 178,500 Total 276,200

16.0'
10.0'
WD
1SB
25.0'
38.0'

Name: SHAW, HAROLD D
SHAW, JOAN M
Map/Lot: 009-010-1
Account: 1708 Card: 1 of 1 Location: LEBANON RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	b15541p224
Reference 2	LOT SIZE:6.7
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	12/30/2008
Sale Price	10,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	74,130.00	86,187	100%		0
6.70	Acres-Rear Land 1-10	770.00	5,675	100%		5,675
Total Acres 6.70					Land Total	5,675

Accpt Land	5,700	Accepted Bldg	0	Total	5,700

Name: CLARK, ELIZABETH P
ROBERGE, JONATHAN E
Map/Lot: 006-032-1
Account: 1709 Card: 1 of 1 Location: 111 MEETING HOUSE RD

Neighborhood 50 MILL LANE

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	04/24/2015
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1	B17006P0267
Reference 2	LOT SIZE:3.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.60	Acres-Homesite (Fract)	72,675.00	90,867	100%		90,867
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.60					Land Total	106,542

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	248,445
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,205
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

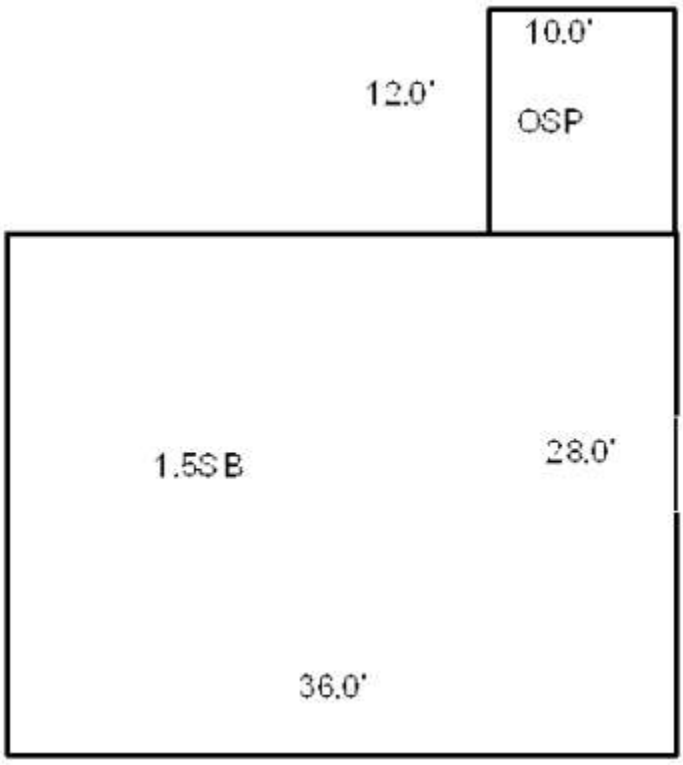
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	GOOD	TYPICAL	Below Average	Typical	252,962

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	175,429

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1988	120	C 100	5.676	Avg-	73%	100%	95%	3.936
1,764 SFLA							Outbuilding Total		3,936

Accpt Land	106,500	Accepted Bldg	179,400	Total	285,900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1.5S B
28.0'
36.0'

Name: HILTON, BRITTANY L
DUGGAN, SEAN P
Map/Lot: 001-064B
Account: 1710 Card: 1 of 1 Location: 74 BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	VILLAGE A, B, C RESIDENTIAL 1
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	11/18/2020
Sale Price	286,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,040 Sqft	Grade C 100	Base	174,374
Exterior	ALUM/VINYL	Masonry Trim	150Sqft	Trim	750
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	780 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,444
Heating	100% Electric	Cooling	0% None	Heat	1,300
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

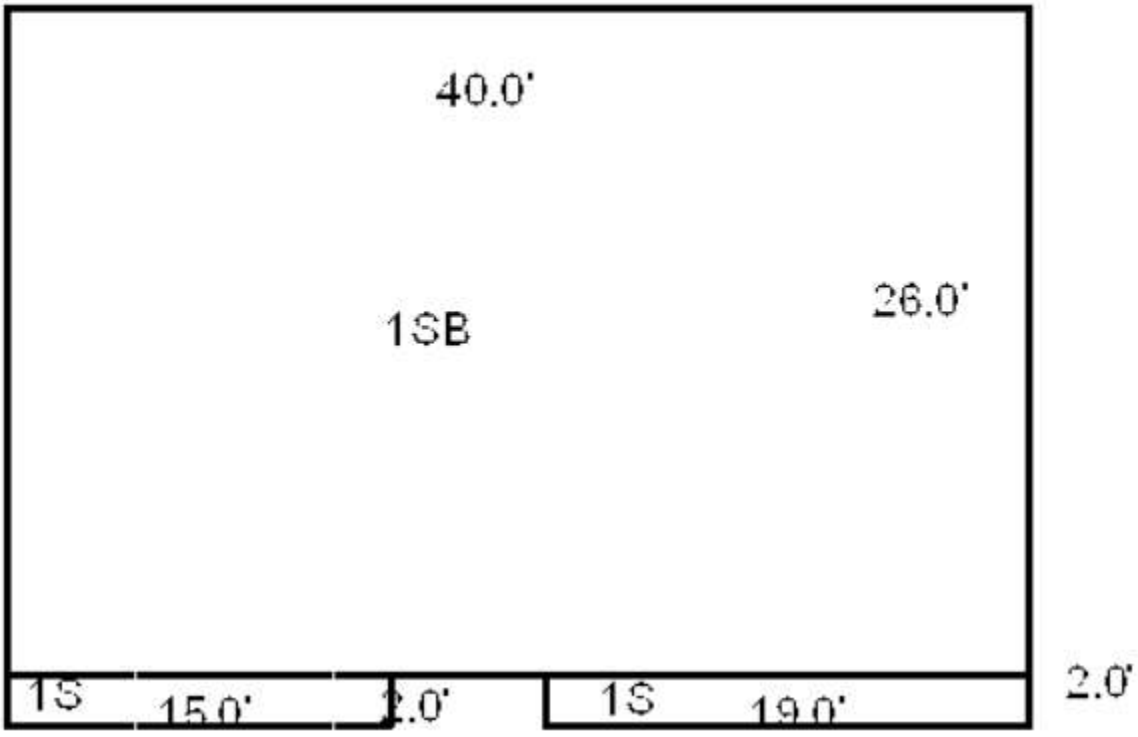
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	202,148

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	95%	149,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1984	38	C 100	3.480	Avg.	78%	100%	95%	2.578
1 STORY	1984	30	C 100	2.747	Avg.	78%	100%	95%	2.036
Frame Garage	1984	576	C 100	21.347	Avg.	77%	100%	95%	15.615
1,108 SFLA							Outbuilding Total		20,229

Accpt Land 102,600 Accepted Bldg 170,000 Total 272,600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19.0'
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Name: SHIBLES, DONALD E
SHIBLES, KAREN E
Map/Lot: 009-031-1
Account: 1711 Card: 1 of 1 Location: 166 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B11077P7
Reference 2 LOT SIZE:4.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
0.40	Acres-Rear Land 1-10	1,350.00	594	100%		594
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 4.40					Land Total	85,466

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	229,611
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,024
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

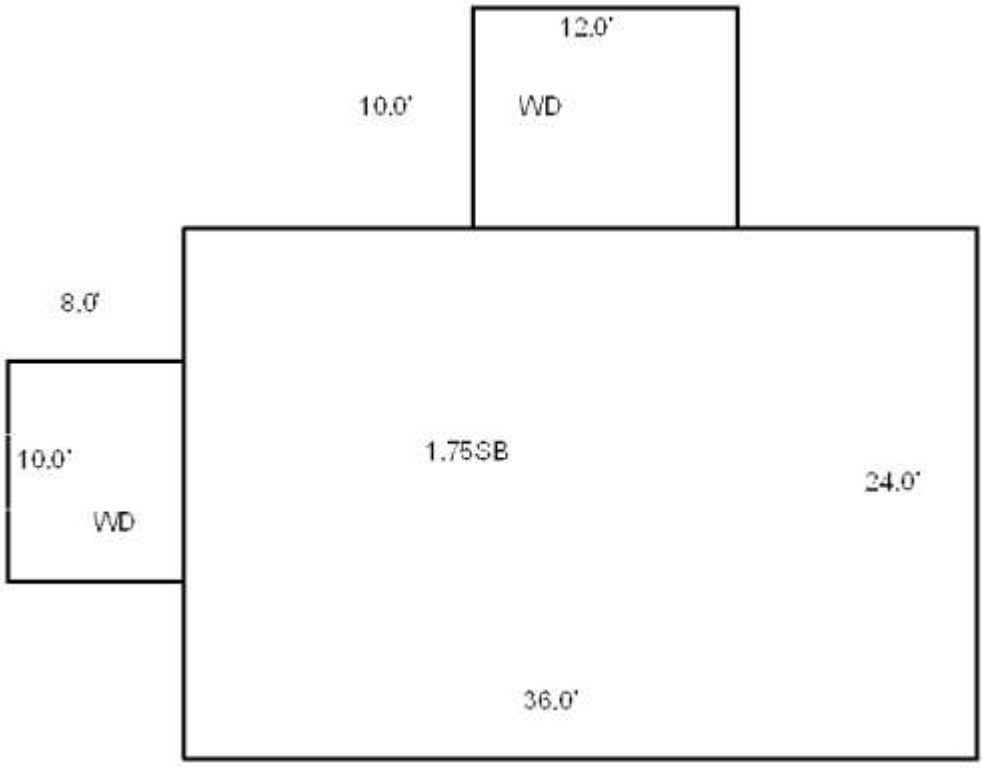
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	240,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	173,288

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	80	C 100	1.002	Avg.	76%	100%	95%	724
WOOD DECK	1980	120	C 100	1.504	Avg.	76%	100%	95%	1,086
1 ST BARN.....	1980	528	C 100	17.742	Avg.	74%	100%	95%	12,473
Frame Shed	1980	224	C 100	3.506	Avg.	74%	100%	95%	2,464
1,512 SFLA							Outbuilding Total		16,747

Accpt Land 85,500 Accepted Bldg 190,000 Total 275,500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24.0'
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Map/Lot: 016-008-1
Account: 1712 Card: 1 of 1 Location: 161 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	08/01/2018
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17768P614
Reference 2	LOT SIZE:1
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	952 Sqft	Grade C 100	Base	233,798
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

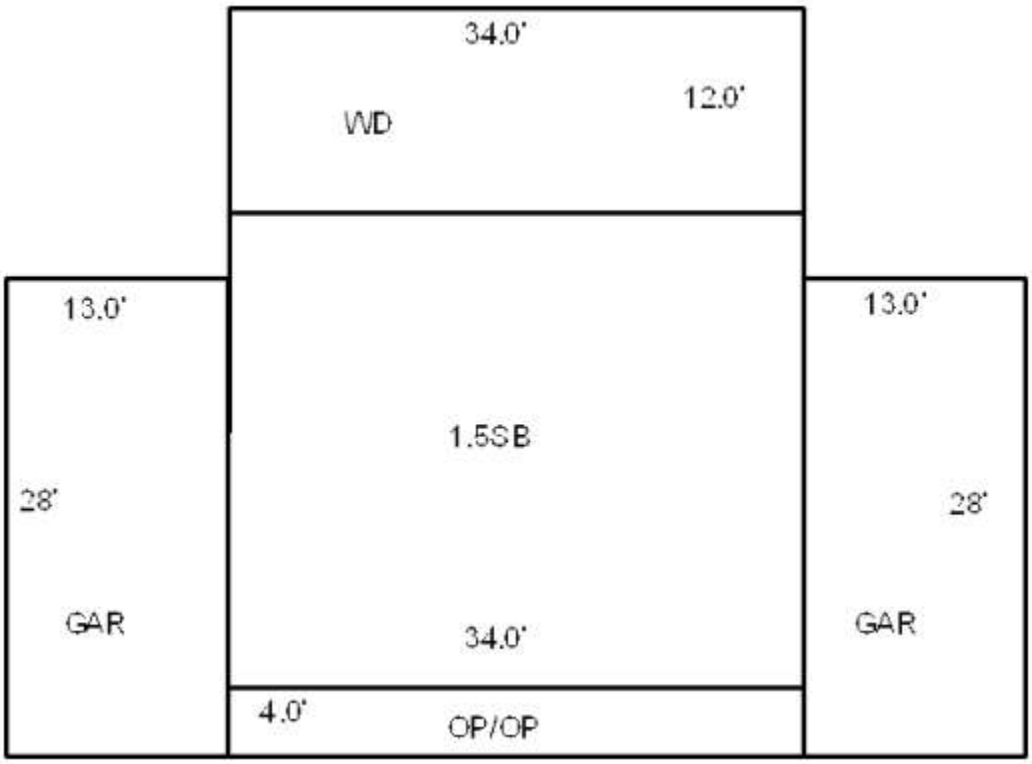
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	260,630

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	105%	216,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	408	C 100	5.112	Ava.	79%	100%	105%	4.240
Open Frame Porch	1985	136	C 100	5.747	Ava.	79%	100%	105%	4.767
OPEN PORCH	1985	136	C 100	5.868	Ava.	79%	100%	105%	4.868
Frame Garage	1985	364	C 100	13.713	Ava.	79%	100%	105%	11.375
Frame Garage	1985	364	C 100	13.713	Ava.	79%	100%	105%	11.375
Frame Shed	1985	96	D 100	1.202	Ava-	72%	100%	105%	908
1,428 SFLA							Outbuilding Total		37,533

Accpt Land	93,100	Accepted Bldg	253,700	Total	346,800


34.0'
12.0'
WD
13.0'
13.0'
1.5SB
28'
28'
GAR
GAR
34.0'
4.0'
OP/OP

Name: DUTCH, KENNETH H
DUTCH, SONJA
Map/Lot: 001-071-5
Account: 1713 Card: 1 of 1 Location: 228 BUFFUM RD

Neighborhood 4 BUFFUM RD

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 RTODD B19182P604
Reference 2 LOT SIZE:6.50
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
2.50	Acres-Rear Land 1-10	2,280.00	6,270	100%		6,270
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 6.50					Land Total	115,512

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	858 Sqft	Grade C 110	Base	260,471
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,416
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,719
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

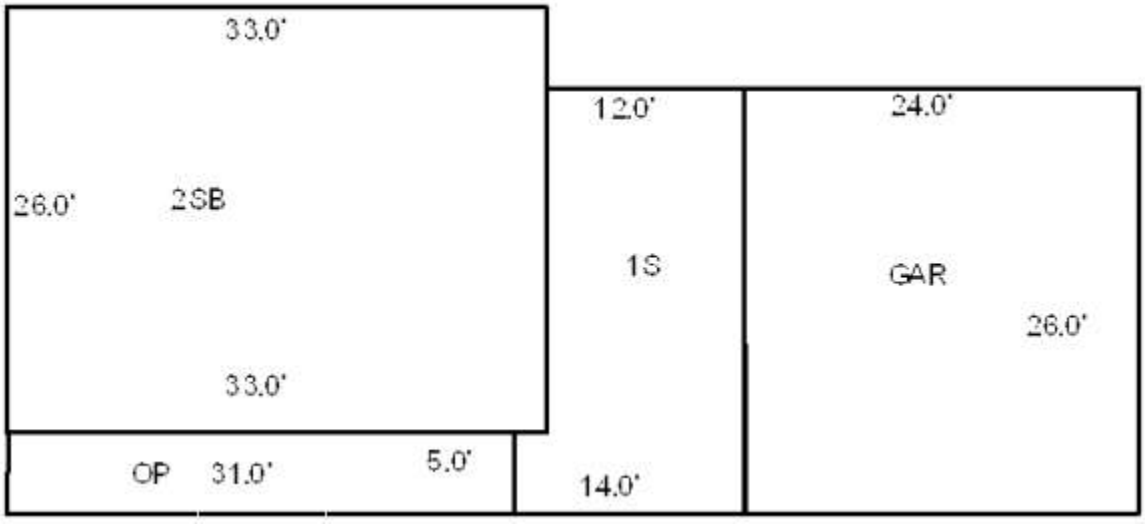
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	273,294

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	202,511

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1983	155	C 110	7.205	Avg.	78%	100%	95%	5.339
1 STORY	1983	322	C 110	32.438	Avg.	78%	100%	95%	24.037
Frame Garage	1983	624	C 110	25.383	Avg.	78%	100%	95%	18.809
Frame Garage	1983	1080	C 110	43.446	Avg.	78%	100%	95%	32.194
Frame Garage	1983	72	C 110	3.518	Avg.	78%	100%	95%	2.607
Frame Garage	1983	384	C 110	15.876	Avg.	78%	100%	95%	11.764
2,038 SFLA							Outbuilding Total		94,750

Accpt Land 115,500 Accepted Bldg 297,300 Total 412,800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Neighborhood 68 CLARK

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/08/2019
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18024P185
Reference 2	LOT SIZE:10
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Conventional	One Story	2,244 Sqft	Grade C 100	Base	304,843
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	1,683
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,610
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

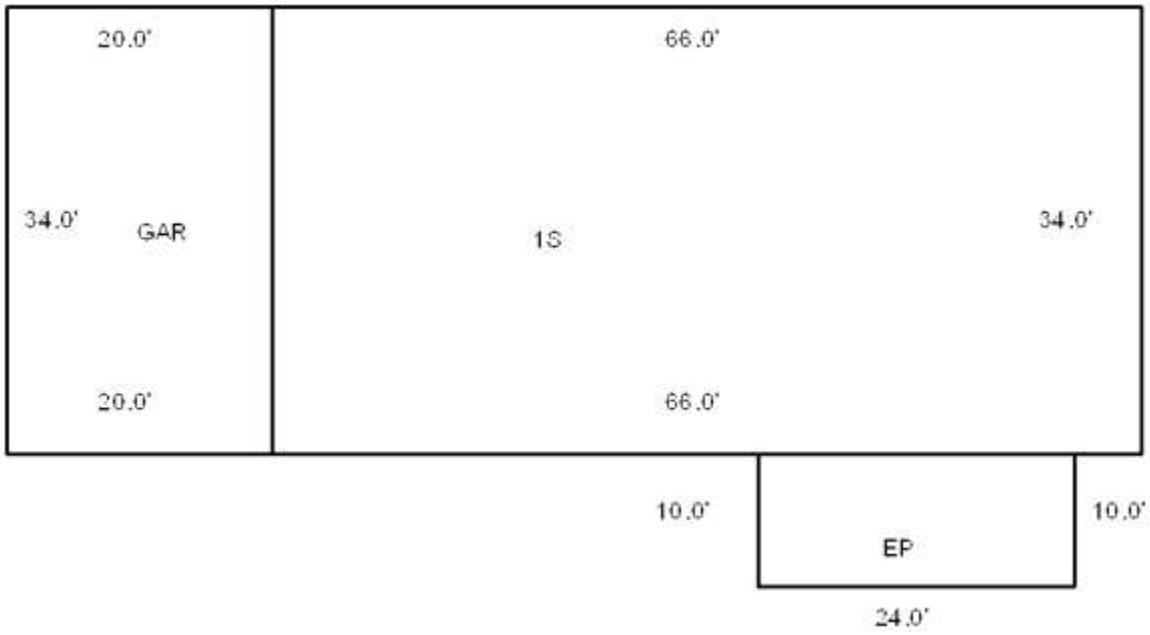
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	318,186

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	95%	95%	223,987

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1984	680	C 100	25.092	Avg.	78%	95%	95%	17,663
Encl Frame Porch	1984	240	D 100	15.298	Avg-	71%	100%	95%	10,319
Frame Shed	1984	96	E 100	751	Poor	60%	100%	95%	428
GAZEBO	1984	100	C 100	3,252	Avg.	78%	95%	95%	2,290
2,244 SFLA							Outbuilding Total		30,700

Accpt Land 118,800 Accepted Bldg 254,700 Total 373,500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Name: TUCCI, BRIAN M
TUCCI, EMILY E
Map/Lot: 001-053
Account: 1715 Card: 1 of 1 Location: 104 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/27/2010
Sale Price	232,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15872P298
Reference 2	LOT SIZE:3.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 85 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.50	Acres-Homesite (Fract)	61,200.00	76,305	100%		76,305
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 3.50					Land Total	89,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,092 Sqft	Grade C 110	Base	283,792
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,802
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	33% Central	Heat	5,040
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

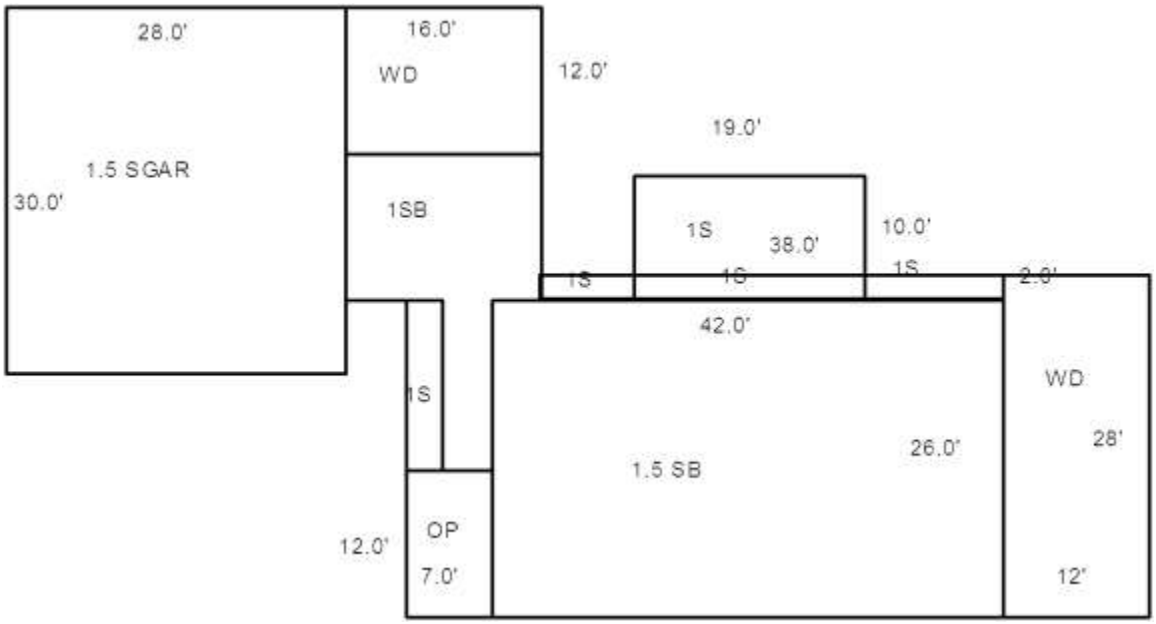
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Above Average	Typical	302,250

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	238,324

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1984	840	C 110	44.232	Avg+	83%	100%	95%	34.877
Wood Deck	1984	192	C 110	2.647	Avg+	83%	100%	95%	2.087
1 Story/BSMT	1984	248	C 110	28.824	Avg+	83%	100%	95%	22.728
Open Frame Porch	1984	84	C 110	3.905	Avg+	83%	100%	95%	3.079
ONE STORY FRAME	1984	42	C 110	4.231	Avg+	83%	100%	95%	3.336
1 STORY	1984	190	C 110	19.140	Avg+	83%	100%	95%	15.092
1 STORY	1984	76	C 110	7.656	Avg+	83%	100%	95%	6.036
WOOD DECK	1984	336	C 110	4.631	Avg+	83%	100%	95%	3.652
Frame Shed	2021	96	C 110	1.652	Avg+	83%	100%	95%	1.302
SOLAR CL2 /KW	2021			----SOUND VALUE----					9.000
2,194 SFLA								Outbuilding Total	101,189

Accpt Land	89,500	Accepted Bldg	339,500	Total	429,000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Map/Lot: 021-027A
Account: 1716 Card: 1 of 1 Location: 40 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use VILLAGE A, B, C
Topography LevelAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date 01/01/2003
Sale Price 84,500
Sale Type Land & Buildings
Financing
Verified Public Record
Validity Arms Length Sale

Reference 1 B12438P177
Reference 2 LOT SIZE:0.46
Tran/Land/Bldg 103 1 9
X..... MH Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	74,130.00	75,451	100%		75,451
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.46					Land Total	87,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1995	14X76	B 100	33.638	Avg+	65%	100%	105%	22.897
MH ADDITION ..	1995	16	C 100	759	Avg.	83%	100%	105%	662
Wood Deck	1995	28	C 100	351	Avg.	83%	100%	105%	306
Wood Deck	1995	96	C 100	1.203	Avg.	83%	100%	105%	1.048
Frame Garage	2006	320	C 100	12.128	Avg.	89%	100%	105%	11.334
1,064 SFLA								Outbuilding Total	36,247

Accpt Land 87,000 Accepted Bldg 36,200 Total 123,200

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Above Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	04/16/2004
Sale Price	168,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14050P913
Reference 2	LOT SIZE:0.93
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Homesite (Fract)	78,185.00	85,382	100%		85,382
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.93					Land Total	95,832

Dwelling Description

				Replacement Cost New	
Ranch	One Story	672 Sqft	Grade C 100	Base	136,020
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	840
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

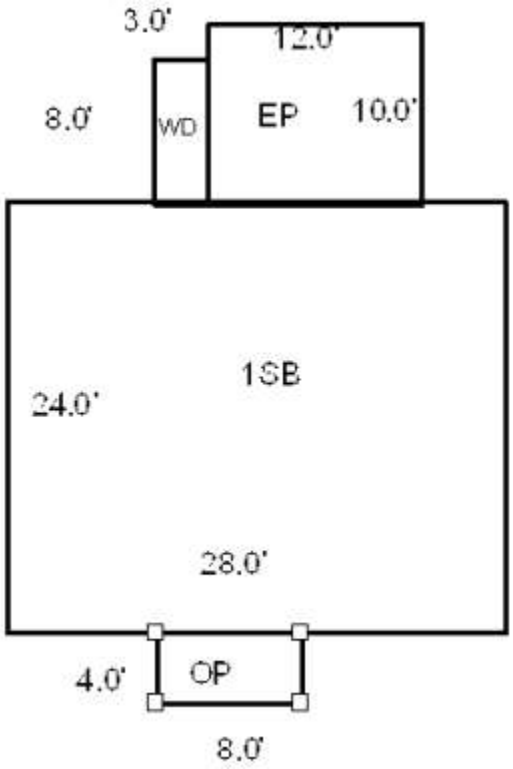
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	143,148

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	107,433

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1985	120	C 100	9.562	Avg.	79%	100%	95%	7.176
Wood Deck	1985	24	C 100	301	Avg.	79%	100%	95%	226
Open Frame Porch	1985	32	C 100	1.352	Avg.	79%	100%	95%	1.015
Frame Garage	1985	308	C 100	11.696	Avg.	79%	100%	95%	8.778
672 SFLA							Outbuilding Total		17,195

Accpt Land	95,800	Accepted Bldg	124,600	Total	220,400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Name: CHENEY, ERIC
CHENEY, SAMANTHA
Map/Lot: 005-006-11-2
Account: 1718 Card: 1 of 1 Location: 190 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/17/2004
Sale Price	185,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Multiple Listing
Validity	Arms Length Sale

Reference 1	B15365P519
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	addn Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,224 Sqft	Grade C 100	Base	195,706
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	918
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,448
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

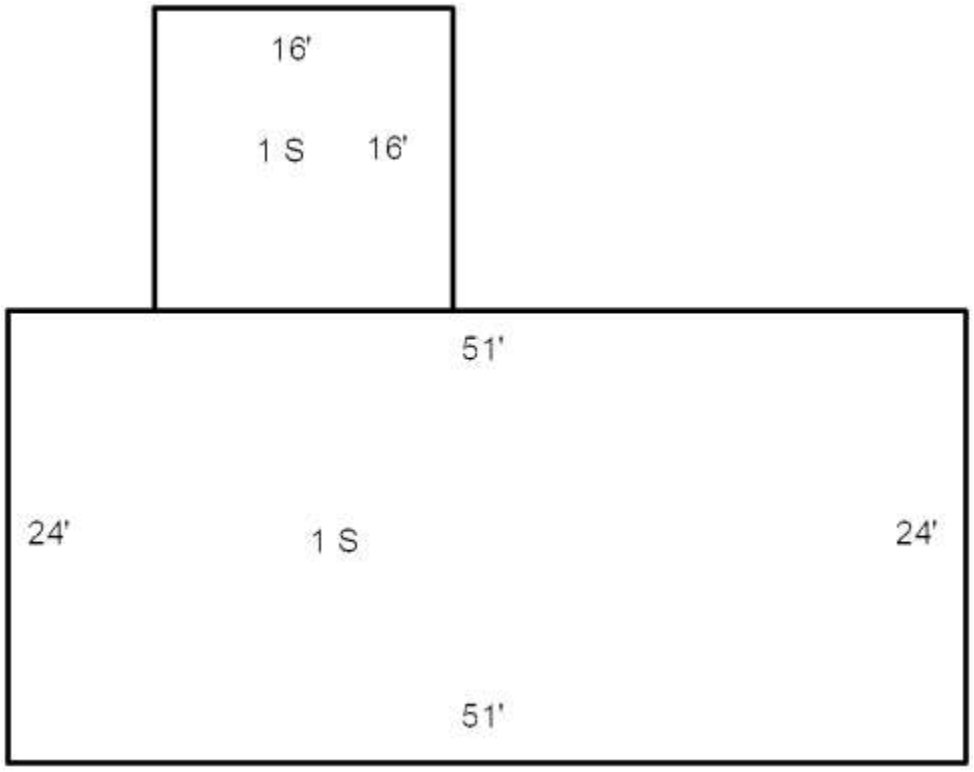
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	199,872

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	150,004

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1985	256	C 100	23.444	Avg.	79%	100%	95%	17.595
STABLE	1990	400	C 100	13.734	Avg.	79%	100%	95%	10.308
Frame Shed	2018	240	C 100	3.756	Avg.	96%	100%	95%	3.426
1,480 SFLA							Outbuilding Total		31,329

Accpt Land	107,500	Accepted Bldg	181,300	Total	288,800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Name: HUPE, RICHARD A
HUPE, RUTH
Map/Lot: 005-006-11-3
Account: 1719 Card: 1 of 1 Location: 216 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7697P0221
Reference 2 LOT SIZE:10
Tran/Land/Bldg 102 1 12
X..... B Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	754 Sqft	Grade C 100	Base	209,642
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	566
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Units	Cooling	0% None	Heat	2,640
Rooms	9				
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

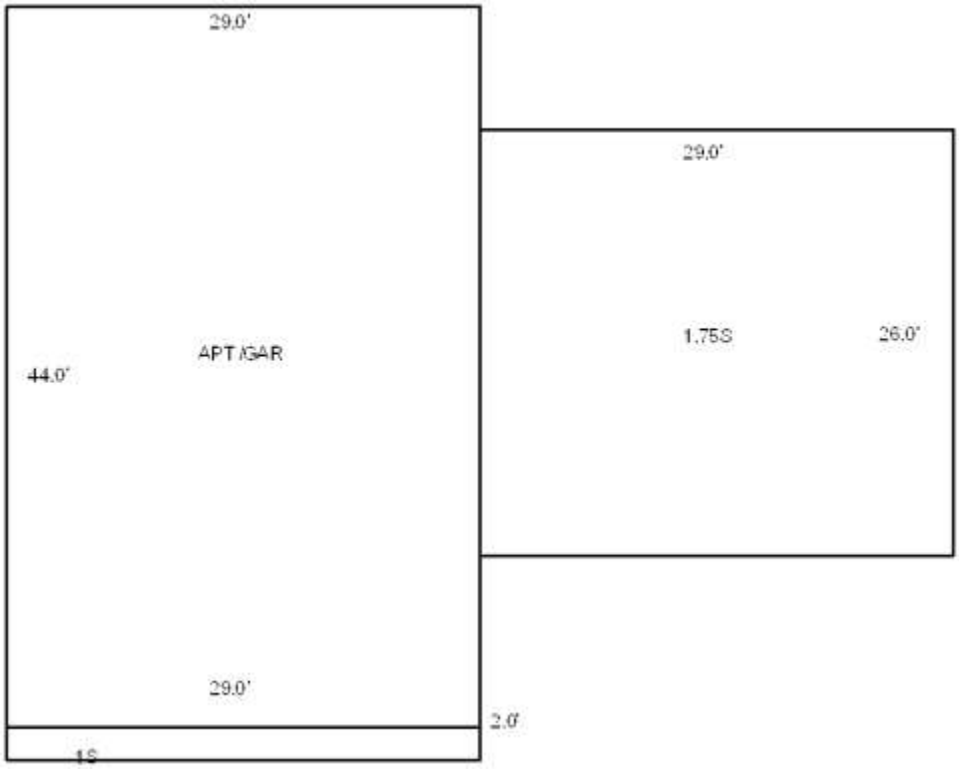
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	225,388

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	169,154

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT/GAR	1986	1276	C 100	139.811	Avg.	79%	100%	95%	104.928
ONE STORY FRAME	1986	58	C 100	5.312	Avg.	79%	100%	95%	3.986
Wood Deck	1986	64	C 100	802	Avg.	79%	100%	95%	602
2,654 SFLA							Outbuilding Total		109,516

Accpt Land 118,800 Accepted Bldg 278,700 Total 397,500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Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5290P0226
Reference 2 LOT SIZE:2.8
Tran/Land/Bldg 103 1 9
X..... B Y..... 0
Exemption(s) 1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.80	Acres-Homesite (Fract)	76,500.00	87,030	100%		87,030
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.80					Land Total	98,030

Dwelling Description / Replacement Cost New

Other	One Story	880 Sqft	Grade D 100	Base	100,388
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	176
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	1,760
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

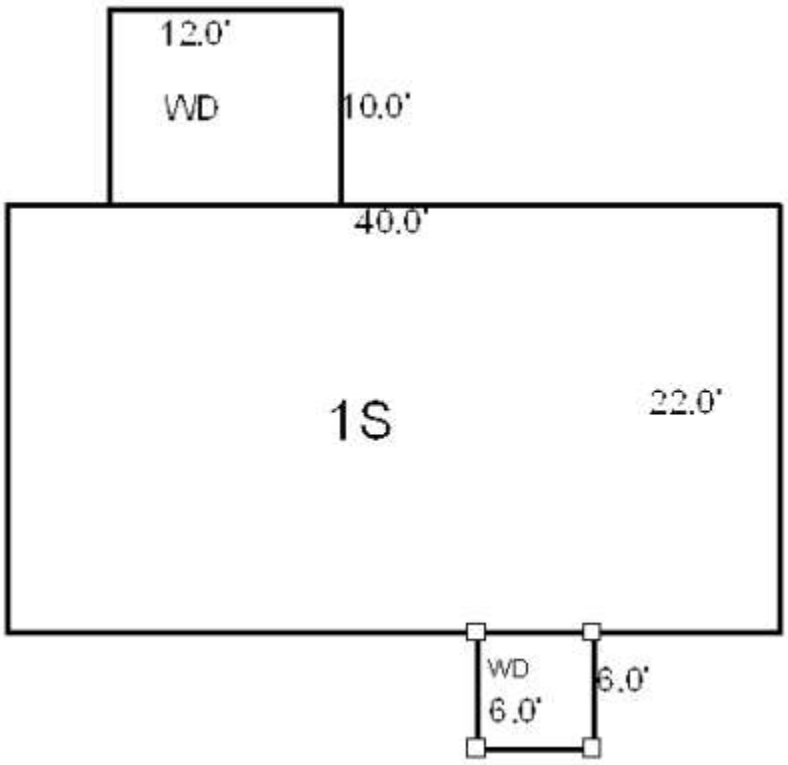
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	108,660

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	90%	100%	84,103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1998	36	C 100	451	Avg.	86%	100%	100%	388
Wood Deck	1998	120	C 100	1.504	Avg.	86%	100%	100%	1.293
Frame Garage	1998	480	C 100	17.890	Avg.	84%	100%	100%	15.028
Frame Shed	1998	96	C 100	1.502	Avg.	84%	100%	100%	1.262
880 SFLA								Outbuilding Total	17,971

Accpt Land 98,000 Accepted Bldg 102,100 Total 200,100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Name: RAND, TARA L
GEHRING, WILLIAM C JR
Account: 1721 Card: 1 of 1 Map/Lot: 004-055-1 Location: 354 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/03/2020
Sale Price	208,600
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B18185P868
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.00					Land Total	95,150

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	768 Sqft	Grade C 100	Base	226,329
Exterior	ALUM/VINYL	Masonry Trim	300Sqft	Trim	1,500
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,608
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

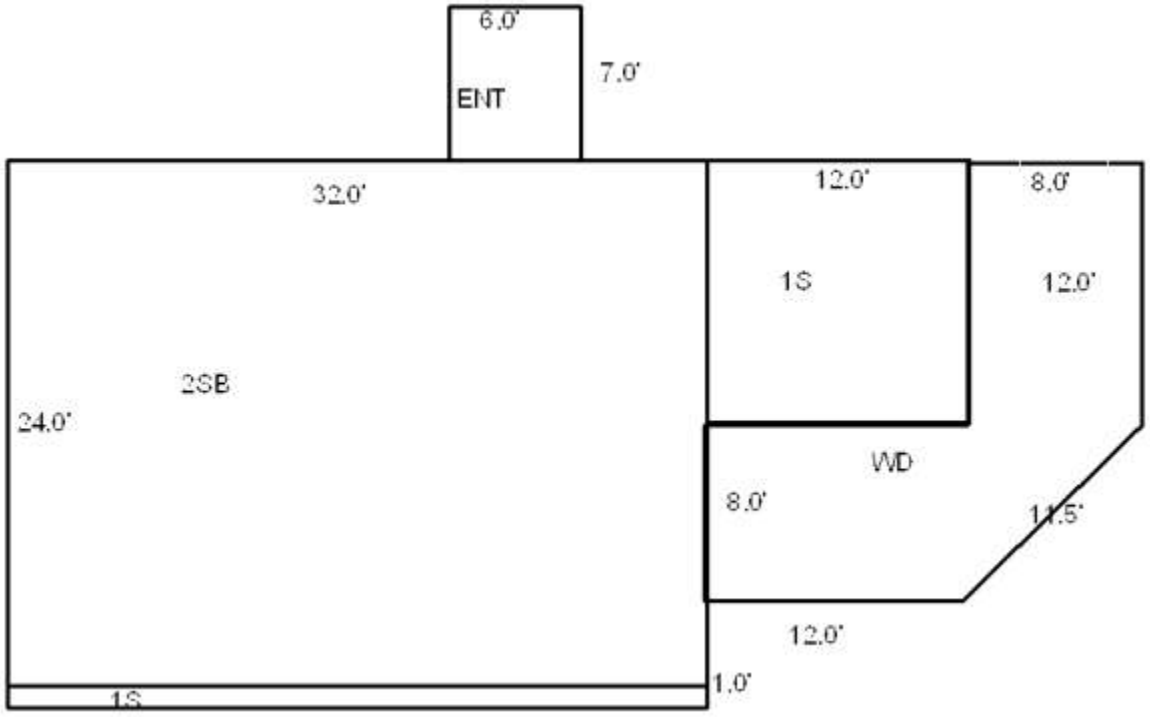
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	GOOD	TYPICAL	Average	Typical	244,919

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	72%	100%	100%	176,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1971	32	C 100	2.931	Avg.	72%	100%	100%	2.110
ONE STORY FRAME	1971	144	C 100	13.188	Avg.	72%	100%	100%	9.495
Wood Deck	1971	223	C 100	2.794	Avg.	72%	100%	100%	2.012
BSMT ENTRY.....	1971	42	C 100	657	Avg.	72%	100%	100%	473
1,712 SFLA								Outbuilding Total	14,090

Accpt Land	95,200	Accepted Bldg	190,400	Total	285,600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Account: 1722 Card: 1 of 1 Map/Lot: 016-008-2 Location: 169 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/10/2020
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18217P415
Reference 2	LOT SIZE:0.92
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	74,130.00	80,866	100%		80,866
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.92					Land Total	92,416

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	952 Sqft	Grade C 100	Base	233,798
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

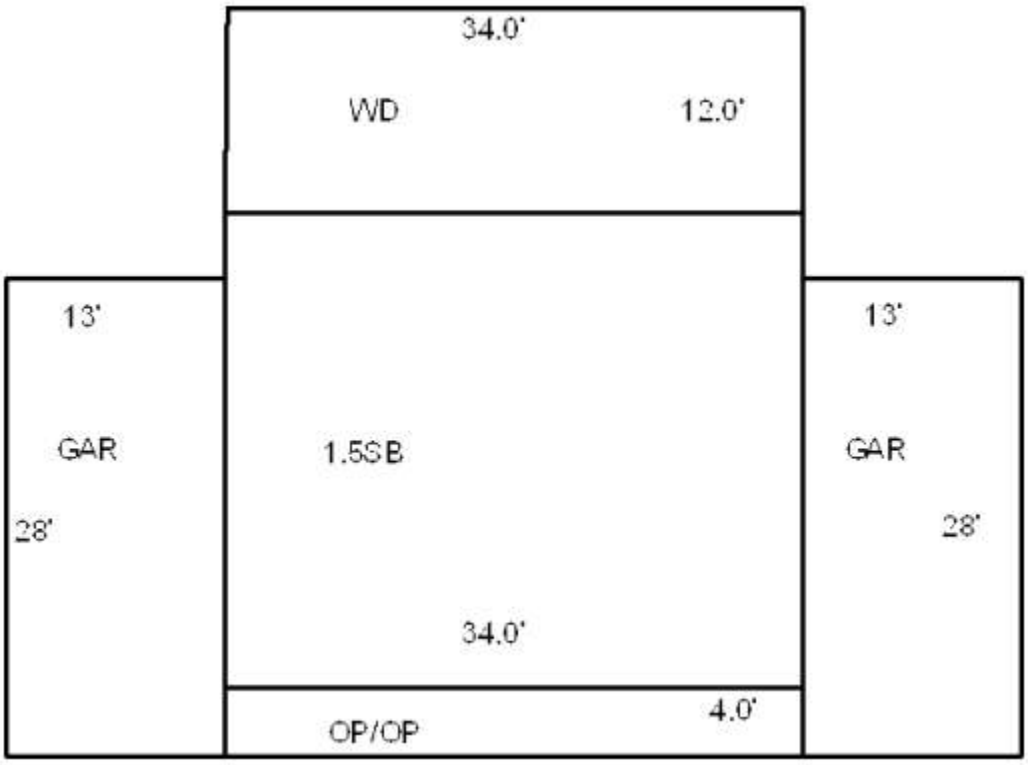
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	260,630

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	105%	216,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	408	C 100	5.112	Avg.	79%	100%	105%	4.240
Frame Garage	1985	364	C 100	13.713	Avg.	79%	100%	105%	11.375
Open Frame Porch	1985	136	C 100	5.747	Avg.	79%	100%	105%	4.767
OPEN PORCH	1985	136	C 100	5.868	Avg.	79%	100%	105%	4.868
Frame Garage	1985	364	C 100	13.713	Avg.	79%	100%	105%	11.375
1,428 SFLA								Outbuilding Total	36,625

Accpt Land	Accepted Bldg	Total
92,400	252,800	345,200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GAR
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GAR
28'
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4.0'
OP/OP

Name: REGAN, ERIC F
REGAN, SHANNON E

Map/Lot: 009-043-1
Account: 1723 Card: 1 of 1 Location: 240 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	11/27/2002
Sale Price	163,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B12248P142
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 4.00					Land Total	84,872

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,120 Sqft	Grade C 100	Base	184,056
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	672 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,306
Heating	100% HW BB	Cooling	0% None	Heat	3,360
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

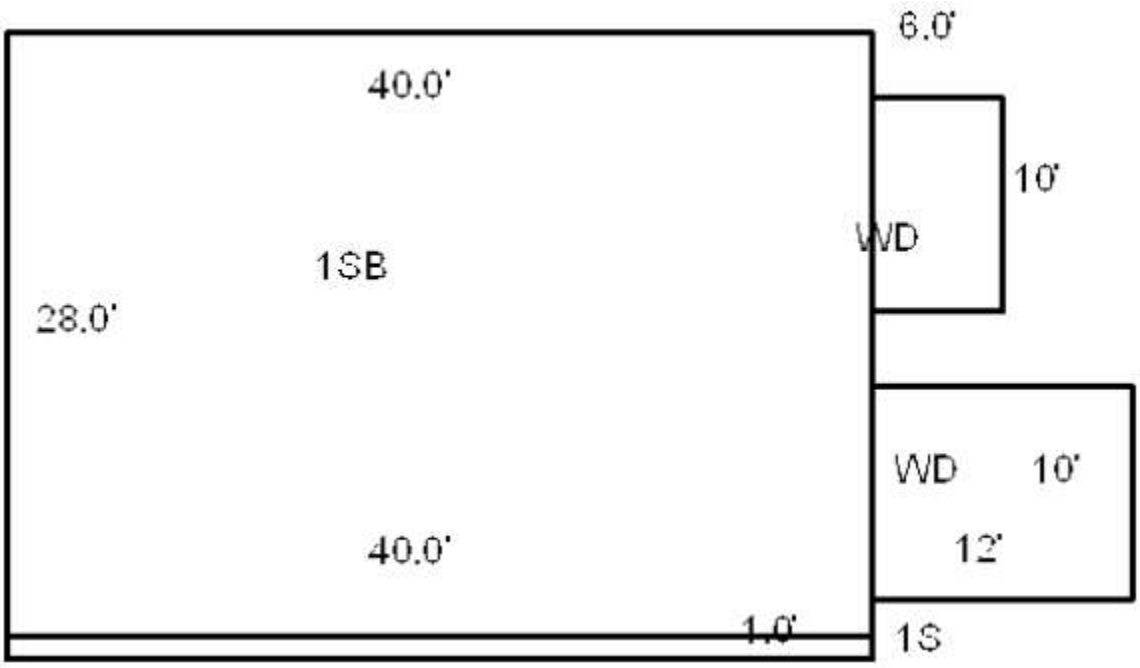
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	202,402

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	151,903

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1986	40	C 100	3.663	Avg.	79%	100%	95%	2.749
Wood Deck	1986	60	C 100	752	Avg.	79%	100%	95%	564
WOOD DECK	1986	120	C 100	1.504	Avg.	79%	100%	95%	1.129
1,160 SFLA							Outbuilding Total		4,442

Accpt Land	84,900	Accepted Bldg	156,300	Total	241,200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Account: 1724 Card: 1 of 1 Map/Lot: 016-009-2 Location: 44 APPYS ACRES

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B3425P0157
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	06/25/2022
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
1.00	Acres-Homesite (Fract)	78,185.00	86,004	90%	Access	77,403
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.00					Land Total	87,853

Dwelling Description / Replacement Cost New

Ranch	One Story	864 Sqft	Grade C 100	Base	163,570
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	216 Sqft, Grade B	Basement Gar	None	Fin Bsmt	5,560
Heating	100% Units	Cooling	0% None	Heat	1,728
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

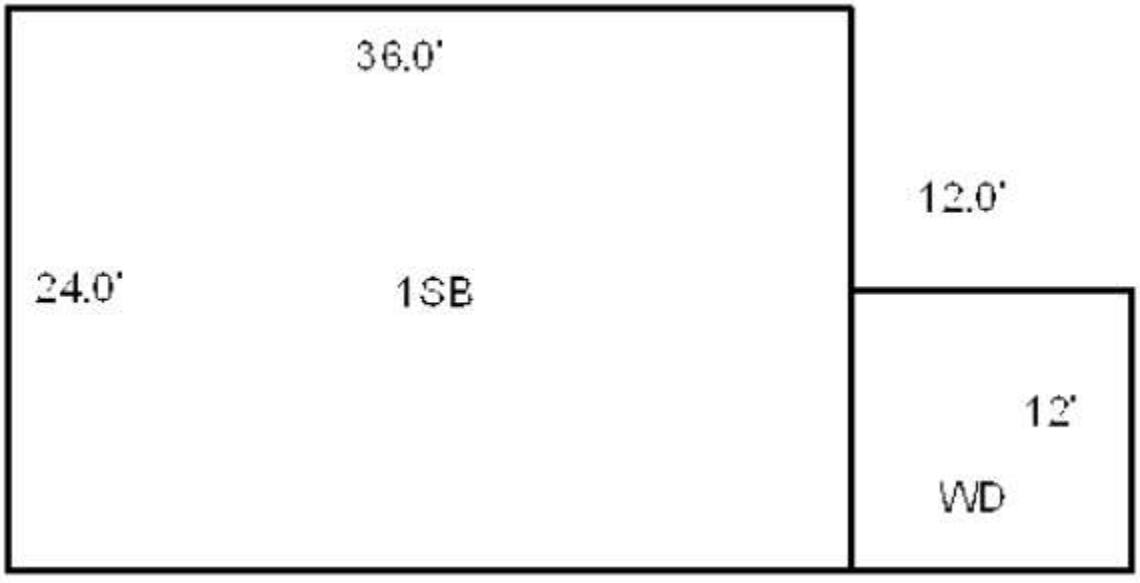
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Below Average	Typical	172,738

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	119,794

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1984	144	C 100	1.804	Ava-	73%	100%	95%	1.251
SHOP	1984	120	C 100	2.640	Ava-	71%	100%	95%	1.780
Wood Deck	1984	100	C 100	1.253	Ava-	71%	100%	95%	846
864 SFLA							Outbuilding Total		3,877

Accpt Land	87,900	Accepted Bldg	123,700	Total	211,600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Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B7681P1
Reference 2	LOT SIZE:6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
2.00	Acres-Rear Land 1-10	2,280.00	5,016	100%		5,016
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 6.00					Land Total	114,258

Dwelling Description

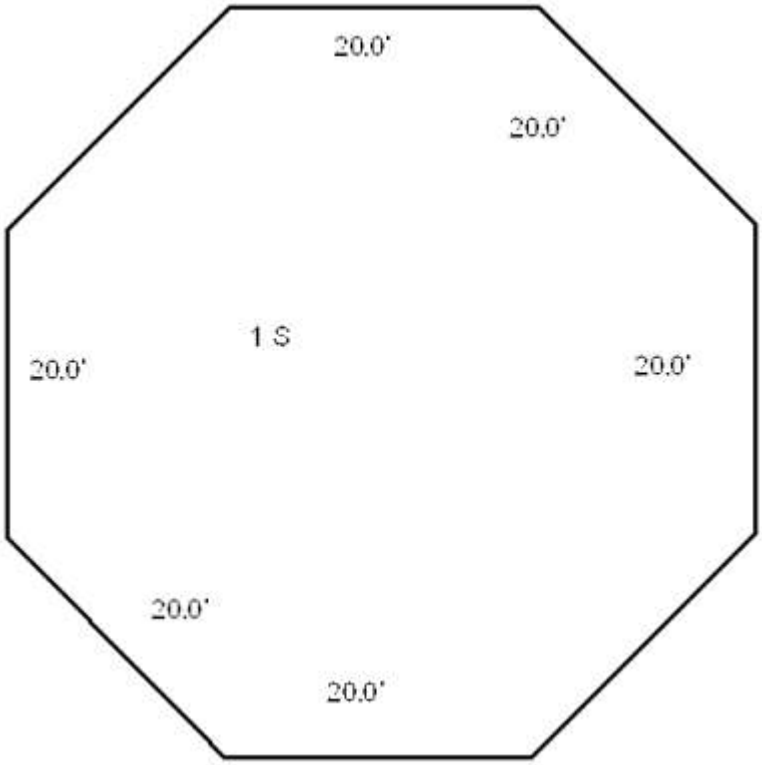
				Replacement Cost New	
Log Home	One Story	600 Sqft	Grade C 110	Base	126,892
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,980
Rooms	4	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy	SFLA	600	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Above Average	Typical	146,109

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
STYLE.....	None	85%	90%	95%	106,185

Accpt Land	114,300	Accepted Bldg	106,200	Total	220,500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Name: LITTLEFIELD, LARRY B
LITTLEFIELD, CHRISTINE H
Map/Lot: 002-032
Account: 1726 Card: 1 of 1 Location: LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B3448P0137
Reference 2 LOT SIZE:7
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
3.00	Acres-Rear Land 1-10	2,280.00	7,524	100%		7,524
Total Acres 7.00					Land Total	106,316

Accpt Land 106,300 Accepted Bldg 0 Total 106,300

Map/Lot: 006-095-3
Account: 1727 Card: 1 of 1 Location: 104 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B6503P0143
Reference 2 LOT SIZE:4.2
Tran/Land/Bldg 900 1 11
X..... 0 Y..... 0
Exemption(s) 14 0 0 Land Schedule 1

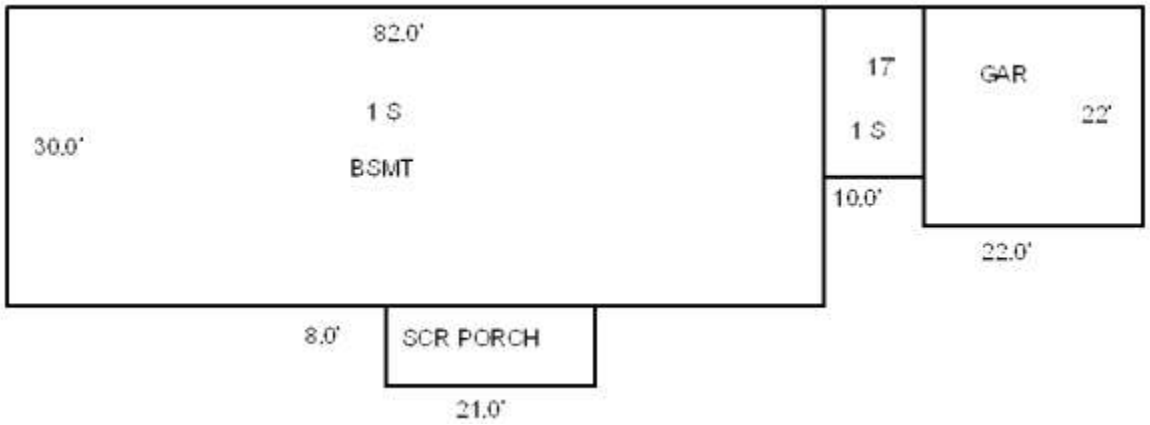
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.20	Acres-Rear Land 1-10	1,710.00	376	100%		376
Total Acres 4.20					Land Total	92,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
APT	1994	2460	C 100	228.369	Avg.	82%	100%	95%	177.900
ONE STORY FRAME	1994	170	C 100	15.569	C Gr	82%	100%	95%	12.129
Frame Garage	1994	484	C 100	18.034	C Gr	82%	100%	95%	14.049
OPEN SCR PORCH	1994	168	C 100	7.705	C Gr	82%	100%	95%	6.002
BSMT UNFINISHED.	1994	2460	C 100	61.623	C Gr	82%	100%	95%	48.004
Wood Deck	1994	64	C 100	802	C Gr	82%	100%	95%	625
170 SFLA								Outbuilding Total	258,709

Accpt Land 92,200 Accepted Bldg 258,700 Total 350,900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Name: CAMPBELL, SARAH B
CAMPBELL, MARTIN E
Map/Lot: 008-076-1
Account: 1728 Card: 1 of 1 Location: 49 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/30/2017
Sale Price	372,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17416P704
Reference 2	LOT SIZE:7.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.50	Acres-Rear Land 1-10	1,710.00	6,584	100%		6,584
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.50					Land Total	114,089

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,176 Sqft	Grade B 100	Base	354,262
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,880
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

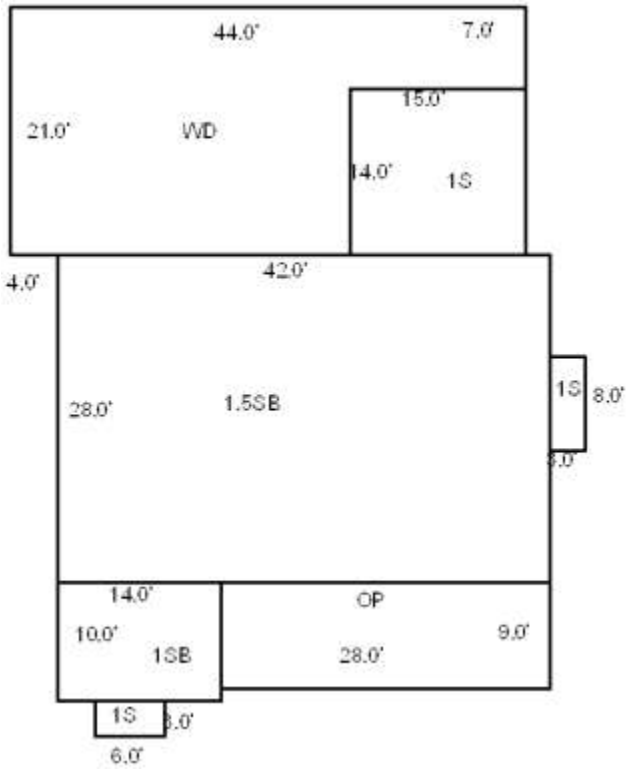
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	381,596

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	290,013

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1988	252	B 100	13.845	Avg.	80%	100%	95%	10.522
1 Story/BSMT	1988	140	B 100	19.230	Avg.	80%	100%	95%	14.615
1 STORY	1988	18	B 100	2.142	Avg.	80%	100%	95%	1.628
Wood Deck	1988	714	B 100	11.630	Avg.	80%	100%	95%	8.839
1 STORY	1988	210	B 100	25.002	Avg.	80%	100%	95%	19.002
ONE STORY FRAME	1988	24	B 100	2.857	Avg.	80%	100%	95%	2.172
Frame Garage	1988	1120	B 100	53.217	Avg.	80%	100%	95%	40.445
Frame Garage	2008	480	C 110	19.679	Avg.	80%	100%	95%	14.956
2,156 SFLA							Outbuilding Total		112,179

Accpt Land 114,100 Accepted Bldg 402,200 Total 516,300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Name: REED, REBECCA C., TRUSTEE
THE REBECCA C. REED REV TRUST
Map/Lot: 008-063-2
Account: 1729 Card: 1 of 1 Location: 52 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/09/2017
Sale Price	415,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17433P853
Reference 2	LOT SIZE:6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.00					Land Total	111,267

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade B 100	Base	297,559
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,591
Fin. Basement Area	408 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,502
Heating	100% HW BB	Cooling	0% None	Heat	6,365
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Floor & Stairs			Attic	2,122
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

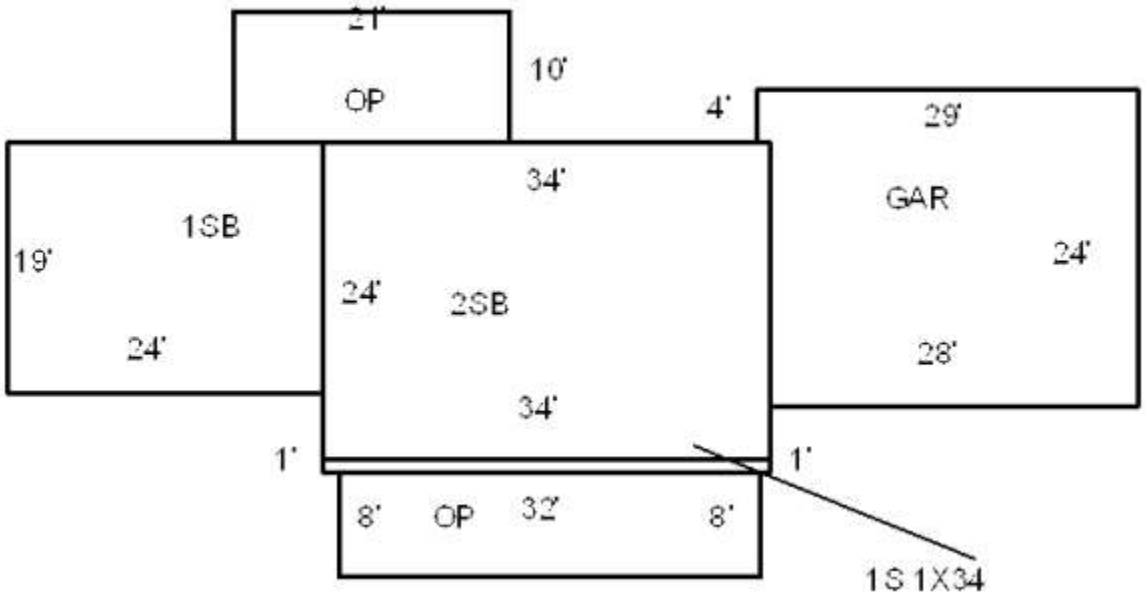
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Above Average	Typical	328,435

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	262,091

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1985	34	B 100	4.048	Avg+	84%	100%	95%	3.230
Open Frame Porch	1985	256	B 100	14.065	Avg+	84%	100%	95%	11.224
1.25 ST GARAGE..	1985	676	B 100	37.422	Avg+	84%	100%	95%	29.862
1.25 ST BARN....	1995	1200	B 100	60.512	Avg+	84%	100%	95%	48.288
Wood Deck	1990	224	B 100	3.649	Avg+	84%	100%	95%	2.912
OPEN PORCH	2005	210	B 100	11.695	Avg+	84%	100%	95%	9.333
1 Story/BSMT	2005	456	B 100	62.635	Avg+	84%	100%	95%	49.982
2,122 SFLA							Outbuilding Total		154,831

Accpt Land 111,300 Accepted Bldg 416,900 Total 528,200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OP
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Name: GRASSI, DONALD L
GRASSI, BRANDON
Map/Lot: 008-063-1
Account: 1730 Card: 1 of 1 Location: 44 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/17/2019
Sale Price	389,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17975P840
Reference 2	LOT SIZE:4
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	17 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	480 Sqft	Grade C 110	Base	175,892
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,772
Rooms	9	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

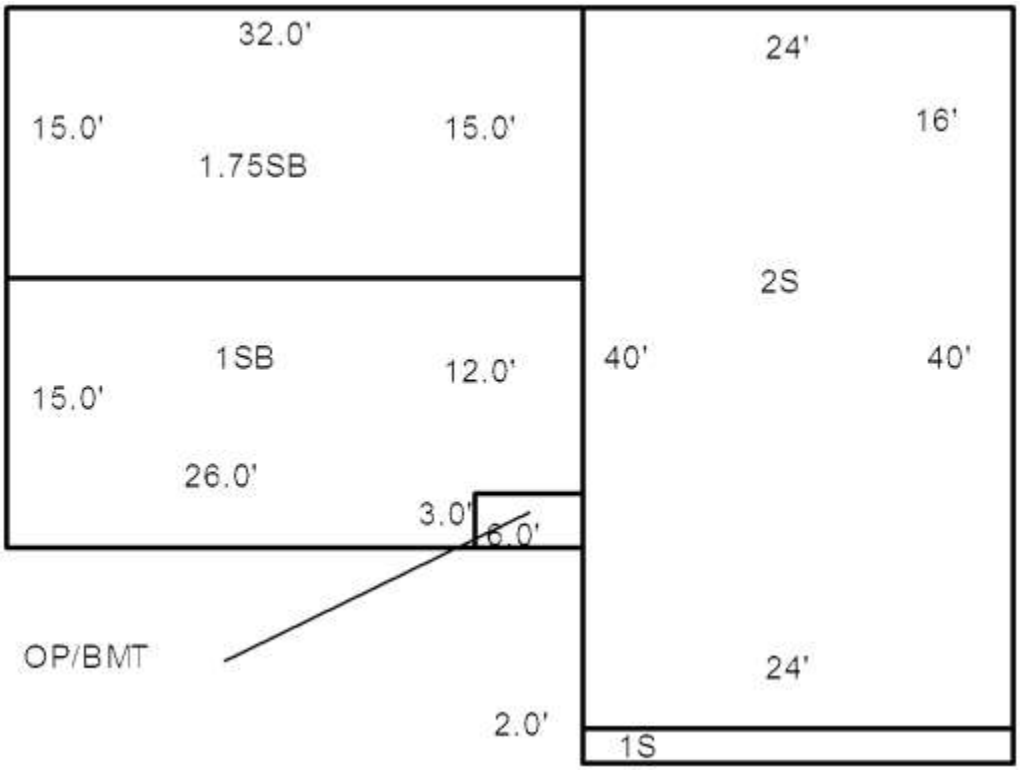
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	197,760

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	148,419

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1986	462	C 110	53.697	Avg.	79%	100%	95%	40.300
1SFr Overhang	1986	48	C 110	4.836	Avg.	79%	100%	95%	3.629
Open Frame Porch	1986	18	C 110	837	Avg.	79%	100%	95%	628
TWO STORY FRAME	1986	960	C 110	171.083	Avg.	79%	100%	95%	128.398
3,270 SFLA							Outbuilding Total		172,955

Accpt Land	107,500	Accepted Bldg	321,400	Total	428,900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24'
16'
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12.0'
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26.0'
3.0'
6.0'
OP/BMT
24'
2.0'
1S

Map/Lot: 006-005-1
Account: 1731 Card: 1 of 1 Location: 180 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B3370P0017
Reference 2 LOT SIZE: 23.30
Tran/Land/Bldg 300 2 6
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

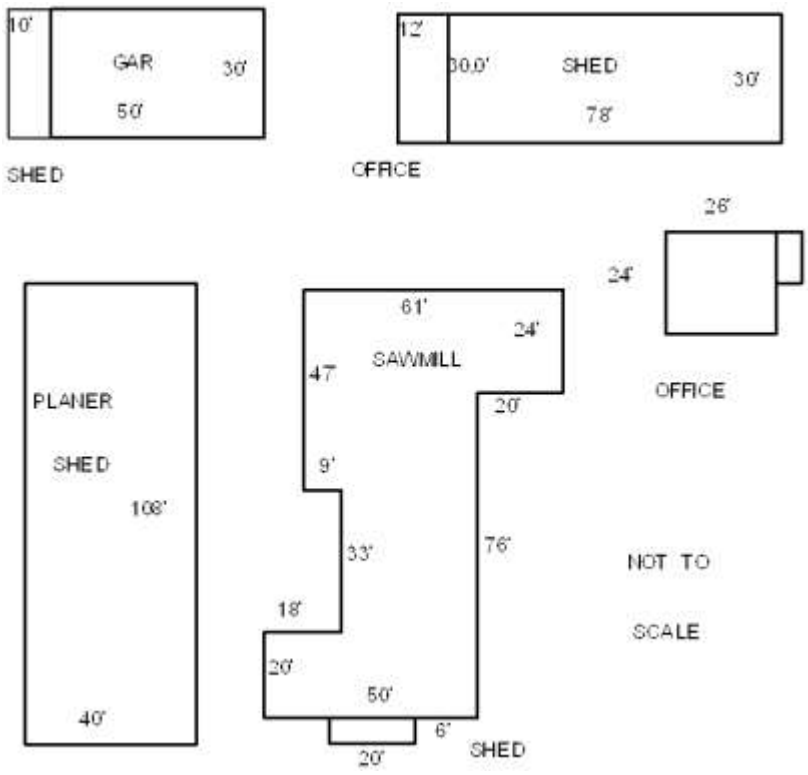
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
9.30	Acres-Rear Land 11-20	950.00	9,719	100%		9,719
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 23.30					Land Total	136,034

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE FR COMML	1988	1500	D 100	78.874	Avg.	79%	65%	95%	38.477
Frame Shed	0	300	D 100	3.756	Avg.	67%	65%	95%	1.554
Frame Shed	1	2340	D 100	29.297	Fair	55%	65%	95%	9.949
OFFICE WOOD.....	1974	360	D 100	35.694	Avg.	71%	65%	95%	15.649
GARAGE FR COMML	1975	4320	D 100	200.225	Avg.	72%	65%	95%	89.020
Frame Shed	0	240	D 100	3.005	Avg.	67%	65%	95%	1.243
MAN WOOD.....	1984	4463	E 100	222.774	Avg-	71%	50%	95%	75.131
Frame Shed	1984	120	D 100	1.502	Avg-	71%	50%	95%	506
OFFICE WOOD.....	2010	1092	B 100	130.524	Avg.	91%	90%	95%	101.554
								Outbuilding Total	333,083

Accpt Land 136,000 Accepted Bldg 333,100 Total 469,100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20'
50'
6'
20'
SHED
PLANER
SHED
108'
40'
NOT TO
SCALE

Account: 1732 Card: 1 of 1 Map/Lot: 005-005A-1 Location: 442 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B5507P0052
Reference 2 LOT SIZE:11.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.60	Acres-Rear Land 1-10	1,710.00	14,296	100%		14,296
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 11.60					Land Total	121,801

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,026 Sqft	Grade C 100	Base	246,685
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,539
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,388
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

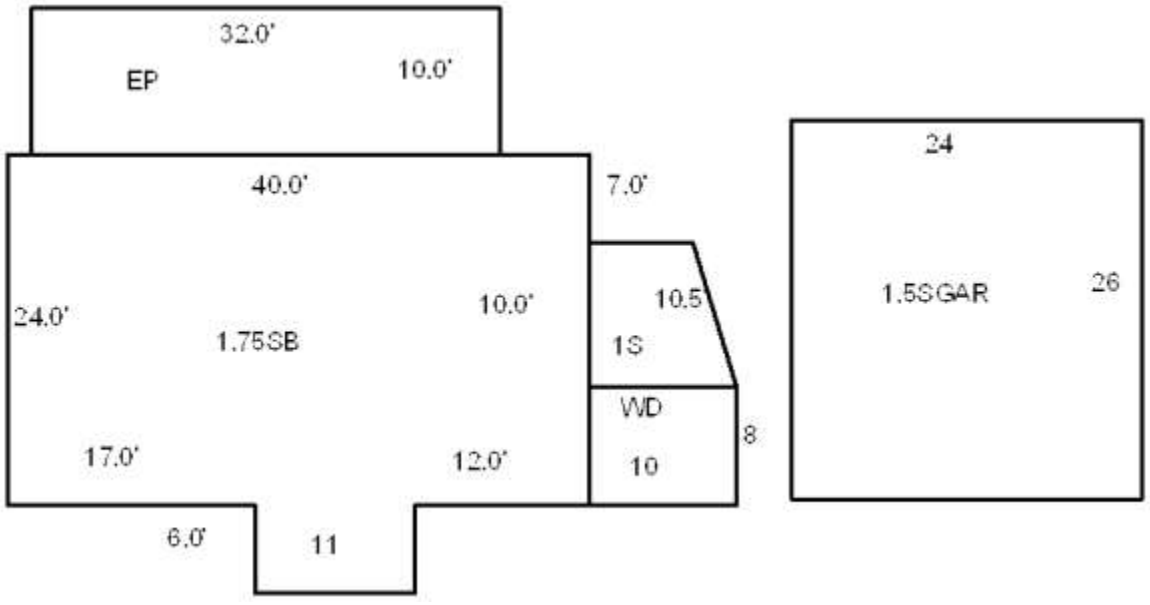
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Above Average	Typical	267,582

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	84%	100%	95%	213,530

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1985	80	C 100	1.002	Avg+	84%	100%	95%	800
ONE STORY FRAME	1985	85	C 100	7.784	Avg+	84%	100%	95%	6,212
1.50 ST GARAGE..	1985	624	C 100	30.104	Avg+	84%	100%	95%	24,023
Encl Frame Porch	1985	320	C 100	25.498	Avg+	84%	100%	95%	20,347
1,881 SFLA							Outbuilding Total		51,382

Accpt Land 121,800 Accepted Bldg 264,900 Total 386,700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11
24
1.5SGAR
26

Name: KEEGAN, KENDRA L
KEEGAN, STEVEN P
Map/Lot: 006-095-2
Account: 1733 Card: 1 of 1 Location: 62 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B11345P043
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	992 Sqft	Grade B 100	Base	313,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,934
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,770
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	24,024
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

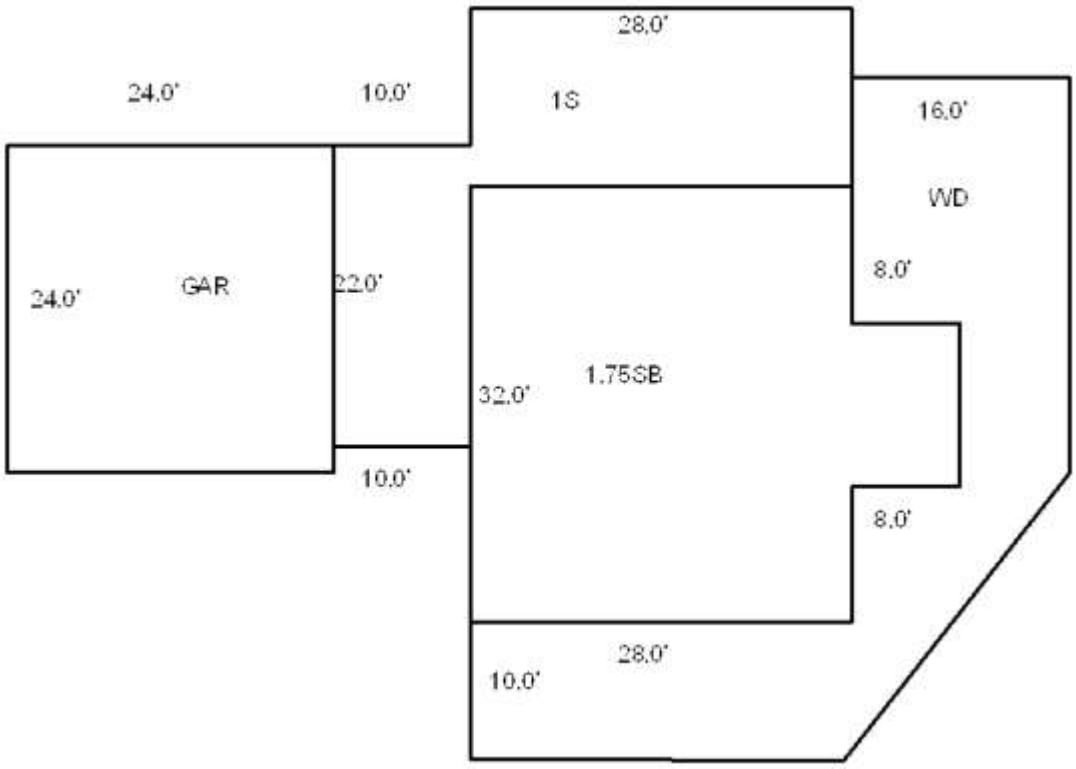
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Above Average	Typical	345,777

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	95%	275,930

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1985	576	B 100	27.751	Avg+	84%	100%	95%	22.145
ONE STORY FRAME	1985	584	B 100	69.528	Avg+	84%	100%	95%	55.484
Wood Deck	1985	813	B 100	13.243	Avg+	84%	100%	95%	10.568
Wood Deck	1985	174	B 100	2.834	Avg+	84%	100%	95%	2.262
2,320 SFLA							Outbuilding Total		90,459

Accpt Land 101,400 Accepted Bldg 366,400 Total 467,800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Name: BOSTON, ALVIN M
BOSTON, WENDYANN
Map/Lot: 006-042
Account: 1734 Card: 1 of 1 Location: 164 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 05/30/2007
Sale Price 410,200
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1 B15178P427
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade B 100	Base	351,180
Exterior	WOOD SHINGLE	Masonry Trim	106Sqft	Trim	689
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,299
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	2,766
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

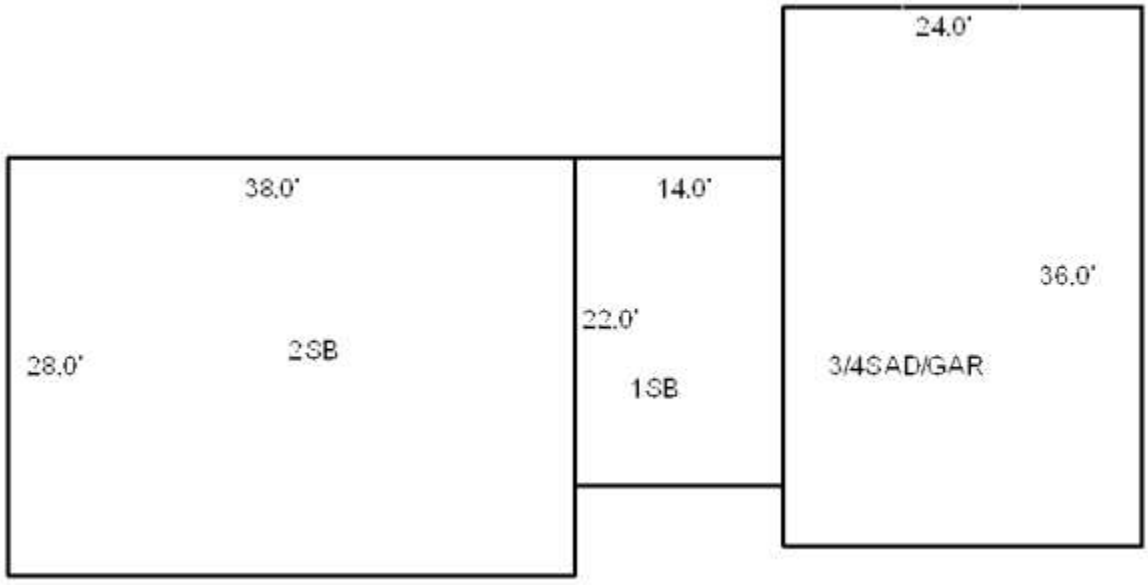
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Above Average	Typical	382,169

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	326,754

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2000	308	B 100	42,306	Avg+	90%	100%	95%	36,171
3/4S AD/GAR.....	2000	864	B 100	98,101	Avg+	90%	100%	95%	83,876
3,084 SFLA							Outbuilding Total		120,047

Accpt Land 109,400 Accepted Bldg 446,800 Total 556,200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2SB
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3/4SAD/GAR

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/27/2017
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17503P190
Reference 2	LOT SIZE:5.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.60	Acres-Rear Land 1-10	1,710.00	3,010	100%		3,010
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.60					Land Total	110,515

Dwelling Description

				Replacement Cost New	
Ranch	One Story	940 Sqft	Grade C 100	Base	169,999
Exterior	WOOD SHINGLE	Masonry Trim	47Sqft	Trim	235
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,410
Fin. Basement Area	188 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,722
Heating	100% Electric	Cooling	0% None	Heat	1,175
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

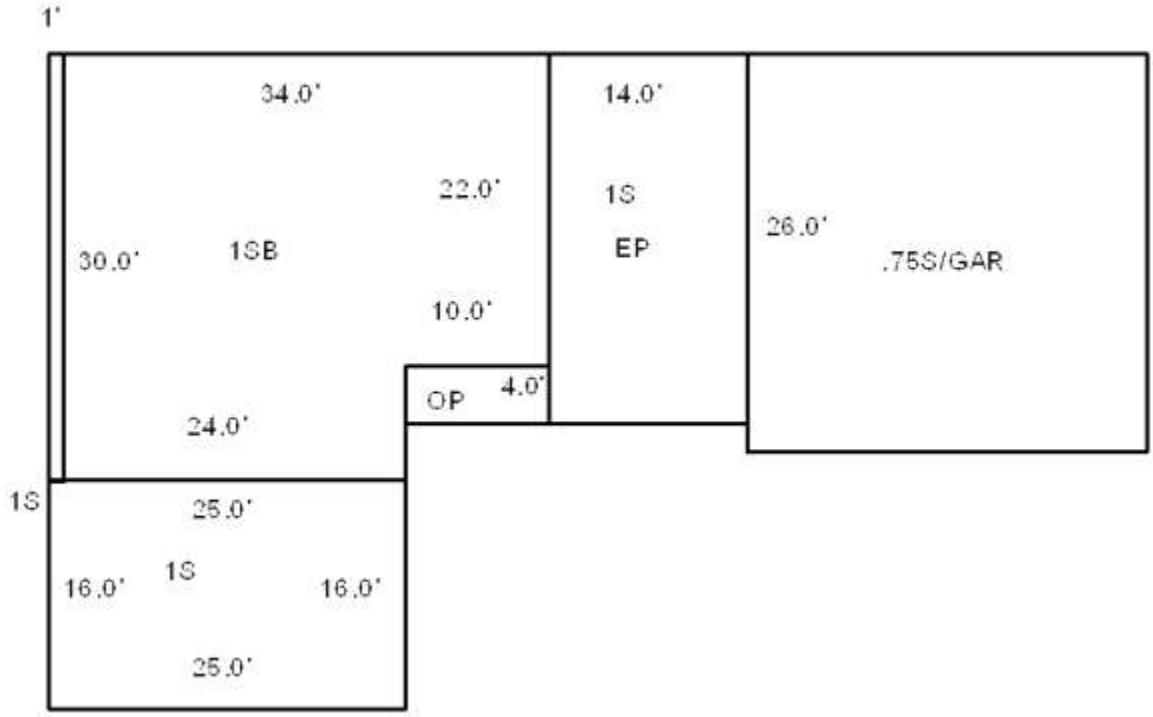
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	177,341

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	136,464

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1990	30	C 100	2.747	Avg.	81%	100%	95%	2.114
Open Frame Porch	1990	40	C 100	1.690	Avg.	81%	100%	95%	1.301
1 STORY	1990	364	C 100	33.335	Avg.	81%	100%	95%	25.651
Wood Deck	1990	24	C 100	301	Avg.	81%	100%	95%	232
Frame Shed	1990	168	C 100	2.629	Avg.	81%	100%	95%	2.023
1/2S AD/GAR.....	2005	784	C 100	54.127	Avg.	88%	100%	95%	45.250
1 STORY	1990	400	C 100	36.632	Avg.	81%	100%	95%	28.188
OPEN SCR PORCH	1990	120	C 100	5.676	Avg.	81%	50%	95%	2.184
2,126 SFLA							Outbuilding Total		106,943

Accpt Land	110,500	Accepted Bldg	243,400	Total	353,900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Account: 1736 Card: 1 of 1 Map/Lot: 001-043-J
Location: RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B3455P0306 FKA: 001-043-02
Reference 2	LOT SIZE: 35.49
Tran/Land/Bldg	130 1 99
X.....	S Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/03/1985
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Abutter

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
10.00	Acres-Rear Land 1-10	1,440.00	15,840	100%		15,840
10.00	Acres-Rear Land 11-20	800.00	8,800	100%		8,800
11.49	Acres-Rear 21+	560.00	7,078	100%		7,078
Total Acres 35.49					Land Total	109,048

Accpt Land	109,000	Accepted Bldg	0	Total	109,000

Name: BROWN, NATHAN
SHEEDY, ASHLEY G

Map/Lot: 001-043-H
Account: 1737 Card: 1 of 1 Location: 295 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Swampy
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B18095P621 FKA: 001-043-01
Reference 2	LOT SIZE: 6.98
Tran/Land/Bldg	130 1 99
X.....	MRG Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/15/2022
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
4.00	Acres-Homesite (Fract)	61,200.00	77,330	75%		57,998
2.98	Acres-Rear Land 1-10	1,440.00	4,720	50%	Topography	2,360
Total Acres 6.98					Land Total	60,358

Accpt Land	60,400	Accepted Bldg	0	Total	60,400

Name: WOOD, JAY R
WOOD, CHRISTINE D

Map/Lot: 007-016-2
Account: 1738 Card: 1 of 1 Location: 1340 LEBANON RD

Neighborhood 18	LEBANON RD
Tree Growth	2027
Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/18/1985
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B3458P0236 TG	RTODD b19199p662	
Reference 2	LOT SIZE: 34.8		
Tran/Land/Bldg	700 1 11		
X.....	0	Y.....	0
Exemption(s)	1 30 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
26.10	Acres-Softwood	421.00	10,988	100%		10,988
0.00	Acres-Mixed Wood	560.00	7,078	100%		0
4.70	Acres-Hardwood	344.00	1,617	100%		1,617
Total Acres 34.80					Land Total	120,110

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	672 Sqft	Grade C 100	Base	176,579
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,008
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

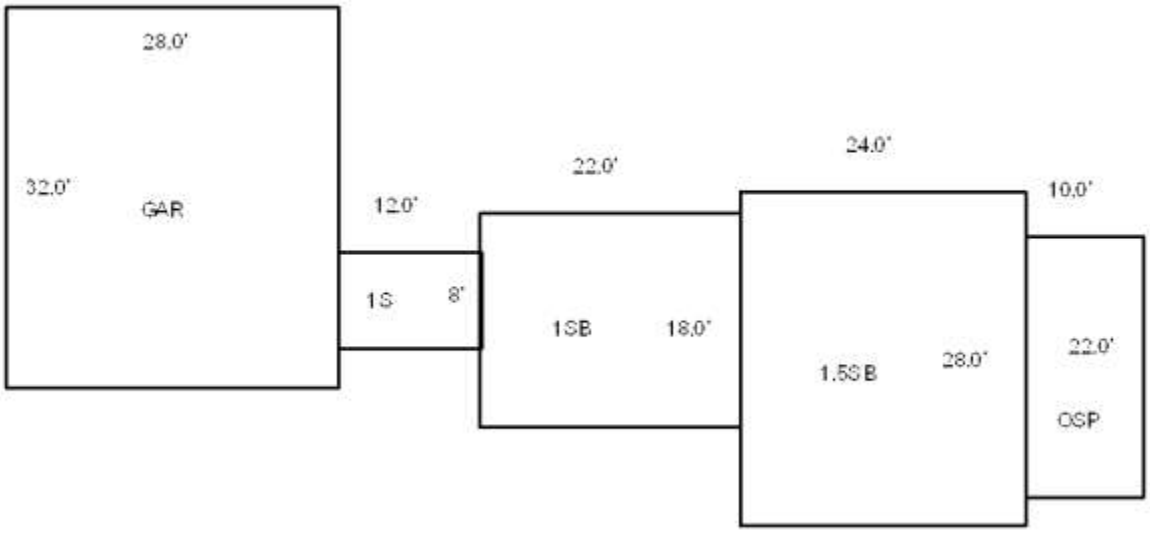
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	189,331

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	136,697

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	896	C 100	32.870	Avg.	76%	100%	95%	23.732
ONE STORY FRAME	2003	96	C 100	8.792	Avg.	76%	100%	95%	6.348
1 Story/BSMT	1985	396	C 100	41.841	Avg.	76%	100%	95%	30.209
OPEN SCR PORCH	1980	220	C 100	9.902	Avg.	76%	100%	95%	7.150
1,500 SFLA							Outbuilding Total		67,439

Accpt Land	120,100	Accepted Bldg	204,100	Total	324,200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OSP

Name: GOMES, RICHARD B
GOMES, CYNTHIA A
Map/Lot: 006-091-1
Account: 1739 Card: 1 of 1 Location: 186 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B11252P091
Reference 2	LOT SIZE:4.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.80	Acres-Rear Land 1-10	1,710.00	1,505	100%		1,505
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.80					Land Total	109,010

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,216 Sqft	Grade C 110	Base	313,637
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,006
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,022
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

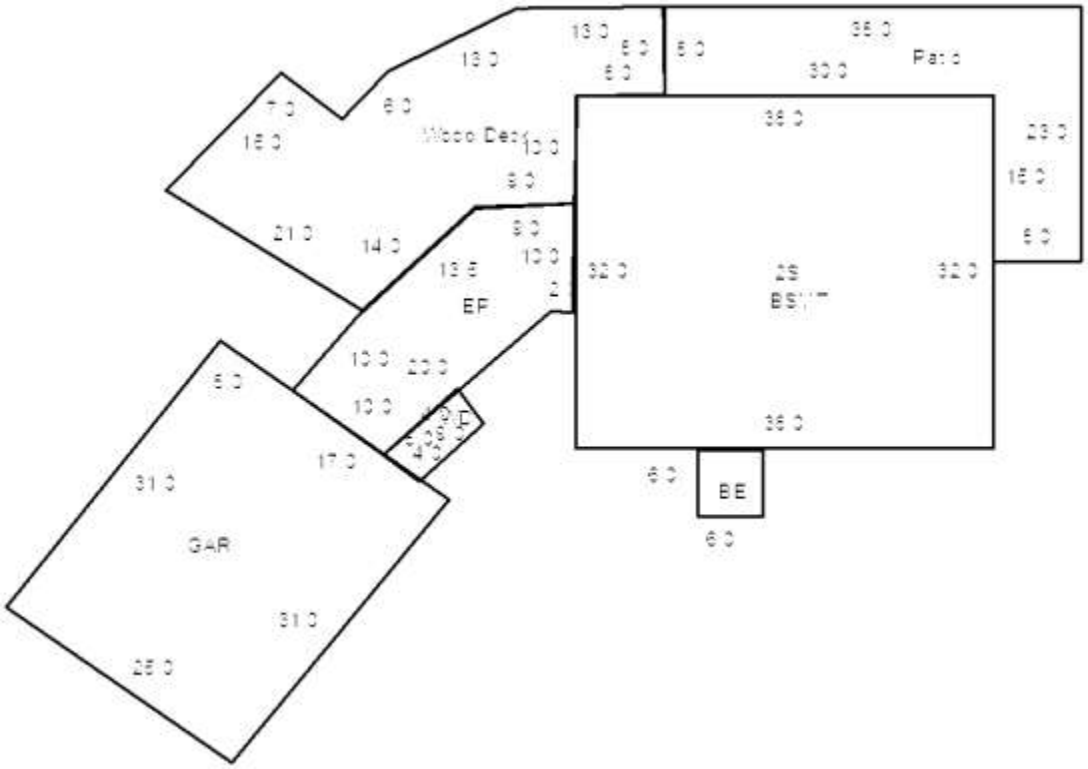
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	338,065

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	256,929

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Patio	1987	424	C 110	2.919	Avg.	80%	100%	95%	2.218
Frame Garage	1987	774	C 110	31.325	Avg.	80%	100%	95%	23.807
Wood Deck	1987	354	C 110	4.880	Avg.	80%	100%	95%	3.709
BSMT ENTRY.....	1987	36	C 110	619	Avg.	80%	100%	95%	470
Encl Frame Porch	1987	292	C 110	25.594	Avg.	80%	100%	95%	19.451
Wood Deck	1987	624	C 110	8.601	Avg.	80%	100%	95%	6.537
2,128 SFLA							Outbuilding Total		56,192

Accpt Land 109,000 Accepted Bldg 313,100 Total 422,100


Wood Deck
EP
GAR
BE

Map/Lot: 001-064-2
Account: 1740 Card: 1 of 1 Location: 57 OLD COUNTY RD

Neighborhood 45 OLD COUNTY

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B16007P163
Reference 2 LOT SIZE:2.75
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Acres-Homesite (Fract)	74,130.00	90,224	100%		90,224
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.75					Land Total	101,774

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,211 Sqft	Grade C 100	Base	208,445
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,817
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,633
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

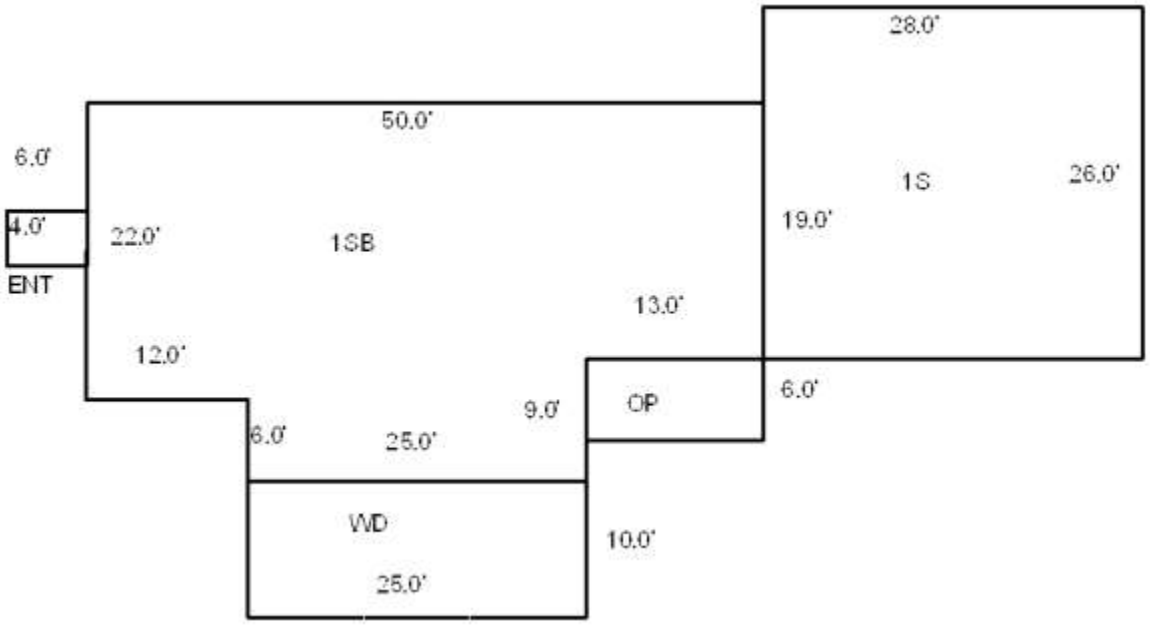
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	217,335

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	105%	180,279

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1986	78	C 100	3.296	Avg.	79%	100%	105%	2.734
Wood Deck	1986	250	C 100	3.132	Avg.	79%	100%	105%	2.598
1 STORY	1986	728	C 100	66.670	Avg.	79%	100%	105%	55.302
BSMT ENTRY.....	1986	24	C 100	376	Avg.	79%	100%	105%	312
Frame Garage	1986	1120	C 100	40.936	Avg.	79%	100%	105%	33.956
1 ST BARN.....	1986	480	C 100	16.239	Avg.	79%	100%	105%	13.470
1,939 SFLA								Outbuilding Total	108,372

Accpt Land 101,800 Accepted Bldg 288,700 Total 390,500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Neighborhood 22 FOX FARM HILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B16822P940
Reference 2 LOT SIZE:5.7
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	06/23/2014
Sale Price	97,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.70	Acres-Rear Land 1-10	1,710.00	3,198	100%		3,198
Total Acres 5.70					Land Total	95,028

Accpt Land	95,000	Accepted Bldg	0	Total	95,000

Name: GLIDDEN, ELISABETH G
GLIDDEN, ROBERT P
Map/Lot: 007-044-2
Account: 1742 Card: 1 of 1 Location: ESTES HILL RD

Neighborhood 17	ESTES HILL RD		
Zoning/Use	FARM & FOREST		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B16584P320		
Reference 2	LOT SIZE:4		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	04/19/2013
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
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
Total Acres 4.00				Land Total		91,830

Accpt Land	91,800	Accepted Bldg	0	Total	91,800

Name: KEARNS, KYLE B
KEARNS, ANNA E
Account: 1743 Card: 1 of 1 Map/Lot: 007-040-1 Location: 981 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/05/2021
Sale Price	385,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 6.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%	Access	82,647
2.80	Acres-Rear Land 1-10	1,710.00	5,267	100%		5,267
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.80					Land Total	103,589

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	884 Sqft	Grade C 110	Base	260,638
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,459
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,834
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

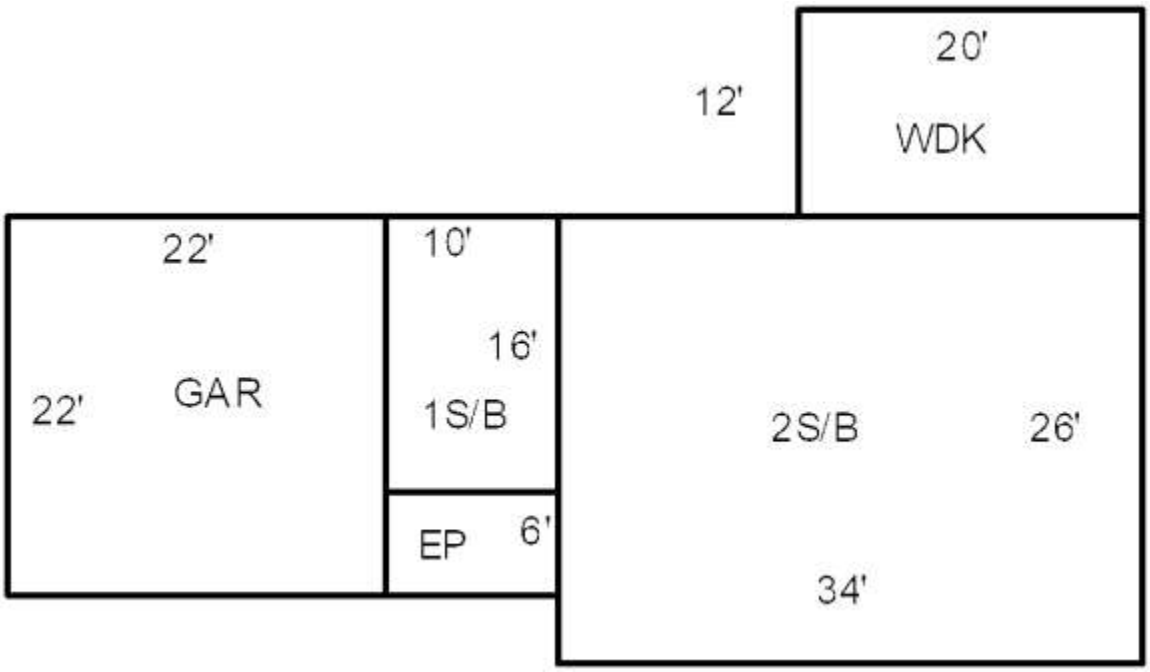
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Good	Typical	283,331

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	234,173

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	484	C 110	19.837	Good	87%	100%	95%	16,395
Open Frame Porch	1985	60	C 110	2.790	Good	87%	100%	95%	2,306
Wood Deck	1985	240	C 110	3.308	Good	87%	100%	95%	2,734
Frame Shed	1985	192	C 110	3.306	Good	87%	100%	95%	2,732
1 STORY/BSMT	1985	160	C 110	18.597	Good	87%	100%	95%	15,370
1,928 SFLA							Outbuilding Total		39,537

Accpt Land	103,600	Accepted Bldg	273,700	Total 377,300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GAR
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2S/B
26'
EP
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34'

Name: COLE, JEFFREY P
COLE, MICHELLE L
Map/Lot: 007-040-2
Account: 1744 Card: 1 of 1 Location: 977 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/06/2019
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18118P317
Reference 2	LOT SIZE: 4.22
Tran/Land/Bldg	101 1 11
X.....	MG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.22	Acres-Homesite (Fract)	72,675.00	92,323	100%		92,323
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.22					Land Total	107,998

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,232 Sqft	Grade C 110	Base	326,057
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,033
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,115
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

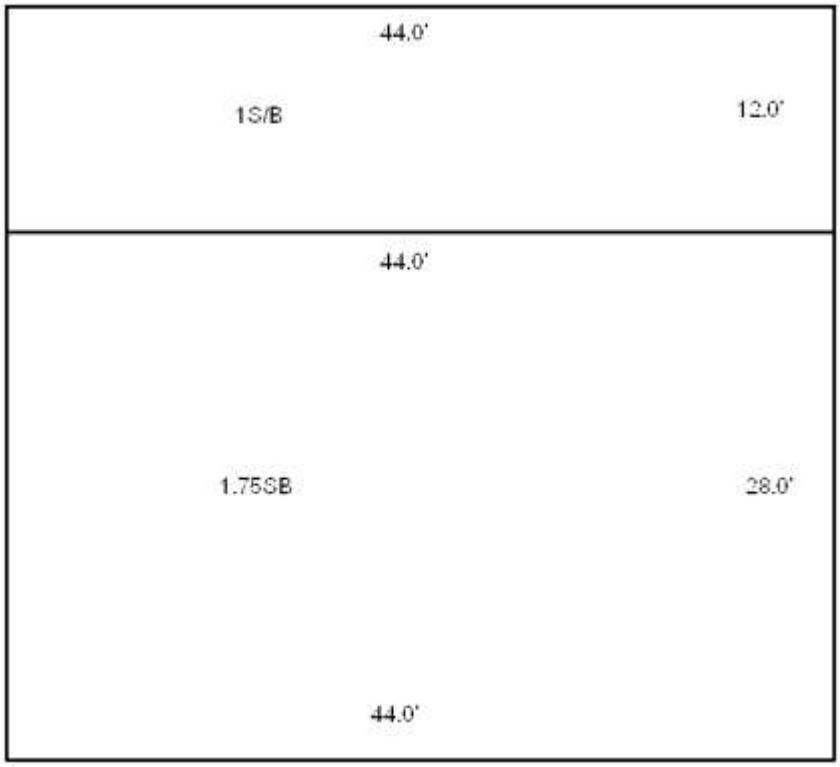
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Above Average	Typical	349,725

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	282,403

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2005	528	C 110	61.367	Avg.	88%	100%	95%	51.303
Frame Shed	1989	160	C 100	2.504	Avg.	79%	100%	95%	1.879
2,684 SFLA							Outbuilding Total		53,182

Accpt Land	108,000	Accepted Bldg	335,600	Total	443,600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Name: PHELAN, EDWARD J
PHELAN, MARGARET A
Map/Lot: 007-040-3
Account: 1745 Card: 1 of 1 Location: 961 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7546P0299
Reference 2 LOT SIZE:9.57
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.57	Acres-Rear Land 1-10	1,710.00	10,477	100%		10,477
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.57					Land Total	117,982

Dwelling Description

				Replacement Cost New	
Garrison	One & 3/4 Story	864 Sqft	Grade C 100	Base	229,611
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

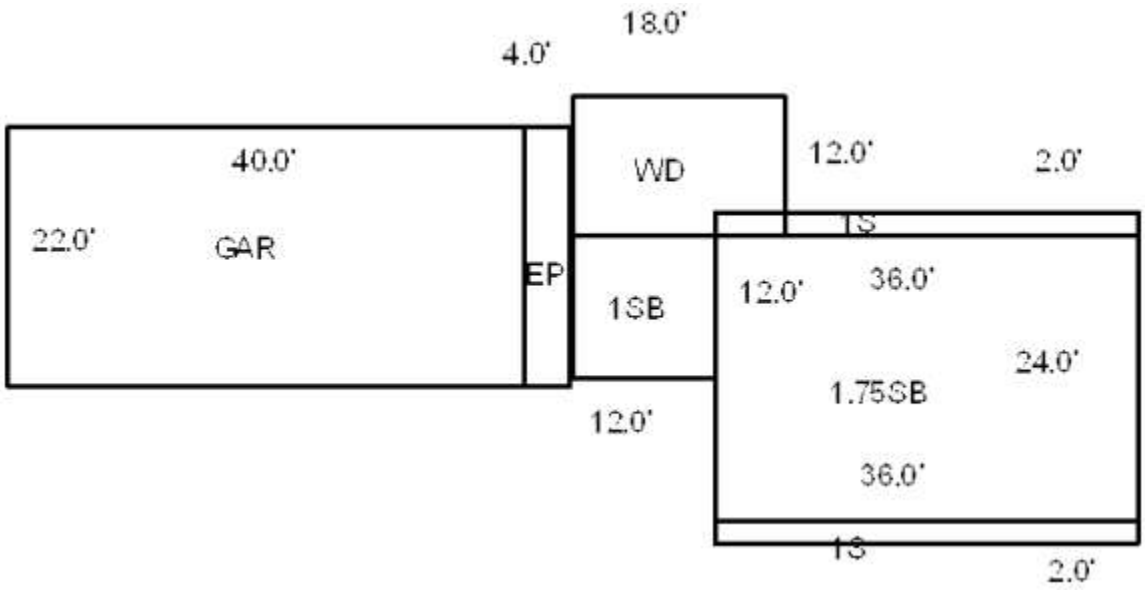
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	244,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	185,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1987	880	C 100	32.294	Avg.	80%	100%	95%	24.543
Encl Frame Porch	1987	88	C 100	7.012	Avg.	80%	100%	95%	5.330
Wood Deck	1987	216	C 100	2.706	Avg.	80%	100%	95%	2.057
1 Story/BSMT	1987	144	C 100	15.215	Avg.	80%	100%	95%	11.563
ONE STORY FRAME	1987	72	C 100	6.594	Avg.	80%	100%	95%	5.011
1 STORY	1987	72	C 100	6.594	Avg.	80%	100%	95%	5.011
1,800 SFLA							Outbuilding Total		53,515

Accpt Land 118,000 Accepted Bldg 239,100 Total 357,100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Name: SPAULDING, SARAH E
SPAULDING, NEAL O
Map/Lot: 010-062A-1
Account: 1746 Card: 1 of 1 Location: 247 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/14/2006
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14926P140
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,200 Sqft	Grade C 110	Base	284,148
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,475
Rooms	5	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

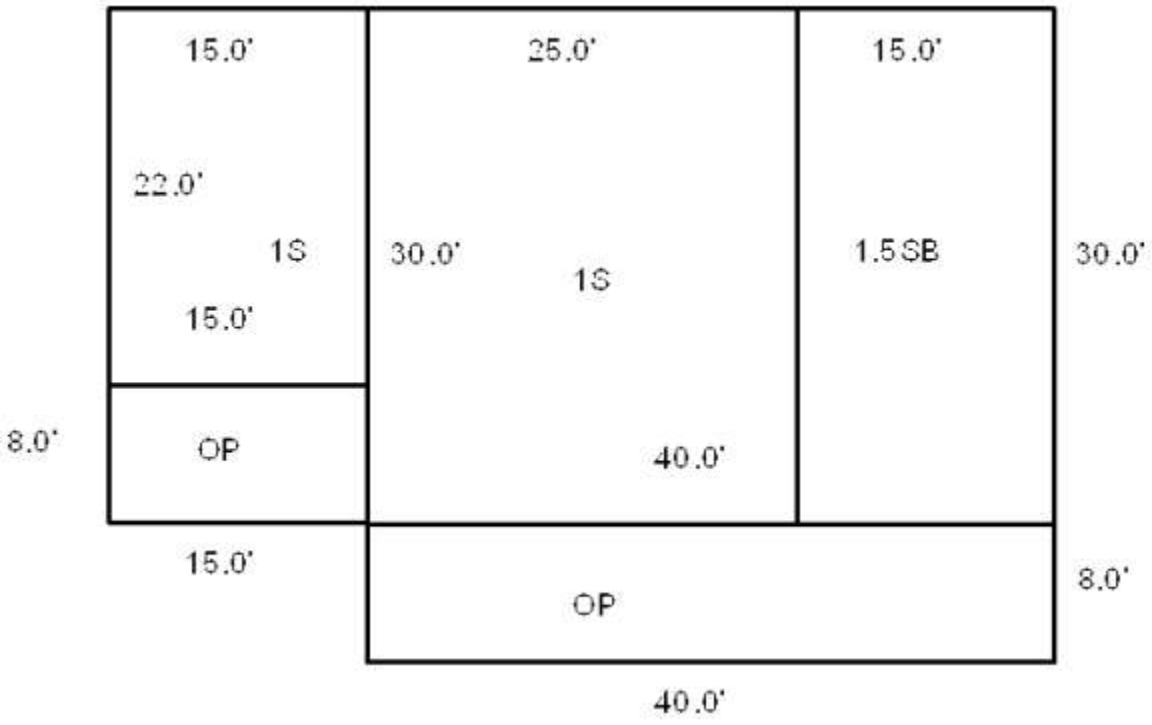
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Above Average	Typical	304,850

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	211,413

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	0	330	C 110	33.243	Avg+	73%	100%	95%	23.054
OPEN SCR PORCH	0	120	C 110	6.244	Avg+	73%	100%	95%	4.330
Open Frame Porch	0	320	C 110	14.875	Avg+	73%	100%	95%	10.316
Frame Garage	0	768	C 110	31.087	Avg+	73%	100%	95%	21.559
2,130 SFLA							Outbuilding Total		59,259

Accpt Land	107,500	Accepted Bldg	270,700	Total	378,200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40.0'

Account: 1747 Card: 1 of 1 Map/Lot: 010-060-01 Location: FOX FARM HILL RD

Neighborhood 22	FOX FARM HILL RD
Tree Growth	2020
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Reference 1	B7145P0244 OPEN SPACE
Reference 2	LOT SIZE: 87.0 INCL LOT 60-1A, 60-7, 60-8
Tran/Land/Bldg	500 1 99
X.....	OPS Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	30%		5,643
10.00	Acres-Rear Land 11-20	950.00	10,450	30%		3,135
67.00	Acres-Rear 21+	665.00	49,011	30%		14,703
Total Acres 87.00					Land Total	23,481

Accpt Land 23,500 Accepted Bldg 0 Total 23,500

Name: COUTURE, WAYNE B
COUTURE, DIANE P
Map/Lot: 011-029
Account: 1748 Card: 1 of 1 Location: 52 WEST FIFTH ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	04/04/1985
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B3492P0237
Reference 2	LOT SIZE:1.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Homesite (Fract)	72,675.00	84,544	100%		84,544
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.75					Land Total	100,219

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	832 Sqft	Grade C 110	Base	262,594
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,373
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,576
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

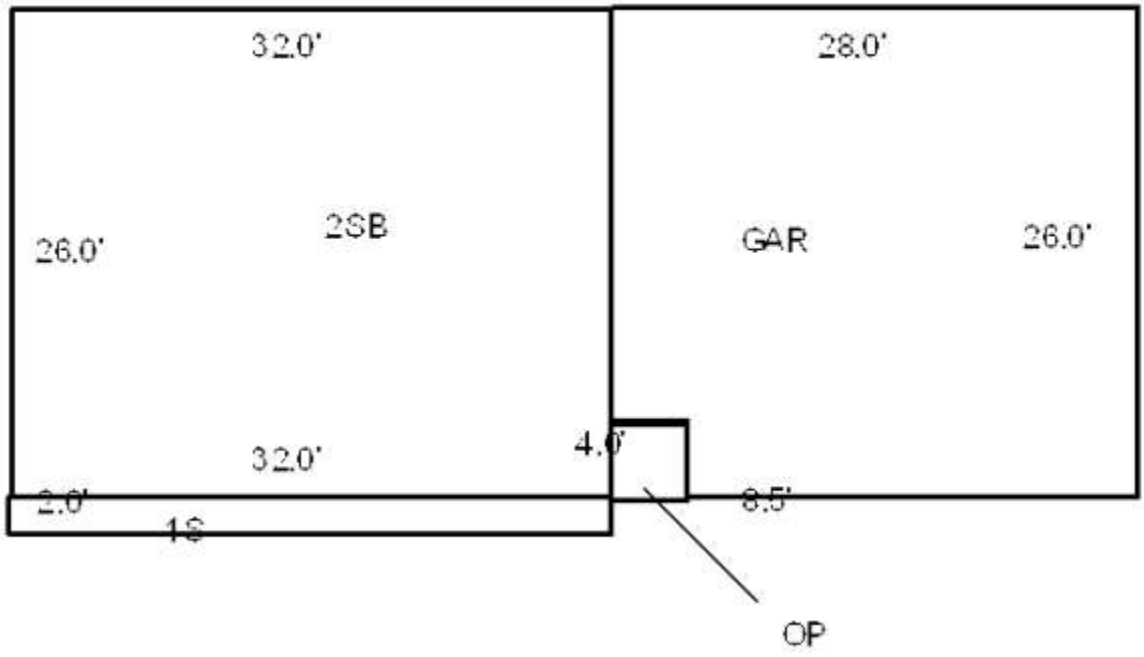
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1983	0	TYPICAL	TYPICAL	Average	Typical	275,231

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	95%	203,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1983	0	C 110	666	Avg.	78%	100%	95%	493
ONE STORY FRAME	1983	64	C 110	6.447	Avg.	78%	100%	95%	4.778
Encl Frame Porch	1983	16	C 110	1.402	Avg.	78%	100%	95%	1.039
Swimming Pool	1	1	C 100	12.100	Avg+	99%	100%	95%	11.380
1,728 SFLA							Outbuilding Total		17,690

Accpt Land	100,200	Accepted Bldg	221,600	Total	321,800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OP

Name: HOUSE, KRISTEN L
HOUSE, WILLIAM H
Map/Lot: 005-034-2
Account: 1749 Card: 1 of 1 Location: 818 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/28/2015
Sale Price	411,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17109P296
Reference 2	LOT SIZE:10.09
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.09	Acres-Rear Land 1-10	1,710.00	11,455	100%		11,455
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.09					Land Total	118,960

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	612 Sqft	Grade B 90	Base	218,536
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,074
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,296
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	24,710
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,079
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

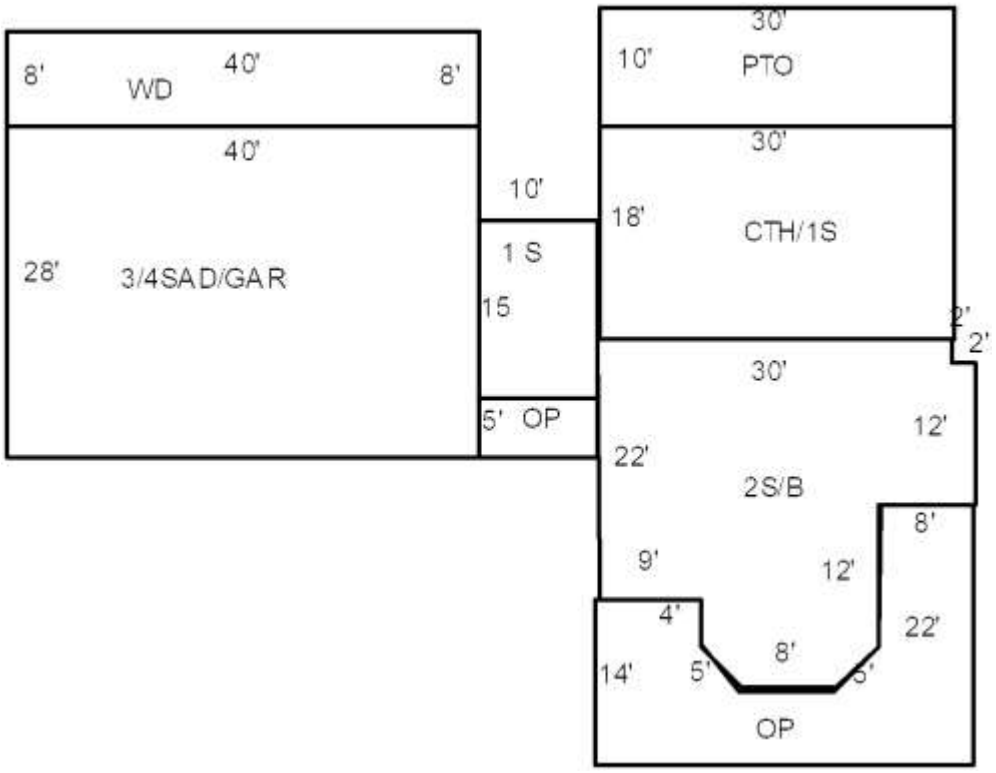
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Field8	255,695

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	218,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1995	1120	C 100	97.821	Avg.	83%	100%	95%	77.131
1.25 ST BARN....	2006	980	C 100	38.280	Avg.	89%	100%	95%	32.366
ONE STORY FRAME	2006	540	B 90	57.860	Avg.	89%	100%	95%	48.920
ONE STORY FRAME	2006	150	B 90	16.072	Avg.	89%	100%	95%	13.589
PATIO	2006	300	C 100	1.878	Avg.	90%	100%	95%	1.606
Open Frame Porch	2006	466	B 90	23.041	Avg.	89%	100%	95%	19.481
Wood Deck	2006	320	B 90	4.692	Avg.	90%	100%	95%	4.012
2,754 SFLA							Outbuilding Total		197,105

Accpt Land	119,000	Accepted Bldg	415,700	Total	534,700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Name: WRIGHT, EDWARD1
WRIGHT, KAREN M
Map/Lot: 006-084-2
Account: 1750 Card: 1 of 1 Location: 8 WEST FOURTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel

Reference 1	RTODD - B19053P92
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	72,675.00	87,614	100%		87,614
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.50					Land Total	103,289

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	864 Sqft	Grade C 100	Base	249,817
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,184
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Floor & Stairs			Attic	1,728
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

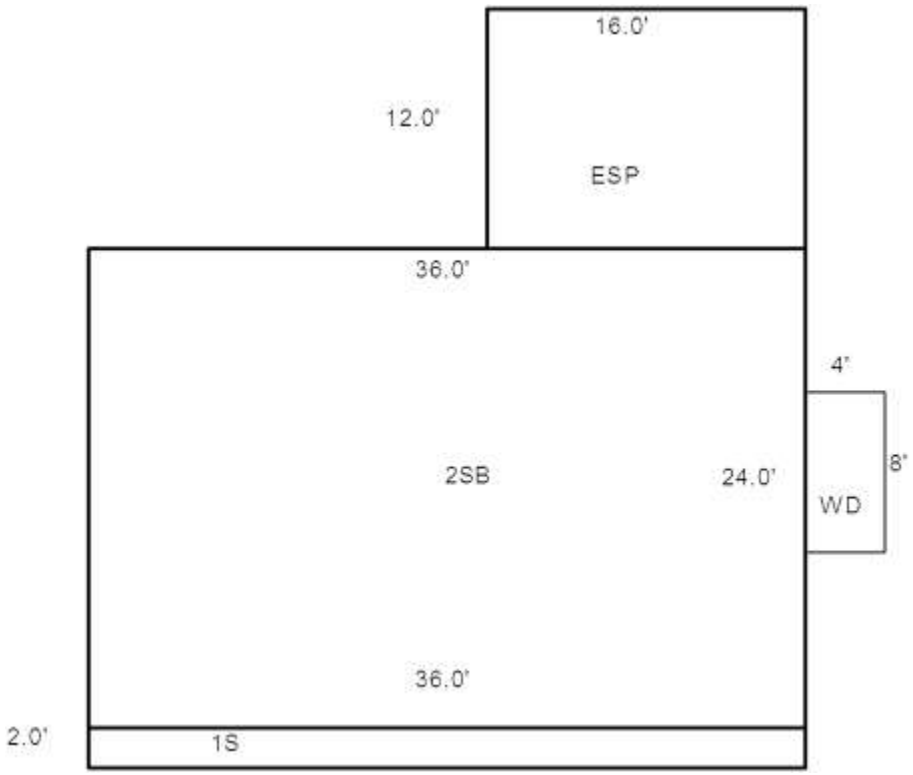
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	263,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	197,610

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1985	192	C 100	8.719	Avg.	79%	100%	95%	6.544
ONE STORY FRAME	1985	72	C 100	6.594	Avg.	79%	100%	95%	4.949
Wood Deck	1985	32	C 100	401	Avg.	79%	100%	95%	301
1,800 SFLA							Outbuilding Total		11,794

Accpt Land 103,300 Accepted Bldg 209,400 Total 312,700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Name: MOOERS, BRIAN J
MOOERS, CLARA E

Map/Lot: 009-006-03
Account: 1751 Card: 1 of 1 Location: 1270 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/23/2022
Sale Price	475,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:3.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	72,675.00	91,117	100%		91,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.70					Land Total	106,792

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade B 100	Base	262,598
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,493
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

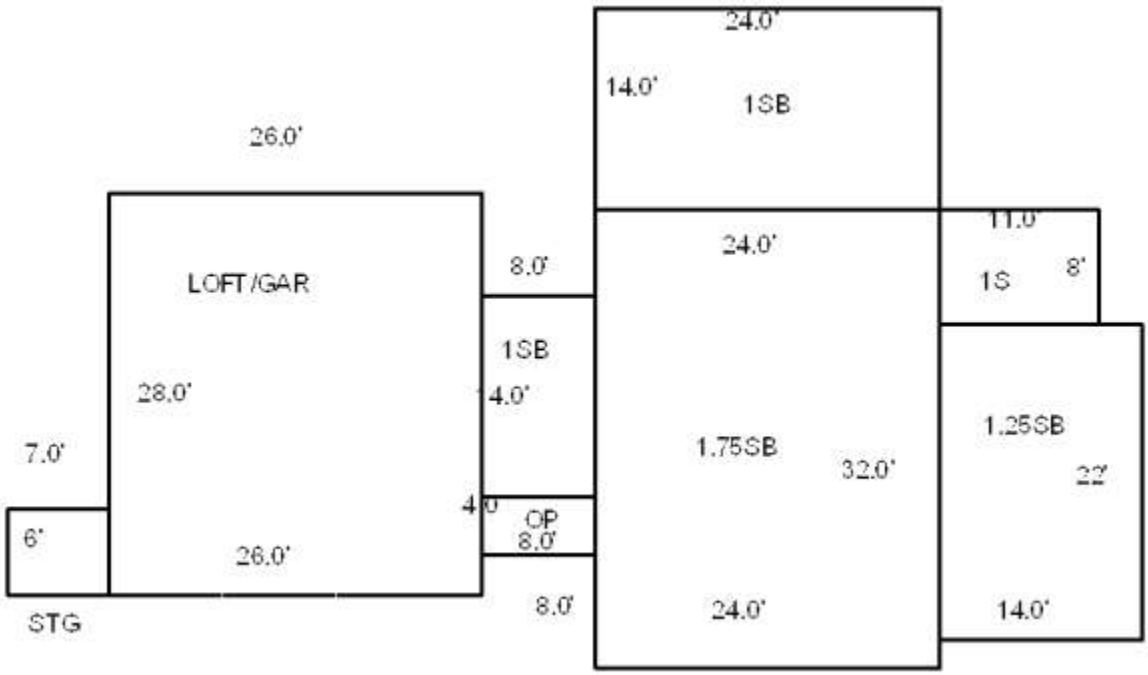
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1975	0	TYPICAL	TYPICAL	Above Average	Typical	287,790

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	218,720

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	1975	728	B 100	40.222	Ava+	80%	100%	95%	30.569
STORAGE	1975	42	B 100	684	Ava+	80%	100%	95%	520
Open Frame Porch	1975	32	B 100	1.758	Ava+	80%	100%	95%	1.336
1 Story/BSMT	1975	112	B 100	15.384	Ava+	80%	100%	95%	11.692
1 STORY/BASEMENT	1975	336	B 100	46.153	Ava+	80%	100%	95%	35.076
ONE STORY FRAME	1975	88	B 100	10.477	Ava+	80%	100%	95%	7.963
1.25 S/B	1975	308	B 100	44.216	Ava+	80%	100%	95%	33.604
Frame Shed	1975	384	B 100	7.813	Ava+	80%	100%	95%	5.938
Frame Shed	1975	220	B 100	4.476	Ava+	80%	100%	95%	3.402
2,073 SFLA							Outbuilding Total		130,100

Accpt Land	106,800	Accepted Bldg	348,800	Total	455,600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Name: GLIDDEN, ROBERT P
GLIDDEN, ELISABETH G
Map/Lot: 007-044-1
Account: 1752 Card: 1 of 1 Location: 37 ESTES HILL RD

Neighborhood 17 ESTES HILL RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B3582P180
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	720 Sqft	Grade B 100	Base	291,214
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,850
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

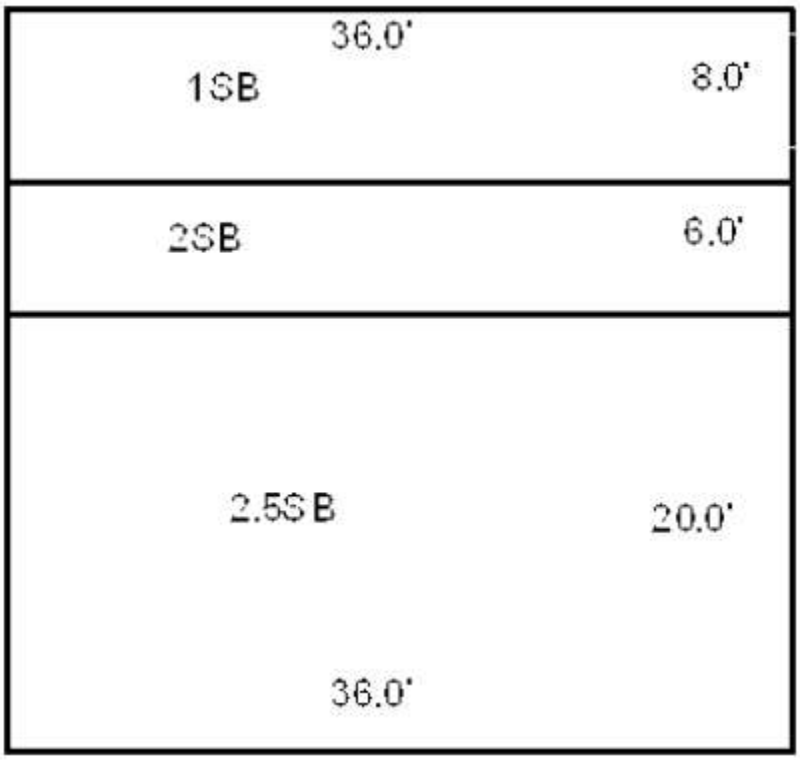
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	314,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	238,820

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1987	288	B 100	39.559	Avg.	80%	100%	95%	30.065
2 Story/BSMT	1987	216	B 100	47.470	Avg.	80%	100%	95%	36.077
1.25 ST SHED....	1987	144	C 100	2.592	Avg.	78%	100%	95%	1.921
Wood Deck	1987	24	B 100	391	Avg.	78%	100%	95%	290
2,520 SFLA							Outbuilding Total		68,353

Accpt Land 107,500 Accepted Bldg 307,200 Total 414,700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Name: RENY, ROBERT
RENY, MARSHA
Map/Lot: 005-005-1
Account: 1753 Card: 1 of 1 Location: 79 CLARK RD

Neighborhood 68 CLARK

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B8830P0194
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One Story	462 Sqft	Grade C 110	Base	111,583
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	762
Fin. Basement Area	462 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,062
Heating	100% HW BB	Cooling	0% None	Heat	1,525
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

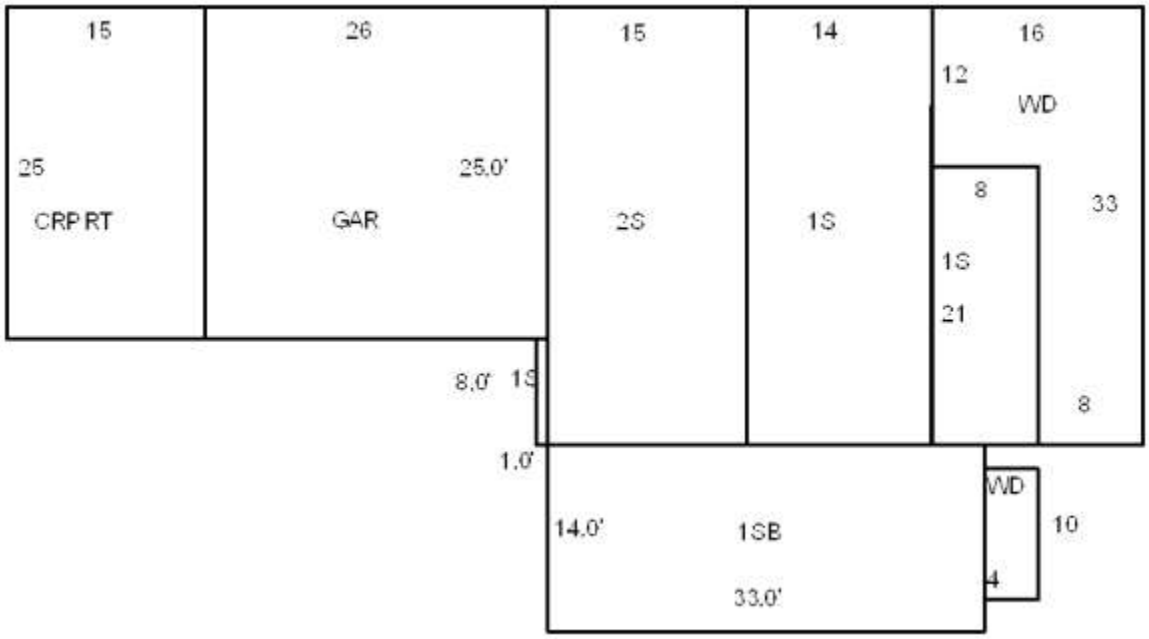
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	142,236

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	108,099

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CARPORT.....	1987	375	C 110	4.525	Ava.	80%	100%	95%	3.439
Frame Garage	1987	650	C 110	26.413	Ava.	80%	100%	95%	20.074
TWO STORY FRAME	1987	495	C 110	88.214	Ava.	80%	100%	95%	67.042
1 STORY	1987	462	C 110	46.541	Ava.	80%	100%	95%	35.371
Wood Deck	1987	360	C 110	4.962	Ava.	80%	100%	95%	3.772
1 STORY	1987	168	C 110	16.924	Ava.	80%	100%	95%	12.862
WOOD DECK	1987	40	C 110	551	Ava.	80%	100%	95%	419
ONE STORY FRAME	1987	8	C 110	806	Ava.	80%	100%	95%	613
2,090 SFLA							Outbuilding Total		143,592

Accpt Land 107,500 Accepted Bldg 251,700 Total 359,200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Name: GUPTILL, CONOR a/k/a JOSEPH CONOR
GUPTILL, SHELBY
Map/Lot: 003-012-1
Account: 1754 Card: 1 of 1 Location: 98 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/09/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:2.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Acres-Homesite (Fract)	76,500.00	86,873	100%		86,873
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.75					Land Total	97,873

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	784 Sqft	Grade B 100	Base	266,193
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,529
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,586
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

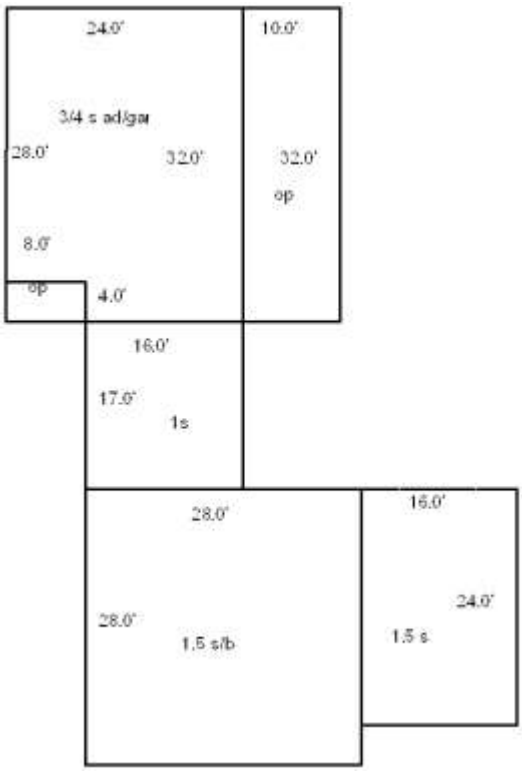
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	298,373

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	235,715

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	1986	736	B 100	83.567	Avg.	79%	100%	100%	66.018
ONE STORY FRAME	1986	272	B 100	32.383	Avg.	79%	100%	100%	25.583
1 & 1/2 STORY FR	1986	384	B 100	66.808	Avg.	79%	100%	100%	52.778
Open Frame Porch	1986	320	B 100	17.580	Avg.	79%	100%	100%	13.888
OPEN PORCH	1986	32	B 100	1.915	Avg.	79%	100%	100%	1.513
ONE STORY FRAME	1986	1	B 100	120	Avg.	99%	100%	100%	119
2,577 SFLA								Outbuilding Total	159,899

Accpt Land	97,900	Accepted Bldg	395,600	Total	493,500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17.0'
1s
28.0'
16.0'
24.0'
28.0'
1.5 s/b
1.5 s

Name: HAFFORD, MARK
HAFFORD, SHIRLEY A
Map/Lot: 010-060-02
Account: 1755 Card: 1 of 1 Location: 306 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/20/1986
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B3763P0117
Reference 2	LOT SIZE:8.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.80	Acres-Rear Land 1-10	1,710.00	9,029	100%		9,029
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.80					Land Total	116,534

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 110	Base	261,713
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,702
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

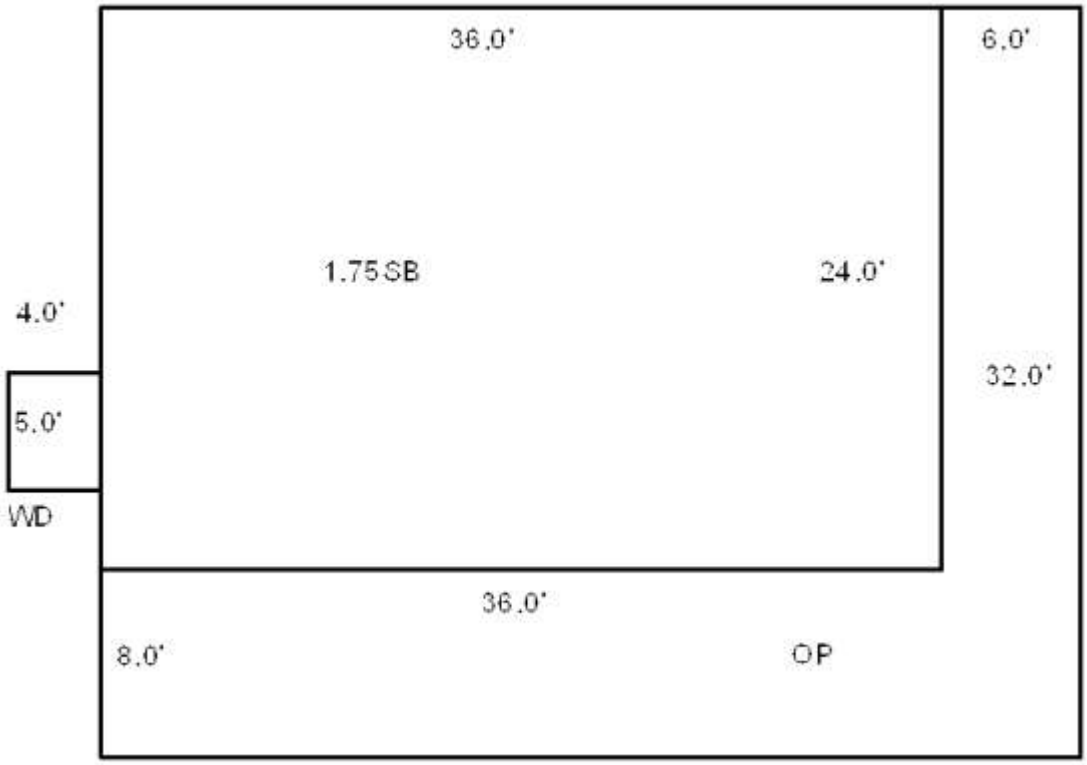
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Above Average	Typical	284,241

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	95%	221,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1980	480	C 110	22.314	Avg+	82%	100%	95%	17.382
WOOD DECK	1980	20	C 110	276	Avg+	82%	100%	95%	215
Wood Deck	1980	256	C 100	3.208	Avg.	74%	100%	95%	2.255
Frame Garage	2010	576	C 100	21.347	Avg.	91%	100%	95%	18.455
1,728 SFLA							Outbuilding Total		38,307

Accpt Land	116,500	Accepted Bldg	259,700	Total	376,200


36.0'
6.0'
1.75 SB
24.0'
4.0'
32.0'
5.0'
WD
36.0'
8.0'
OP

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Gravel
Reference 1	2021 DEED INCL 001-021
Reference 2	LOT SIZE: 1.19
Tran/Land/Bldg	101 1 11
X.....	DST Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	04/28/2021
Sale Price	270,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.19	Acres-Homesite (Fract)	78,185.00	87,513	100%		87,513
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.19					Land Total	97,963

Dwelling Description

Ranch	One Story	1,092 Sqft	Grade C 100	Replacement Cost New Base	189,270
Exterior	ALUM/VINYL	Masonry Trim	1Sqft	Trim	5
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,638
Fin. Basement Area	546 Sqft, Grade C	Basement Gar	None	Fin Bsmt	10,811
Heating	100% Forced Warm	Cooling	0% None	Heat	2,730
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

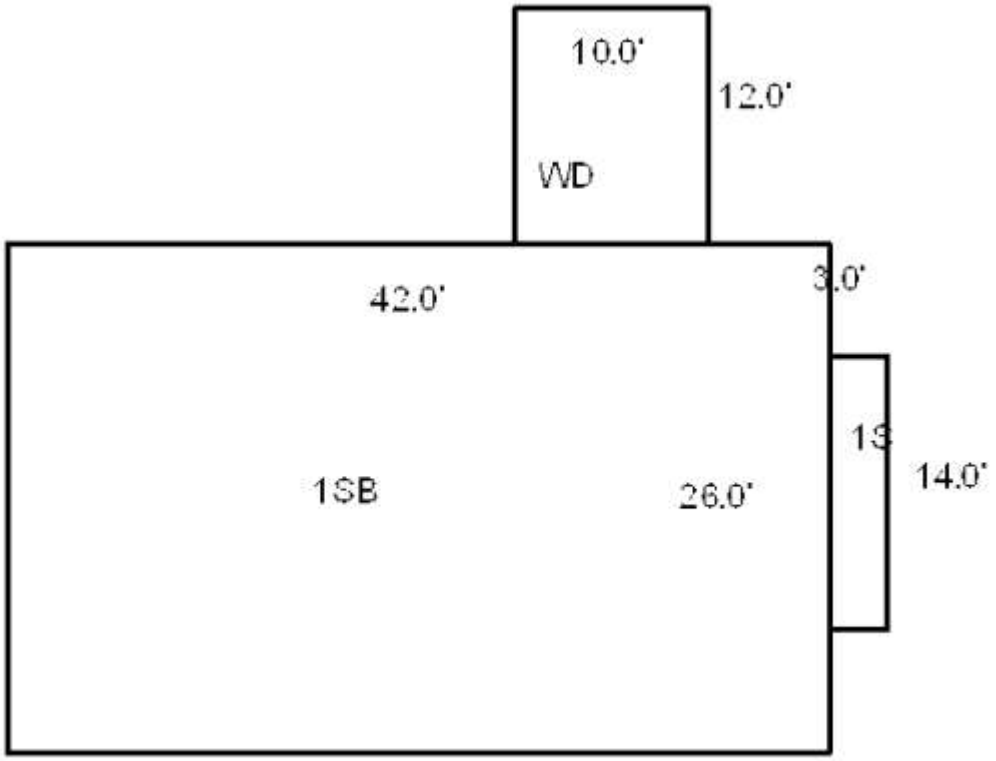
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	212,374

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	159,387

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1986	120	C 100	1.504	Avg.	79%	100%	95%	1.129
ONE STORY FRAME	1986	42	C 100	3.846	Avg.	79%	100%	95%	2.886
1,134 SFLA							Outbuilding Total		4,015

Accpt Land	98,000	Accepted Bldg	163,400	Total	261,400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WD
42.0'
3.0'
13
14.0'
1SB
26.0'

Map/Lot: 010-060-05
Account: 1757 Card: 1 of 1 Location: 291 FOX FARM HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B8700P0322
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	560 Sqft	Grade C 110	Base	191,867
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	924
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,234
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

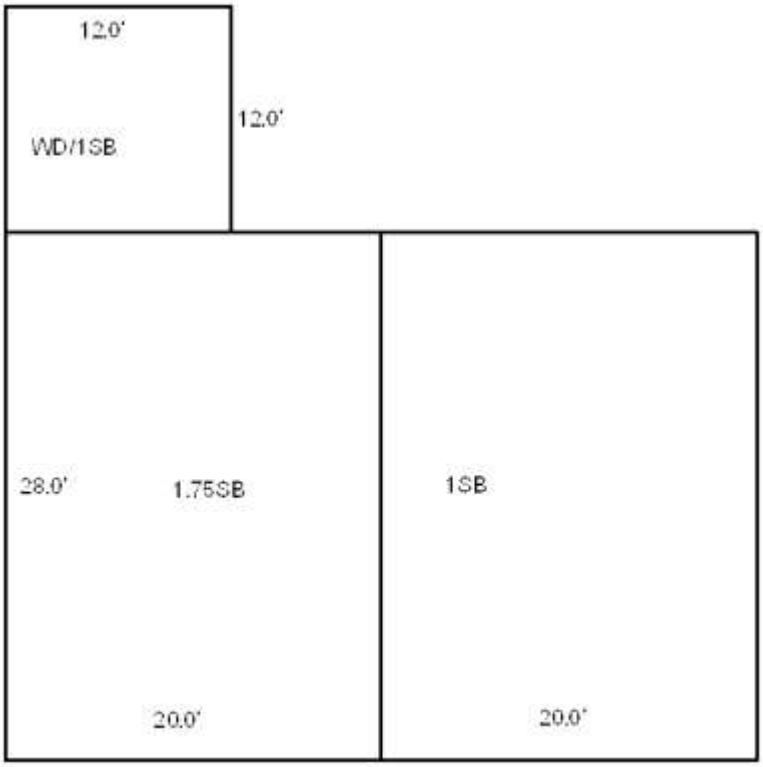
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	211,392

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	176,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2002	560	C 110	65.087	Avg.	88%	100%	95%	54.413
1 STORY/BASEMENT	2002	144	C 110	16.736	Avg.	88%	100%	95%	13.992
Wood Deck	2002	144	C 110	1.984	Avg.	88%	100%	95%	1.659
1,684 SFLA							Outbuilding Total		70,064

Accpt Land 107,500 Accepted Bldg 246,800 Total 354,300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WD/1SB
28.0'
1.75SB
1SB
20.0'
20.0'

Account: 1758 Card: 1 of 1 Map/Lot: 001-001-1
Location: 115 EASTERN AVE

Neighborhood 99	LANDLOCKED
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	01/01/1985
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B3632P127
Reference 2	LOT SIZE:87
Tran/Land/Bldg	900 12 90
X.....	EX Y..... 0
Exemption(s)	13 0 0 Land Schedule 2

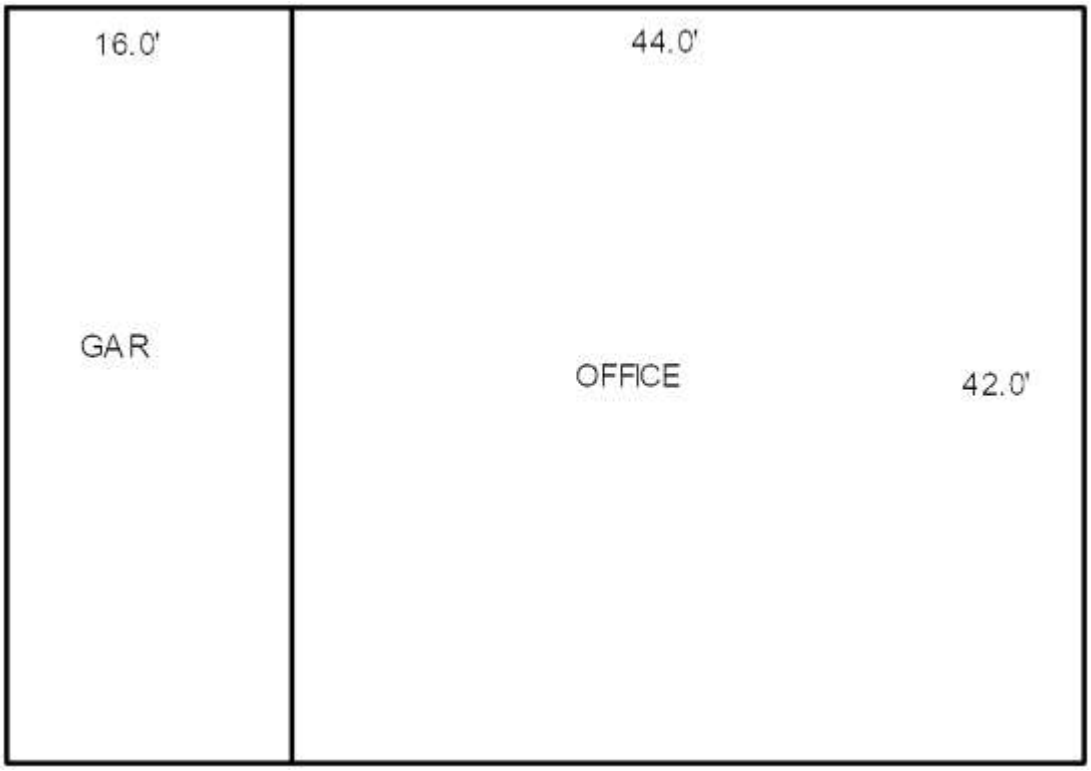
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	82,300.00	103,992	100%		103,992
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
63.00	Acres-Rear 21+	700.00	48,510	100%		48,510
100.00	# -SITE IMPROVEMENT	10,000.00	1,100,000	100%		1,100,000
Total Acres 87.00					Land Total	1,295,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OFFICE MASONRY..	1986	1848	C 100	165.889	Avg.	78%	100%	100%	129.393
GARAGE MAS COM..	1986	672	C 100	61.084	Avg.	78%	100%	100%	47.646
GARAGE MAS COM..	1986	1120	C 100	89.868	Avg.	78%	100%	100%	70.097
MEZZANINE.....	1986	144	C 100	2.153	Avg.	78%	100%	100%	1.679
								Outbuilding Total	248,815

Accpt Land	1,295,400	Accepted Bldg	248,800	Total	1,544,200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44.0'
GAR
OFFICE
42.0'

Name: NORTON, DARRELL W
NORTON, MARLENE M
Map/Lot: 005-027D
Account: 1759 Card: 1 of 1 Location: 9 NORTON LN

Neighborhood 19	BEECH RIDGE RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	Rolling	Sale Date	07/26/1985
Utilities	Well & SepticWell & Septic	Sale Price	0
Street	Gravel	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B3595P199		
Reference 2	LOT SIZE:6.7		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 15 30 Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.70	Acres-Rear Land 1-10	1,710.00	5,079	100%		5,079
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.70					Land Total	112,584

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	195,863
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,288
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

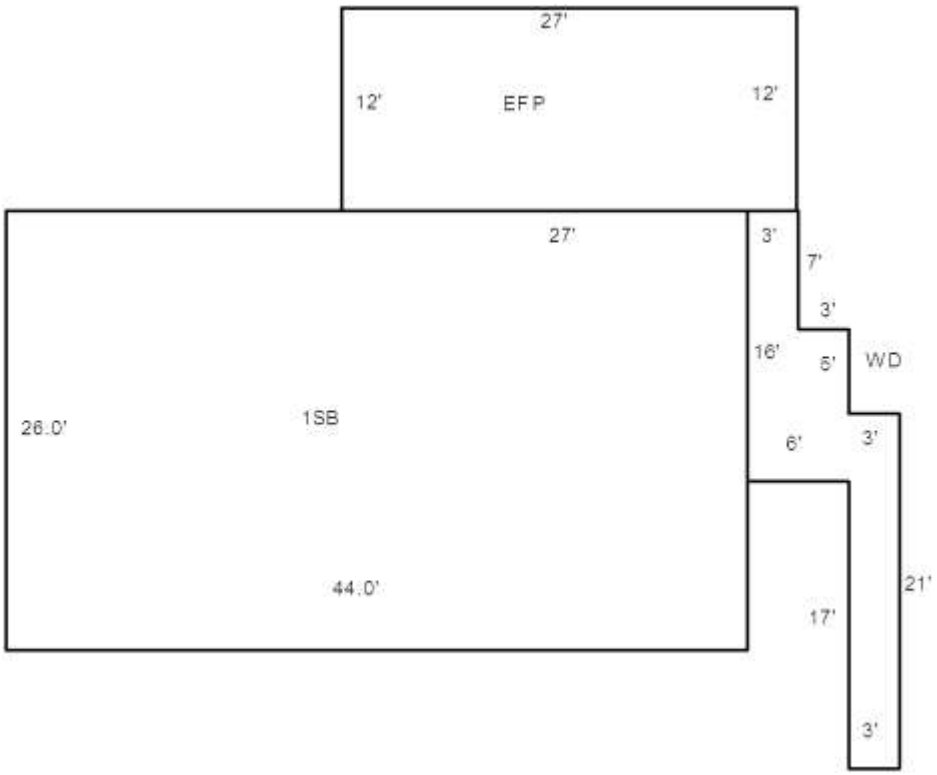
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Good	Typical	200,667

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	165,851

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1984	138	C 100	1.729	Good	87%	100%	95%	1.429
1.50 ST GARAGE..	1984	780	C 100	37.404	Good	87%	100%	95%	30.914
Frame Shed	1984	192	B 100	3.906	Avg.	77%	100%	95%	2.858
Encl Frame Porch	1984	324	C 100	25.816	Good	87%	100%	95%	21.337
1,144 SFLA							Outbuilding Total		56,538

Accpt Land	112,600	Accepted Bldg	222,400	Total	335,000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5'
WD
26.0'
1SB
6'
3'
44.0'
21'
17'
3'

Map/Lot: 001-021-2
Account: 1760 Card: 1 of 1 Location: 9 SHANA LN

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Gravel

Sale Data

Sale Date	07/06/2011
Sale Price	207,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Abutter

Reference 1	B16122P819
Reference 2	LOT SIZE:3.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.30	Acres-Homesite (Fract)	78,185.00	96,910	100%		96,910
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.30					Land Total	107,360

Dwelling Description

				Replacement Cost New	
Raised Ranch	One & 3/4 Story	864 Sqft	Grade C 100	Base	234,203
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

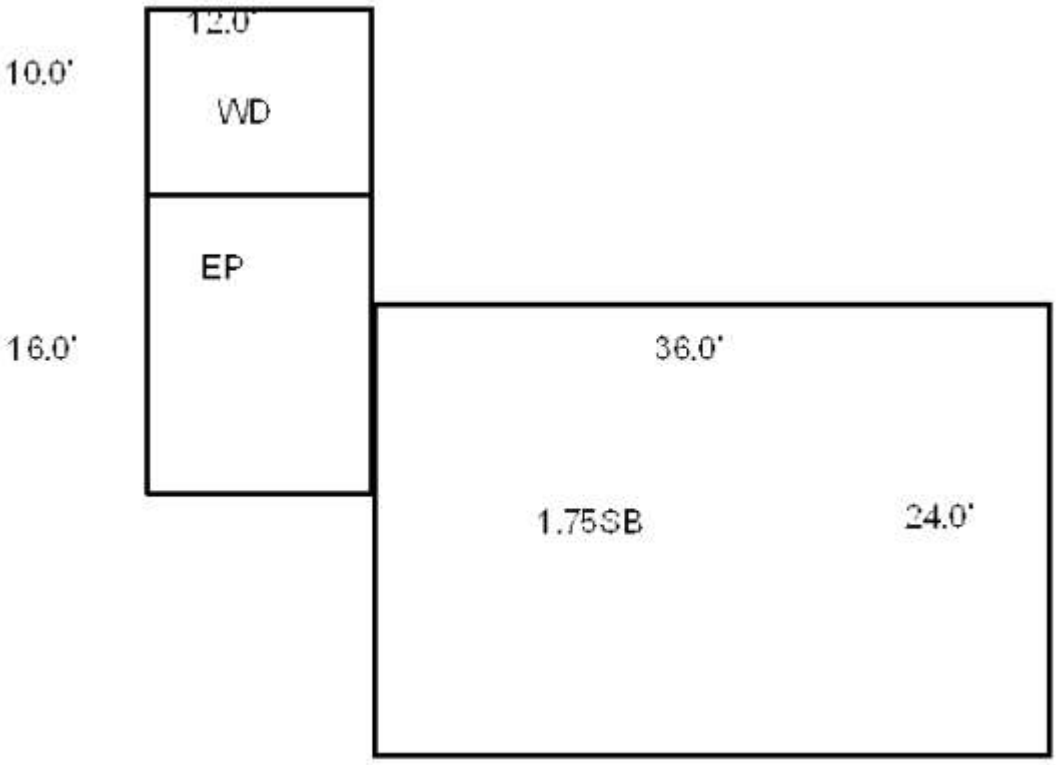
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	247,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	188,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2S Encl Fr Porch	1987	192	C 100	26.446	Avg.	80%	100%	95%	20.099
Wood Deck	1987	120	C 100	1.504	Avg.	80%	100%	95%	1.143
1.25 ST GARAGE..	1987	720	C 100	30.609	Avg.	80%	100%	95%	23.263
1,512 SFLA							Outbuilding Total		44,505

Accpt Land	107,400	Accepted Bldg	233,000	Total	340,400


12.0'
10.0'
WD
EP
16.0'
36.0'
1.75SB
24.0'

Name: TAHAI, SAID
TAHAI, NANCY
Map/Lot: 001-027-3
Account: 1761 Card: 1 of 1 Location: 299 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B3761P256
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	78,185.00	87,586	100%		87,586
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.20					Land Total	98,036

Dwelling Description

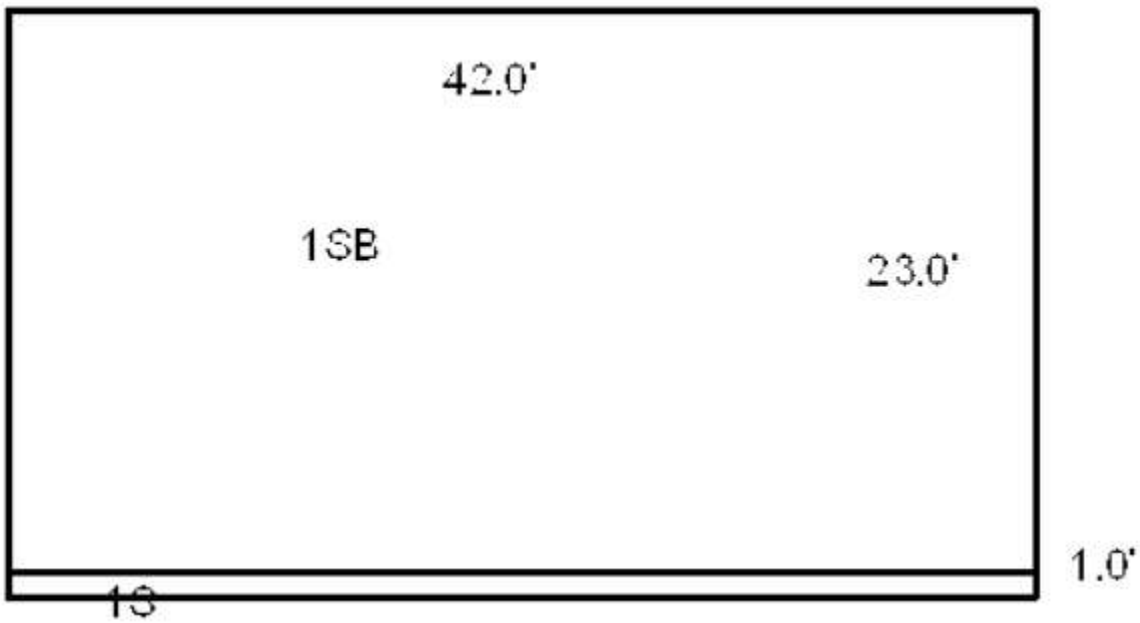
				Replacement Cost New	
Raised Ranch	One Story	966 Sqft	Grade C 100	Base	165,418
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,449
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,898
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	966	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	170,565

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	128,009

Accpt Land 98,000 Accepted Bldg 128,000 Total 226,000


42.0'
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23.0'
1.0'
1S

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B3735P0003
Reference 2	LOT SIZE:4.08
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.08	Acres-Rear Land 1-10	1,710.00	150	100%		150
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.08					Land Total	107,655

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	237,906
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Field6	Basement	Dry Full Bmt	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,094
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

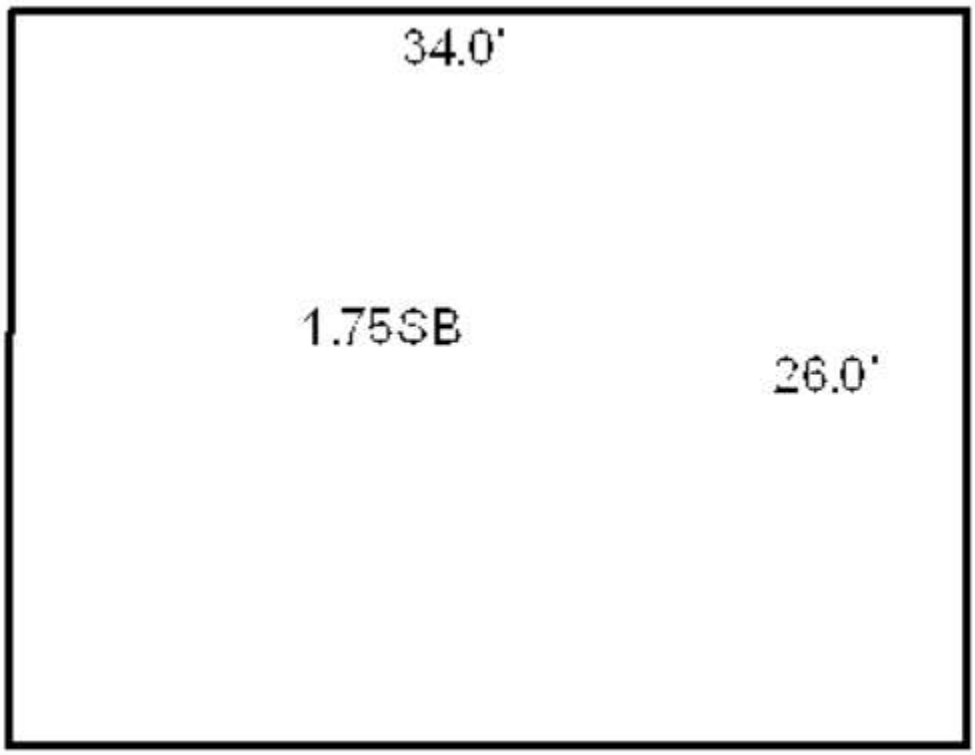
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	247,080

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	178,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1980	20	C 100	251	Avg.	76%	100%	95%	181
Wood Deck	1980	24	C 100	301	Avg.	76%	100%	95%	218
Frame Shed	2008	100	C 100	1,565	Avg.	76%	100%	95%	1,130
Frame Shed	2017	392	C 100	6,135	Avg.	95%	100%	95%	5,537
1,547 SFLA							Outbuilding Total		7,066

Accpt Land 107,700 Accepted Bldg 185,500 Total 293,200


34.0'
1.75SB
26.0'

Neighborhood 10 LINSCOTT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date 09/04/2020
Sale Price 369,900
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	884 Sqft	Grade B 100	Base	314,187
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Softwood OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,724
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	8,964
Rooms	7	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

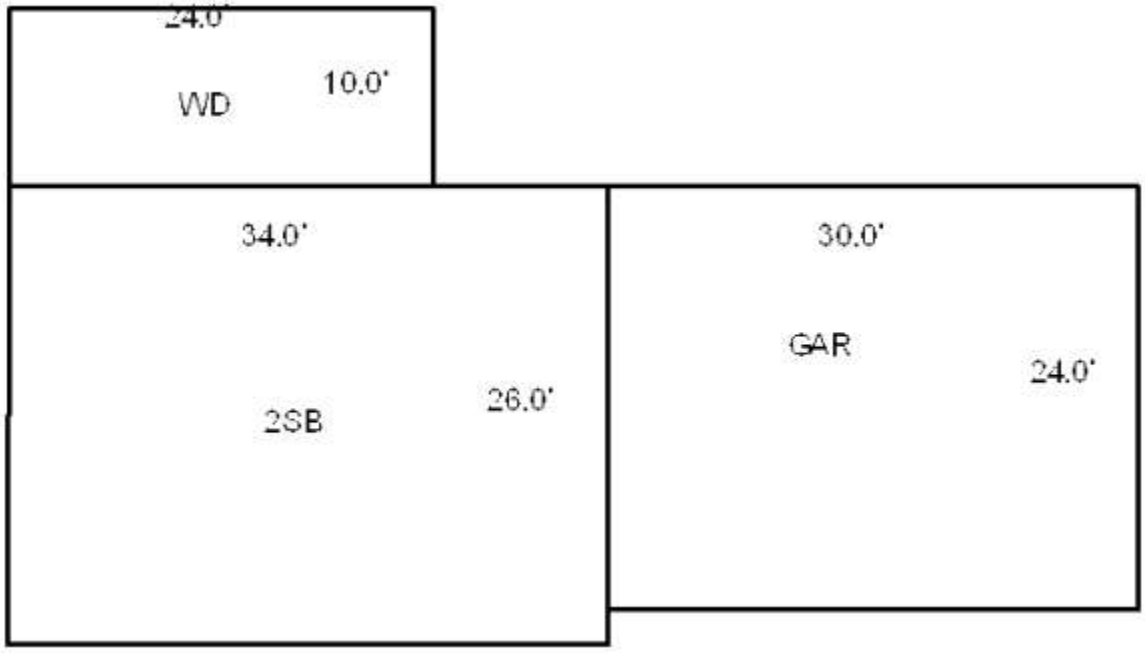
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	TYPICAL	Average	Typical	339,643

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	254,902

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1985	720	B 100	34.492	Avg.	79%	100%	95%	25.887
Wood Deck	1985	288	B 100	4.692	Avg.	79%	100%	95%	3.522
SOLAR CL4 /KW	2020	1	B 100	0	Avg.	79%	100%	95%	0
1,768 SFLA								Outbuilding Total	29,409

Accpt Land 107,500 Accepted Bldg 284,300 Total 391,800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2SB
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Name: HNATOW, KEITH A
HNATOW, KATHLEEN J
Map/Lot: 006-084-3
Account: 1764 Card: 1 of 1 Location: 316 MORRELLS MILL RD

Neighborhood 77 MORRELLS MILL/BB POND

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/07/2011
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16198P651
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	76,500.00	92,225	100%		92,225
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.50					Land Total	108,725

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade B 100	Base	297,559
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,591
Fin. Basement Area	375 Sqft, Grade B	Basement Gar	None	Fin Bsmt	9,652
Heating	100% Forced Warm	Cooling	0% None	Heat	5,304
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1850	0	GOOD	TYPICAL	Above Average	Typical	332,306

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	100%	242,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1850	384	B 100	21.883	Avg+	73%	100%	100%	15.975
Open Frame Porch	1850	256	B 100	14.065	Avg+	73%	100%	100%	10.267
1 & 3/4 STORY FR	1850	120	B 100	22.526	Avg+	73%	100%	100%	16.444
3/4S AD/GAR.....	1850	528	B 100	59.951	Avg+	73%	50%	100%	21.882
Wood Deck	1850	88	B 100	1.434	Avg+	73%	100%	100%	1.047
2,238 SFLA							Outbuilding Total		65,615

Accpt Land	108,700	Accepted Bldg	308,200	Total	416,900

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8.0'

Name: DANIELS, BRYAN
DANIELS, ASHLEY
Map/Lot: 004-023-03A
Account: 1765 Card: 1 of 1 Location: 11 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Sale Data

Sale Date	07/29/2022
Sale Price	270,700
Sale Type	CONDO .....
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B9847P0213
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

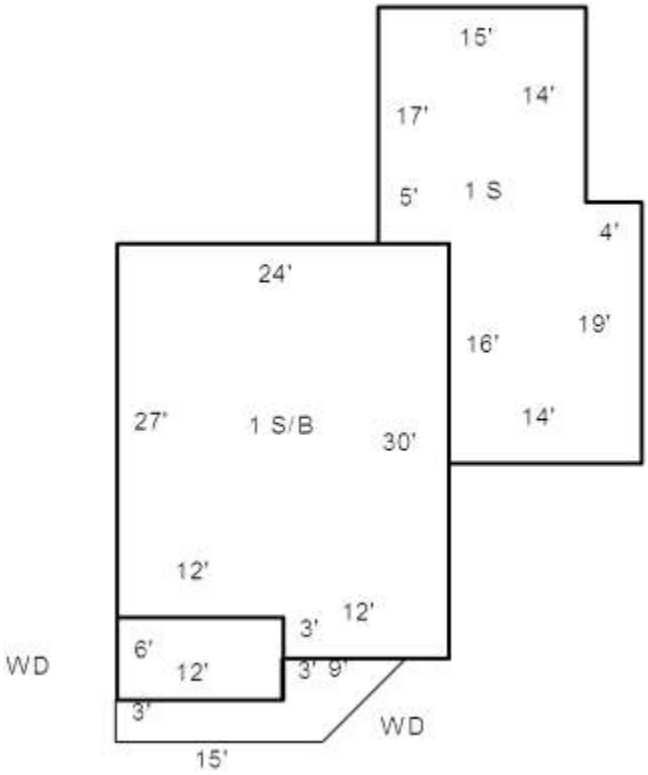
Condo	One Story	1,100 Sqft	Grade C 100	Replacement Cost New Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,100	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	160,264

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	134,622

Accpt Land	57,200	Accepted Bldg	134,600	Total	191,800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Map/Lot: 004-023-01B
Account: 1766 Card: 1 of 1 Location: 15 PHEASANT HILL DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Paved

Sale Data

Sale Date	04/13/2007
Sale Price	151,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15136P363
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	75 Sqft, Grade B 1.00	Basement Gar	1 CAR	Fin Bsmt	3,911
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

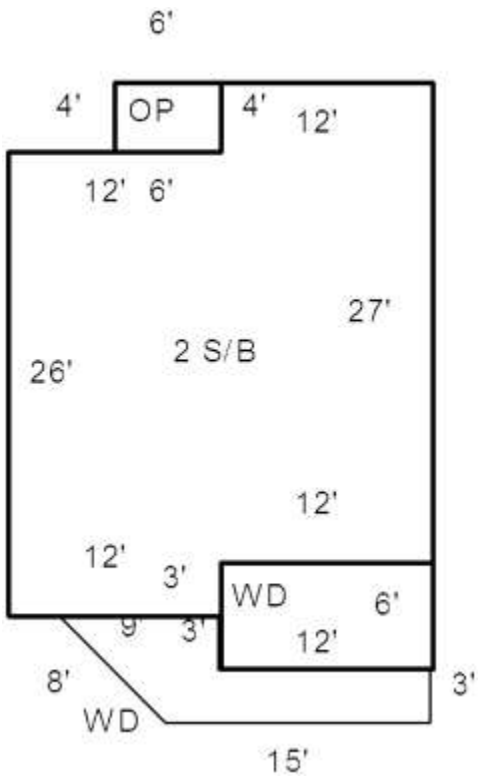
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	172,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	144,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	147,400	Total	204,600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Name: COLE, BENJAMIN H
COLE, KATHLEEN J
Map/Lot: 008-076-2
Account: 1767 Card: 1 of 1 Location: 703 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date	03/10/2023
Sale Price	559,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B13805P092
Reference 2 LOT SIZE:5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade B 100	Base	309,297
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,739
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

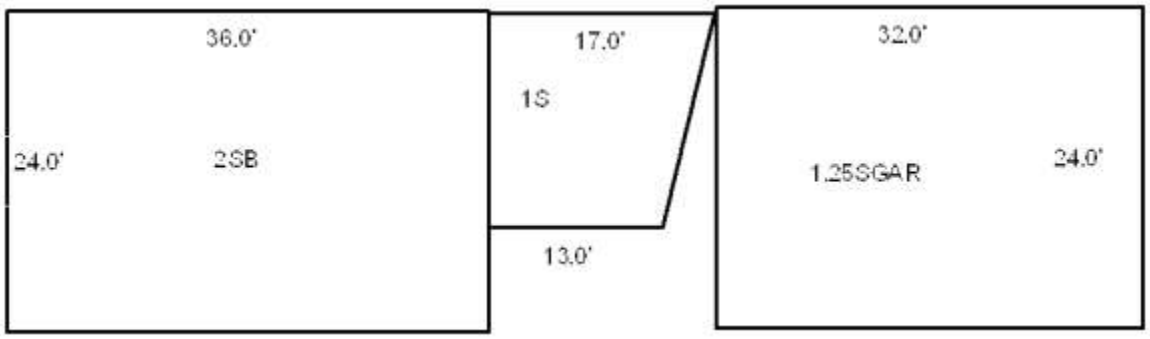
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	342,746

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	247,463

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1980	240	B 100	28.573	Avg.	76%	100%	95%	20.629
1.25 ST GARAGE..	1980	768	B 100	42.376	Avg.	76%	100%	95%	30.596
Frame Shed	1980	96	B 100	1.953	Avg.	76%	100%	95%	1.410
Swimming Pool	1	800	C 100	12.100	Avg.	99%	100%	95%	11.380
Open Frame Porch	1980	342	B 100	18.789	Avg.	76%	100%	95%	13.566
1 ST BARN.....	1980	701	B 100	30.105	Avg+	79%	100%	95%	22.594
1,968 SFLA							Outbuilding Total		100,175

Accpt Land 109,400 Accepted Bldg 347,600 Total 457,000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Map/Lot: 004-023-02C
Account: 1768 Card: 1 of 1 Location: 9 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	04/26/2019
Sale Price	144,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17937P744
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	75 Sqft, Grade C 1.00	Basement Gar	1 CAR	Fin Bsmt	3,465
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

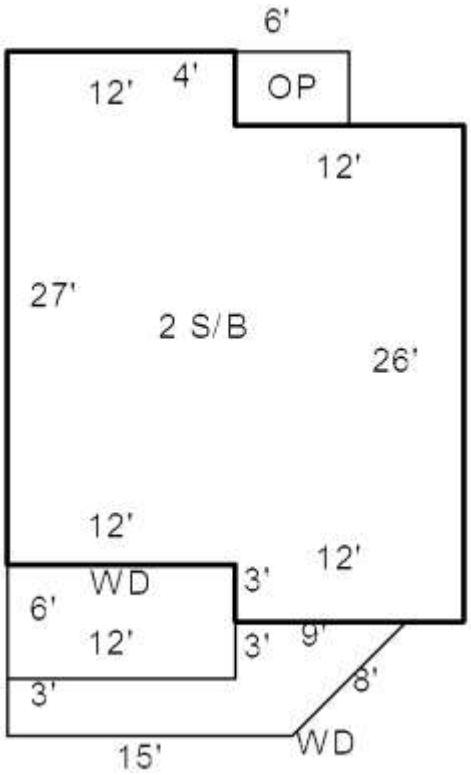
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	177,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	148,875

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	151,400	Total	208,600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Map/Lot: 004-023-04A
Account: 1769 Card: 1 of 1 Location: 25 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	09/15/2010
Sale Price	86,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B15938P460
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	One Story	1,100 Sqft	Grade C 100	Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	110 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,158
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

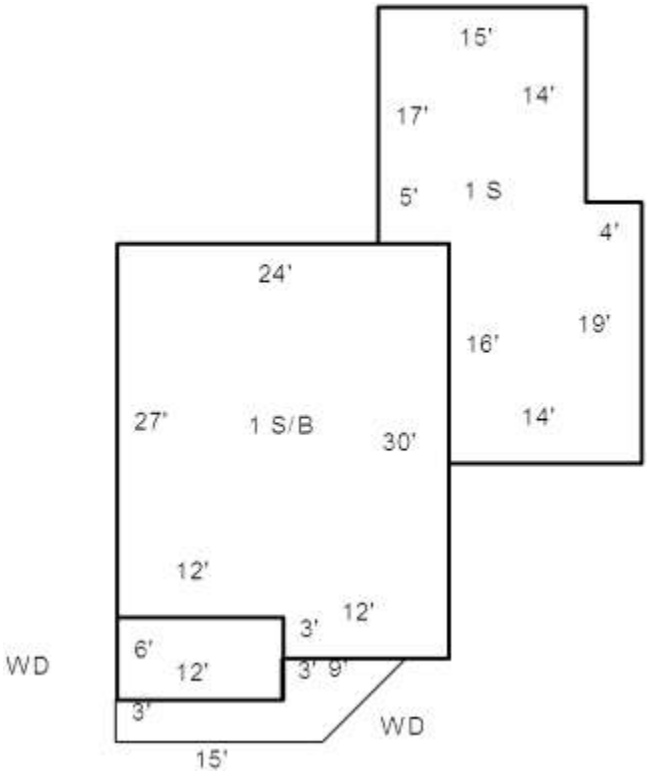
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	162,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	136,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,100 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	139,000	Total	196,200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Account: 1770 Card: 1 of 1 Map/Lot: 004-023-03C
Location: 11 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	Above Street
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Sale Data

Sale Date	09/24/2013
Sale Price	20,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16701P317
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

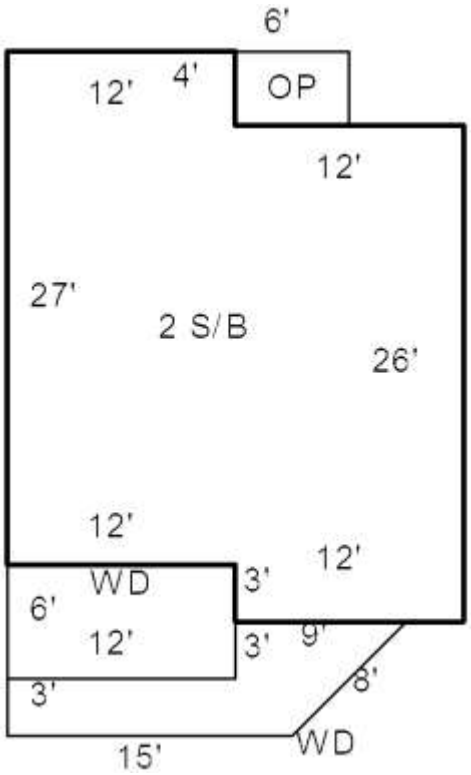
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	175,747

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	147,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	150,200	Total	207,400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15'
WD

Map/Lot: 004-023-01A
Account: 1771 Card: 1 of 1 Location: 15 PHEASANT HILL DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Sale Data

Sale Date	05/05/2011
Sale Price	143,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16093P26
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	One Story	1,100 Sqft	Grade C 100	Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	110 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,158
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

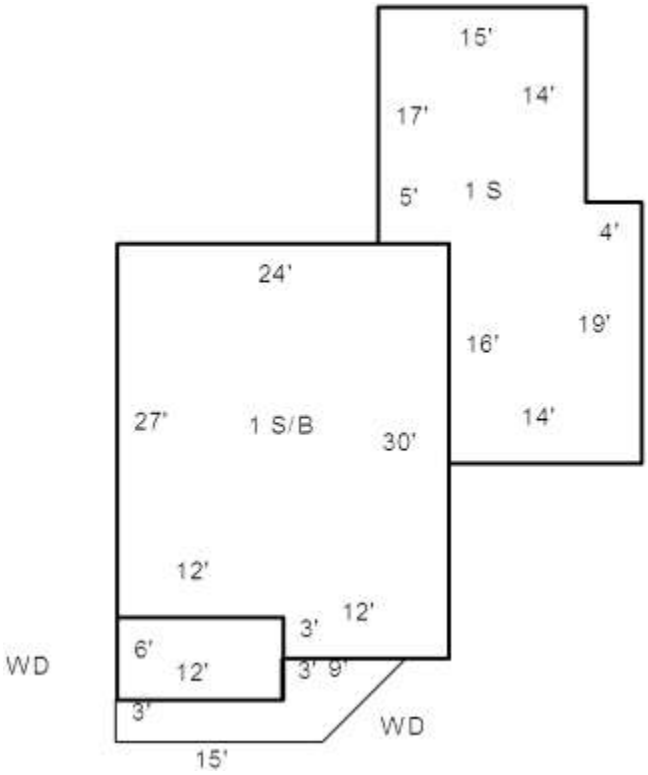
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	162,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	136,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,100 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	139,000	Total	196,200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Map/Lot: 004-023-01D
Account: 1772 Card: 1 of 1 Location: 15 PHEASANT HILL DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	11/10/2021
Sale Price	220,000
Sale Type	CONDO .....
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Condo	One Story	1,100 Sqft	Grade C 100	Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	110 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,158
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

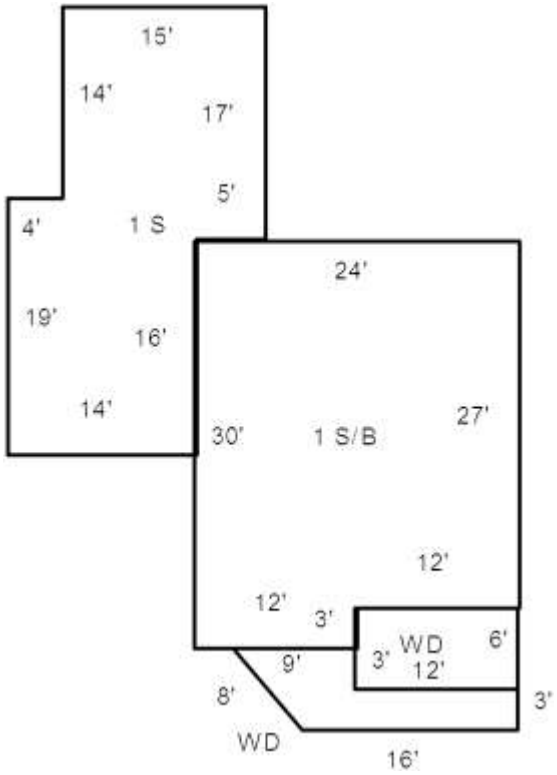
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	162,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	136,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,100 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	139,000	Total	196,200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Account: 1773 Card: 1 of 1 Map/Lot: 004-023-03B
Location: 11 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	01/07/2014
Sale Price	107,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16760P470
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

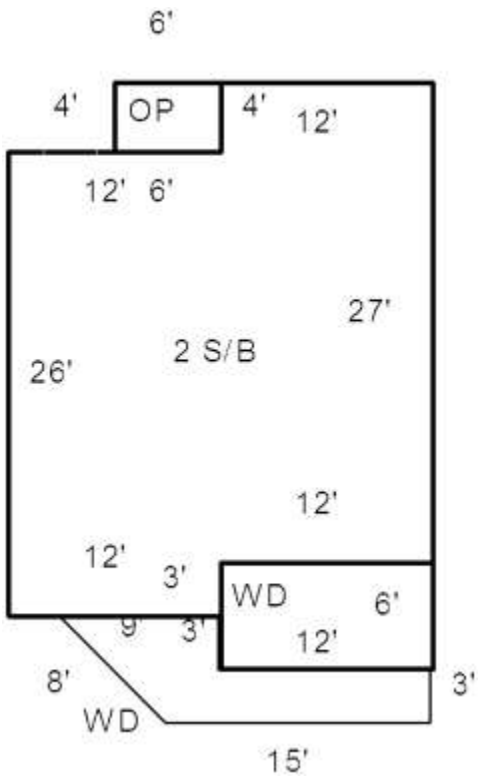
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	175,747

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	147,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	150,200	Total	207,400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Map/Lot: 004-023-04D
Account: 1774 Card: 1 of 1 Location: 25 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	04/09/2021
Sale Price	220,000
Sale Type	CONDO .....
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B14444P875
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	One Story	1,100 Sqft	Grade C 100	Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	200 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	5,148
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

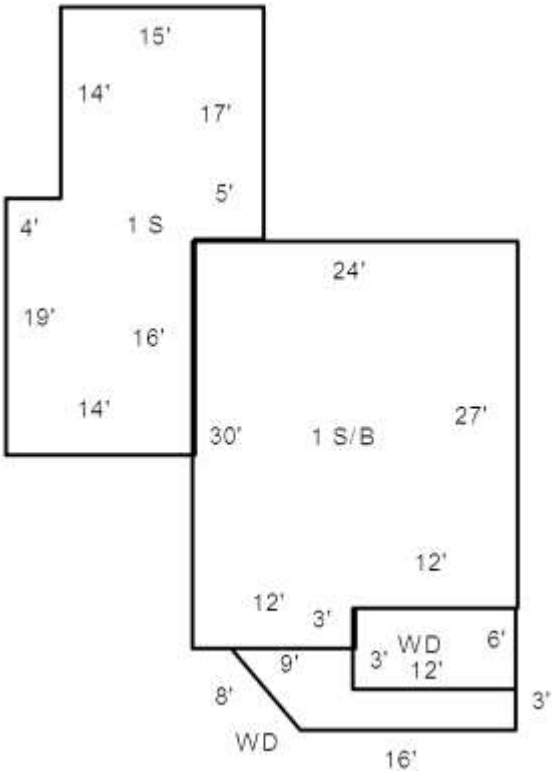
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	163,432

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	137,283

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,100 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	139,800	Total	197,000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Map/Lot: 004-023-02D
Account: 1775 Card: 1 of 1 Location: 9 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	12/20/2021
Sale Price	262,000
Sale Type	CONDO .....
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 82 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

Condo	One Story	1,100 Sqft	Grade C 100	Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	880 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	19,404
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

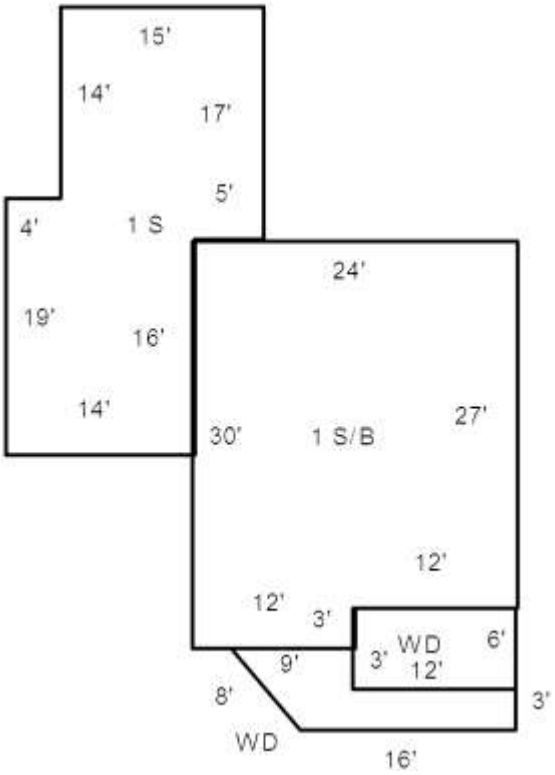
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	2020	TYPICAL	TYPICAL	Very Good	Typical	183,738

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	105%	175,562

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	V.G.	91%	50%	105%	2,891
1,100 SFLA							Outbuilding Total		2,891

Accpt Land	57,200	Accepted Bldg	178,500	Total	235,700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Name: PULLEN, JANET M., TRUSTEE
PULLEN FAMILY TRUST
Account: 1776 Card: 1 of 1 Map/Lot: 004-023-10B
Location: 8 MEADOW DR

Neighborhood 53	RIVER MEADOW
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Private

Sale Data

Sale Date	02/10/2015
Sale Price	118,000
Sale Type	CONDO .....
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B16970P366
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	160 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	5,148
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

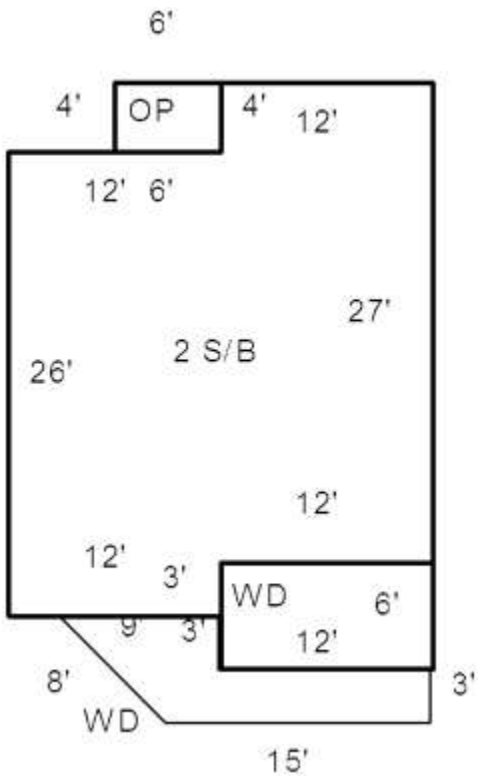
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	178,915

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	150,289

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	152,800	Total	210,000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Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Private

Sale Data

Sale Date	08/25/2020
Sale Price	184,000
Sale Type	CONDO .....
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	75 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

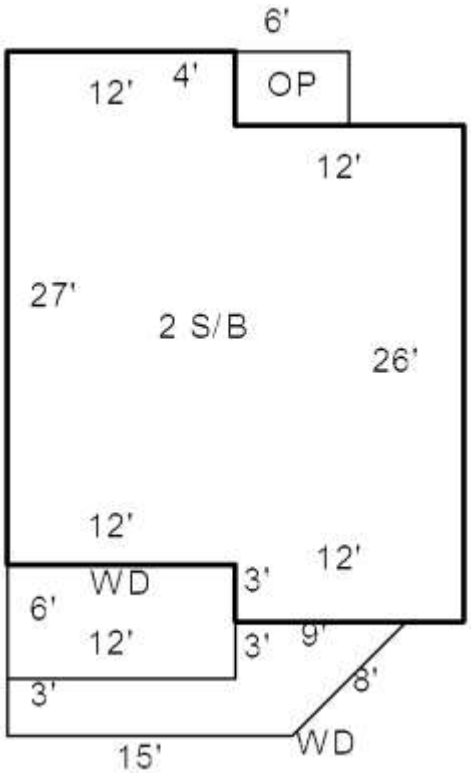
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	175,747

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	147,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	150,200	Total	207,400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Name: SCULLY, ANNE L
SCULLY, MARC DAVID
Map/Lot: 004-023-03D
Account: 1778 Card: 1 of 1 Location: 11 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	Above Street
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Sale Data

Sale Date	09/21/2016
Sale Price	125,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17329P066
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description / **Replacement Cost New**

Condo	One Story	1,100 Sqft	Grade C 100	Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	110 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,158
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

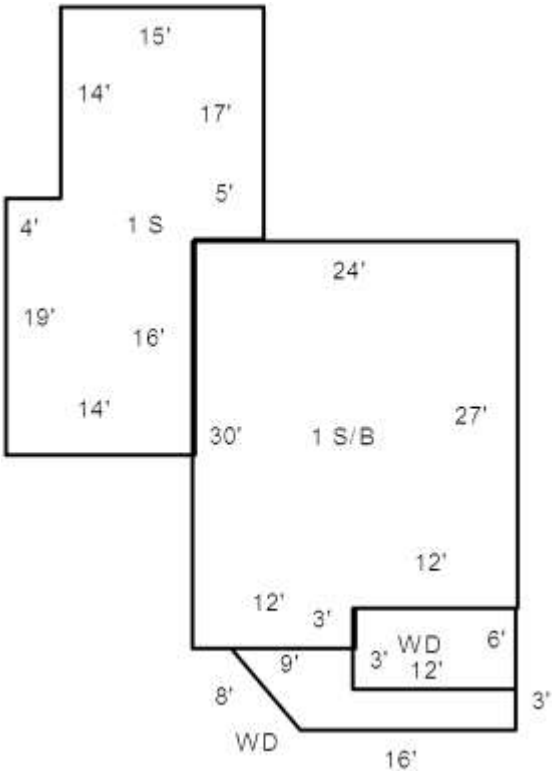
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	GOOD	TYPICAL	Average	Typical	162,442

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	136,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,100 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	139,000	Total	196,200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16'

Name: POULIN, ALEXANDER
HANSON, HEATHER E

Map/Lot: 004-023-02B
Account: 1779 Card: 1 of 1 Location: 9 RIVERVIEW DR

Neighborhood 53	RIVER MEADOW
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Private
Reference 1	B17922P74
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	03/29/2019
Sale Price	139,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

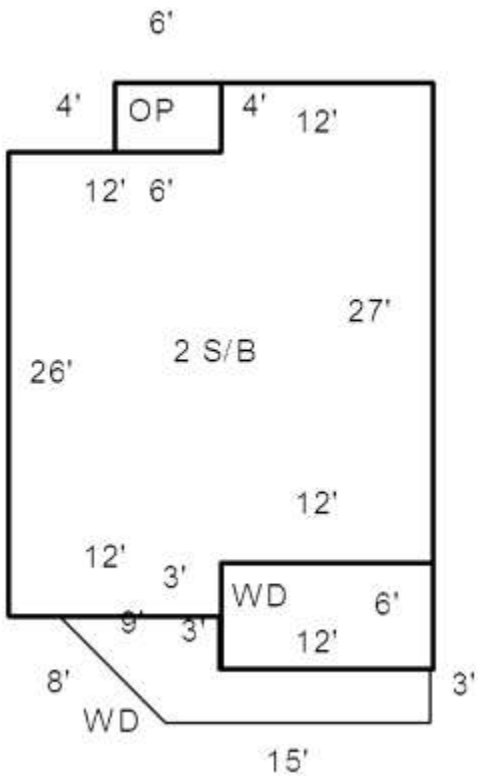
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	75 Sqft, Grade C 1.00	Basement Gar	1 CAR	Fin Bsmt	3,465
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,274	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	177,232

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	148,875

Accpt Land	57,200	Accepted Bldg	148,900	Total	206,100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Name: BOSSIE, TAYLOR R
ABATANGELO, DANIEL W
Account: 1780 Card: 1 of 1
Map/Lot: 004-023-02A
Location: 9 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Reference 1 B17037P467
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	01/27/2021
Sale Price	146,000
Sale Type	CONDO .....
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

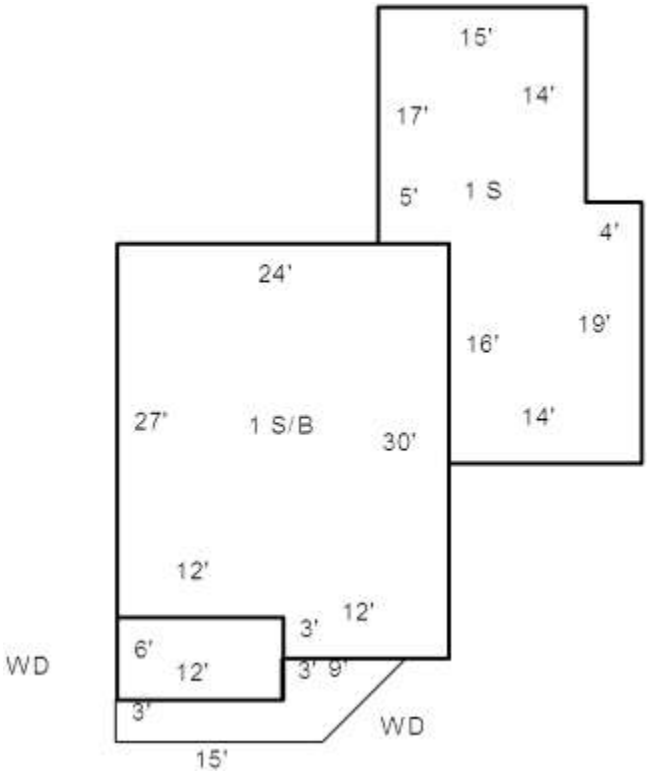
Condo	One Story	1,100 Sqft	Grade C 100	Replacement Cost New Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	440 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	10,692
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,100	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	168,976

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	141,940

Accpt Land	57,200	Accepted Bldg	141,900	Total	199,100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Map/Lot: 004-023-04B
Account: 1781 Card: 1 of 1 Location: 25 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	04/12/2018
Sale Price	120,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17696P432
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 38 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	120 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	4,356
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

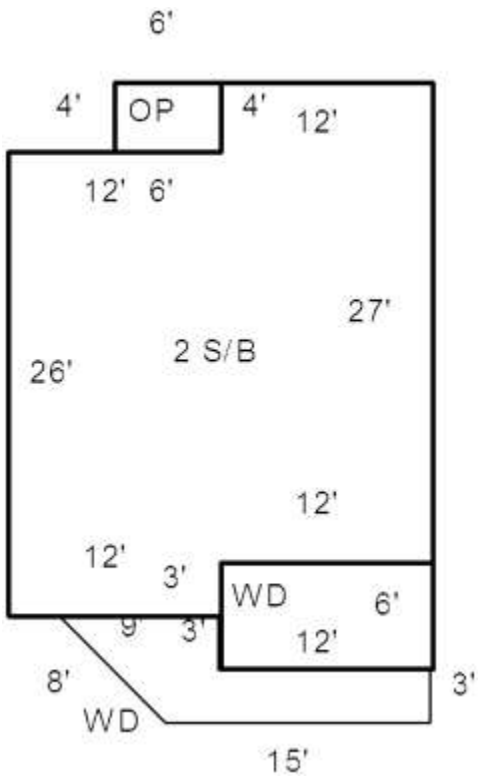
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	178,123

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	149,623

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	152,200	Total	209,400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Account: 1782 Card: 1 of 1 Map/Lot: 004-023-04C Location: 25 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date 03/29/2021
Sale Price 195,900
Sale Type CONDO .....
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description / **Replacement Cost New**

Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	312 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	8,158
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

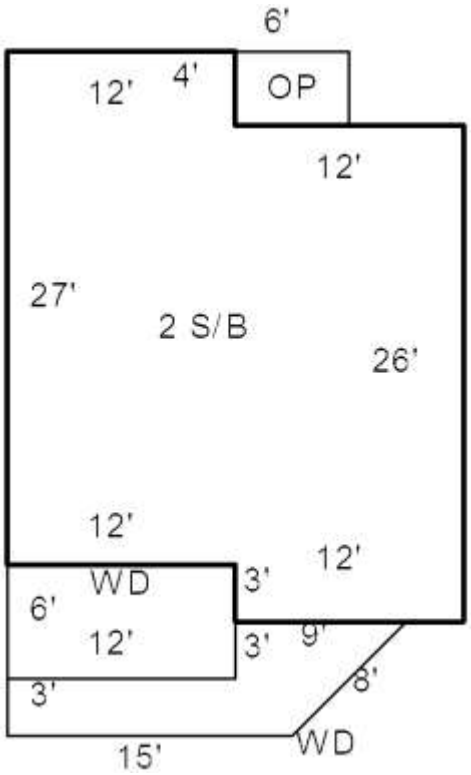
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	187,975

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	157,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	160,400	Total	217,600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Map/Lot: 004-023-01C
Account: 1783 Card: 1 of 1 Location: 15 PHEASANT HILL DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	12/29/2017
Sale Price	128,000
Sale Type	CONDO .....
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17638P668
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... DST Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

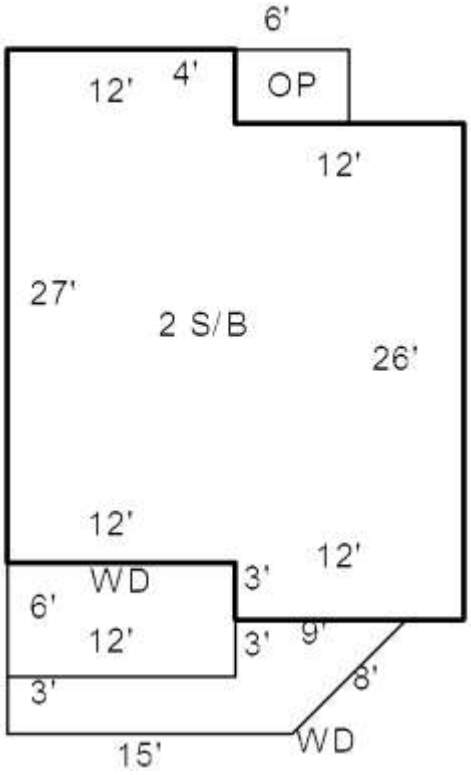
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	175,747

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	147,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	150,200	Total	207,400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Name: FOSBERG, WALTER
FOSBERG, JOANN
Map/Lot: 004-023-10D
Account: 1784 Card: 1 of 1 Location: 8 MEADOW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Private

Sale Data

Sale Date	09/24/2012
Sale Price	128,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16421P665
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

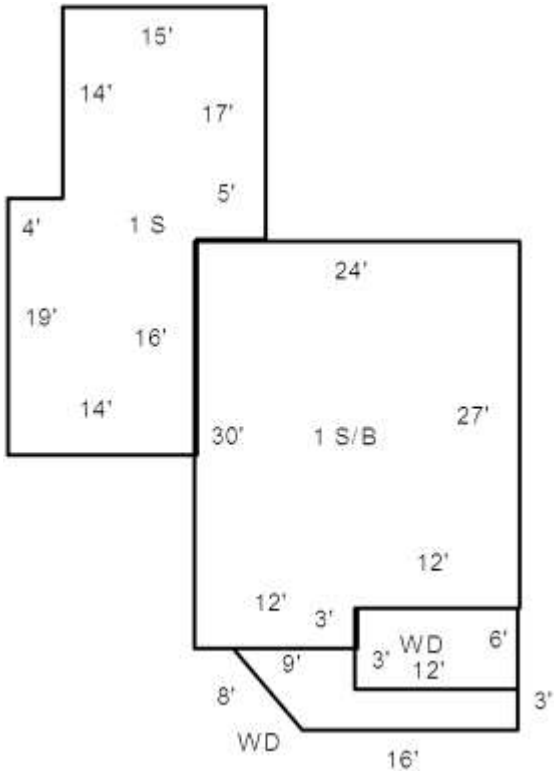
					Replacement Cost New
Condo	One Story	1,100 Sqft	Grade C 100	Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,100	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	160,264

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	134,622

Accpt Land	57,200	Accepted Bldg	134,600	Total	191,800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Map/Lot: 004-023-10A
Account: 1785 Card: 1 of 1 Location: 8 MEADOW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelAbove Street
Utilities Pub Wtr & SepticWell & Septic
Street Private

Sale Data

Sale Date 06/13/2014
Sale Price 125,700
Sale Type CONDO .....
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B16841P338
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Condo	One Story	1,100 Sqft	Grade C 100	Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	11,880
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

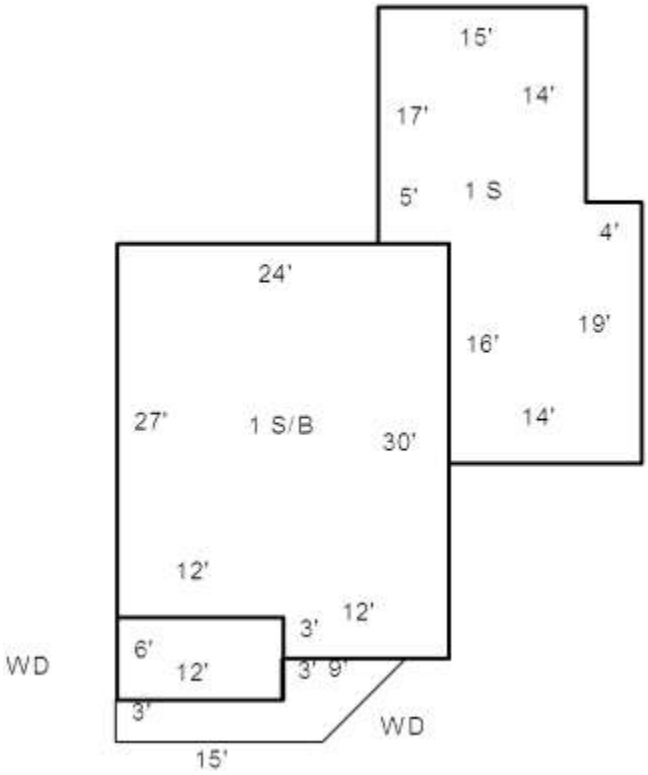
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	170,164

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	142,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Fireplace	1987	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,100 SFLA							Outbuilding Total		2,541

Accpt Land	57,200	Accepted Bldg	145,500	Total	202,700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Account: 1786 Card: 1 of 1 Map/Lot: 001-036-4 Location: 374 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B13430P0249
Reference 2	LOT SIZE:3
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	09/03/2003
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	78,185.00	95,991	100%		95,991
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.00					Land Total	106,441

Dwelling Description

Ranch	One Story	1,152 Sqft	Grade C 95	Replacement Cost New Base	187,034
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	821
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,368
Rooms	6	HEARTHS		HEARTHS	760
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,524
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

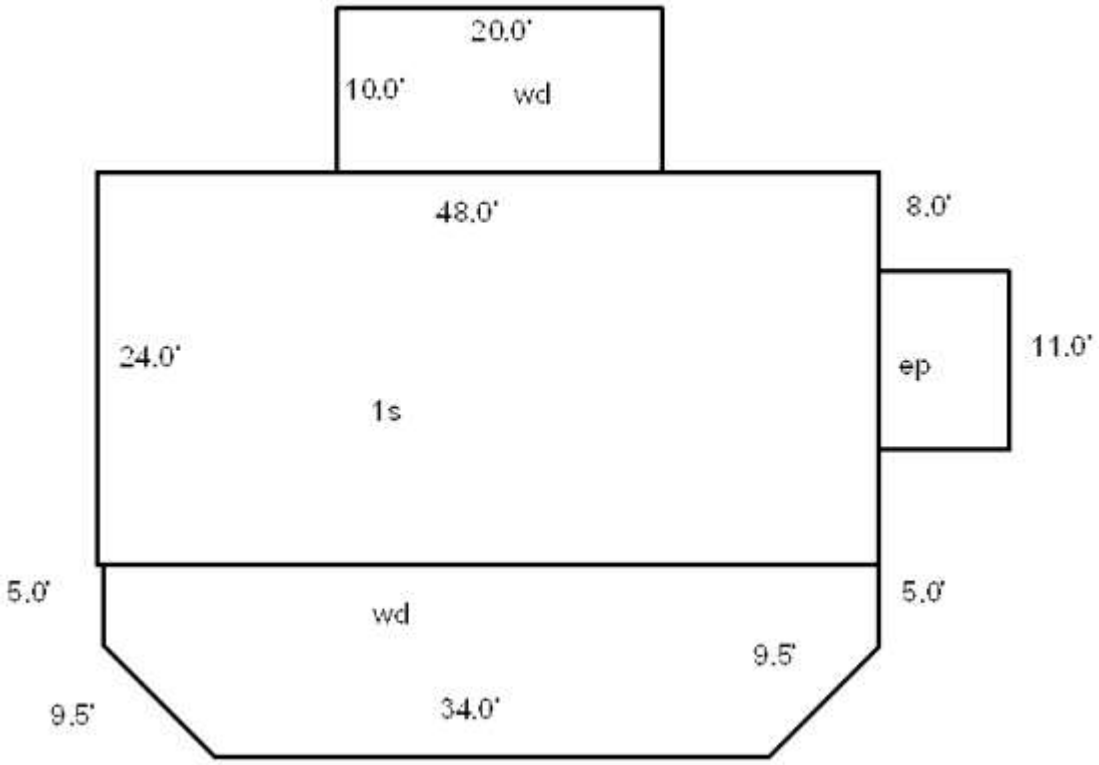
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	197,507

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	150,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1987	511	C 95	6.083	Avg.	80%	100%	95%	4.623
Encl Frame Porch	1987	200	C 95	15.139	Avg.	80%	100%	95%	11.505
ENCL. PORCH	1987	88	C 95	6.766	Avg.	80%	100%	95%	5.142
Frame Garage	1987	480	C 95	16.996	Avg.	80%	100%	95%	12.917
1,152 SFLA							Outbuilding Total		34,187

Accpt Land	106,400	Accepted Bldg	184,300	Total	290,700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Name: EVERETT, RITA
DEROUIN, LILLIAN
Map/Lot: 004-100-04
Account: 1787 Card: 1 of 1 Location: 82 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/27/1995
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B7607P0172
Reference 2	LOT SIZE:1
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Other	One Story	1,728 Sqft	Grade D 100	Base	166,851
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,456
Rooms	7				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	8,448
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

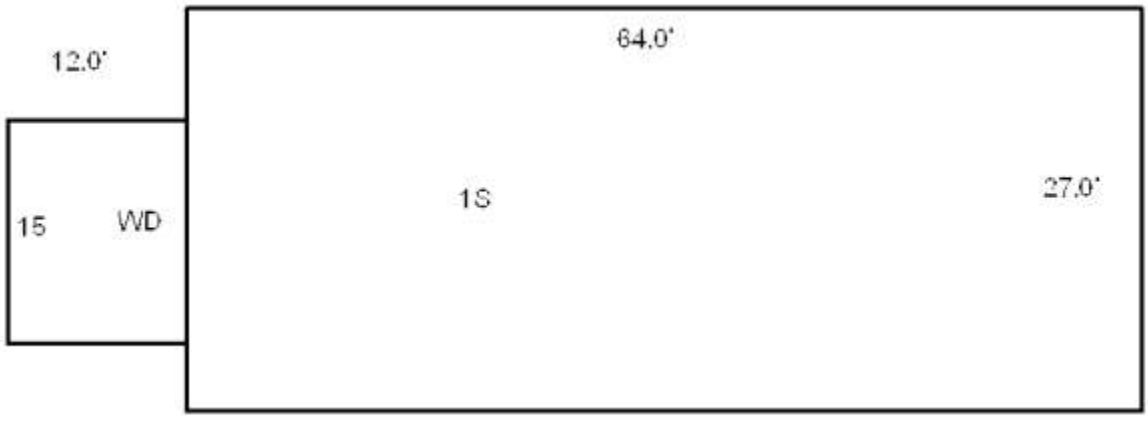
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	183,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	95%	100%	146,785

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1995	180	D 100	1.804	Avg.	84%	95%	100%	1.439
Frame Shed	1995	96	C 100	1.502	Avg.	83%	100%	100%	1.247
1,728 SFLA							Outbuilding Total		2,686

Accpt Land	89,500	Accepted Bldg	149,500	Total	239,000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Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17316P118
Reference 2	LOT SIZE: 1.13 AC PORTION OF LOT IN
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	09/07/2016
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
1.13	Acres-Rear Land 1-10	3,045.00	3,785	100%		3,785
Total Acres 1.13				Land Total		3,785

Accpt Land	3,800	Accepted Bldg	0	Total	3,800

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	No Street

Sale Data

Sale Date	11/08/2005
Sale Price	293,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14676P785
Reference 2	LOT SIZE:6.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.20	Acres-Rear Land 1-10	1,710.00	4,138	100%		4,138
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.20					Land Total	111,643

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	504 Sqft	Grade C 110	Base	172,011
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	832
Fin. Basement Area	252 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,495
Heating	100% HW BB	Cooling	0% None	Heat	2,495
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

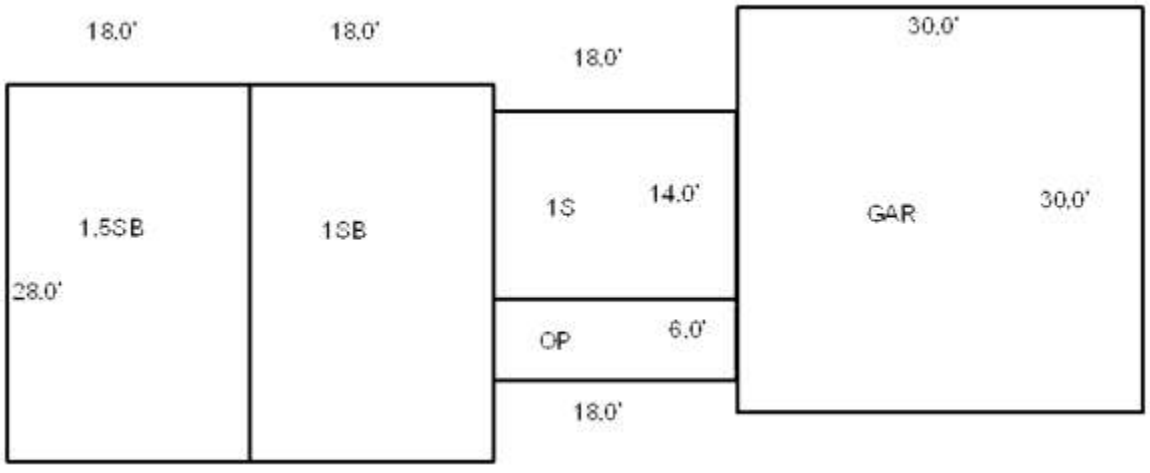
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	187,425

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	140,662

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1986	504	C 110	58.578	Avg.	79%	100%	95%	43.963
ONE STORY FRAME	1986	252	C 110	25.386	Avg.	79%	100%	95%	19.052
Open Frame Porch	1986	108	C 110	5.020	Avg.	79%	100%	95%	3.768
Frame Garage	1986	900	C 110	36.315	Avg.	79%	100%	95%	27.255
Frame Shed	1986	120	C 100	1.878	Avg+	82%	100%	95%	1.463
Shed.....	1986	96	C 100	1.502	Avg+	82%	100%	95%	1.170
1,512 SFLA							Outbuilding Total		96,671

Accpt Land	111,600	Accepted Bldg	237,300	Total 348,900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28.0'
1SB
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14.0'
GAR
30.0'
OP
6.0'
18.0'

Map/Lot: 004-065-1
Account: 1790 Card: 1 of 1 Location: 45 BOYLE RD

Neighborhood 70 BOYLE2

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B7347P0177
Reference 2 LOT SIZE:1.85
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	67,070.00	79,072	100%		79,072
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	89,522

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	237,906
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

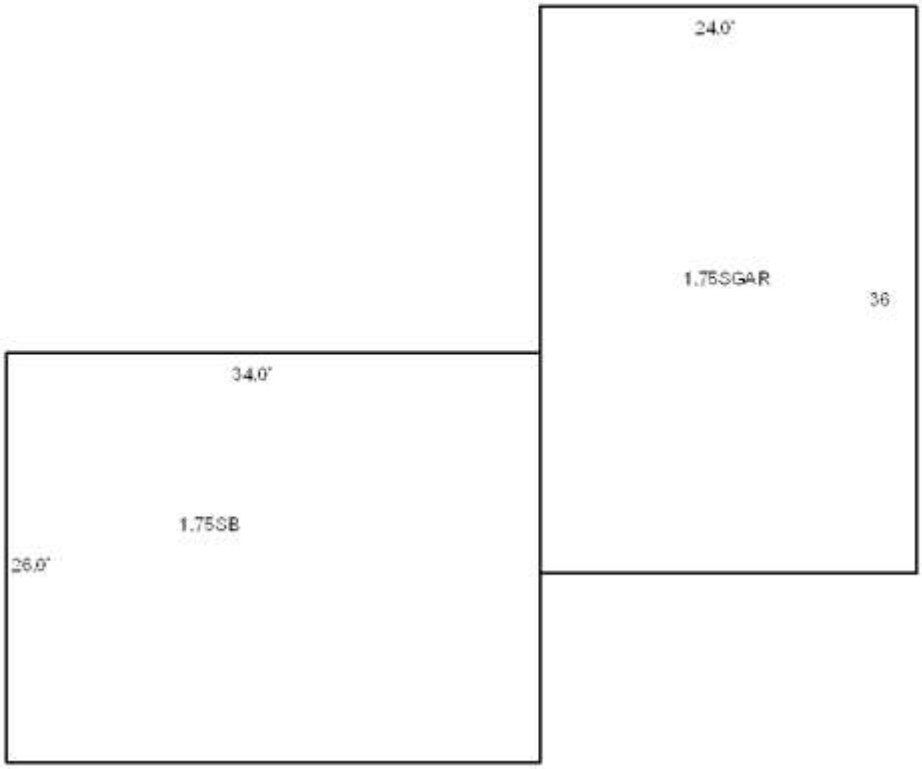
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	249,953

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	80%	100%	95%	189,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	1987	864	C 100	46.129	Avg.	80%	100%	95%	35.058
Frame Shed	1987	96	C 100	1.502	Avg.	80%	100%	95%	1.142
Swimming Pool	1987	512	C 100	12.100	Avg.	80%	50%	95%	4.598
1,547 SFLA							Outbuilding Total		40,798

Accpt Land 89,500 Accepted Bldg 230,800 Total 320,300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36
34.0'
1.75SB
26.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B4420P0033
Reference 2	LOT SIZE:4.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.10	Acres-Rear Land 1-10	1,710.00	188	100%		188
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.10					Land Total	107,693

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,828 Sqft	Grade B 100	Base	367,360
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,565
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	9,268
Rooms	5	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

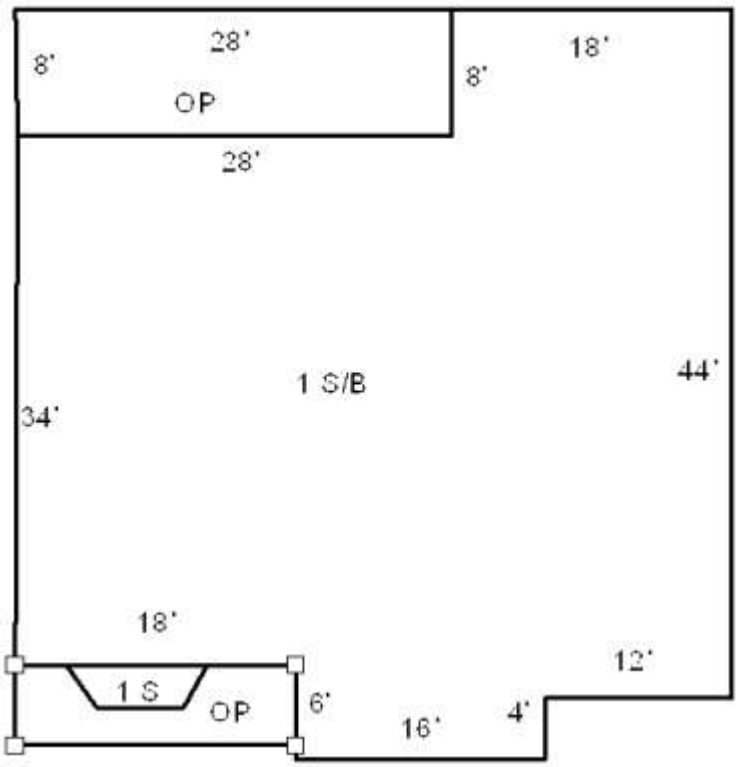
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	391,529

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	338,477

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2008	20	B 100	2.382	Avg.	91%	100%	95%	2.060
OPEN PORCH	2008	90	B 100	5.101	Avg.	91%	100%	95%	4.410
1 STORY/BASEMENT	2008	224	B 100	30.768	Avg.	91%	100%	95%	26.599
1.50 ST GARAGE..	2008	1008	B 100	62.494	Avg.	91%	95%	95%	51.325
Canopy Low Cost	2008	70	B 100	998	Avg.	91%	100%	95%	863
Frame Shed	2008	120	C 100	1.878	Avg.	90%	100%	95%	1.606
2,072 SFLA							Outbuilding Total		86,863

Accpt Land 107,700 Accepted Bldg 425,300 Total 533,000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OP
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Name: GRAY, STEPHEN E
GRAY, SANDRA A

Map/Lot: 011-026
Account: 1792 Card: 1 of 1 Location: WEST FIFTY FIRST ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	
Reference 2	LOT SIZE:1.77
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.77	Acres-Homesite (Fract)	72,675.00	84,640	100%		84,640
Total Acres 1.77				Land Total		84,640

Accpt Land	84,600	Accepted Bldg	0	Total	84,600

Name: FRANK C LAMOTHE & CYNTHIA J T
THE LAMOTHE FAMILY REVOCABLE TRUST OF
Map/Lot: 004-045-2
Account: 1793 Card: 1 of 1 Location: 230 CANTERBURY RD

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B6780P0091
Reference 2	LOT SIZE:1.1 PORTION IN WELLS
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	02/19/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Rear Land 1-10	3,045.00	3,684	100%		3,684
Total Acres 1.10				Land Total		3,684

Accpt Land 3,700 Accepted Bldg 0 Total 3,700

Name: SAVAGE, DANIEL B
SAVAGE, ALANE P
Map/Lot: 005-034-4
Account: 1794 Card: 1 of 1 Location: 848 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/27/2017
Sale Price	370,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17427P477
Reference 2	LOT SIZE:3.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,200 Sqft	Grade B 100	Base	407,772
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,340
Fin. Basement Area	72 Sqft, Grade C 0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	11,700
Rooms	9	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	3		
Baths	4	Half Baths	0	Plumbing	41,184
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

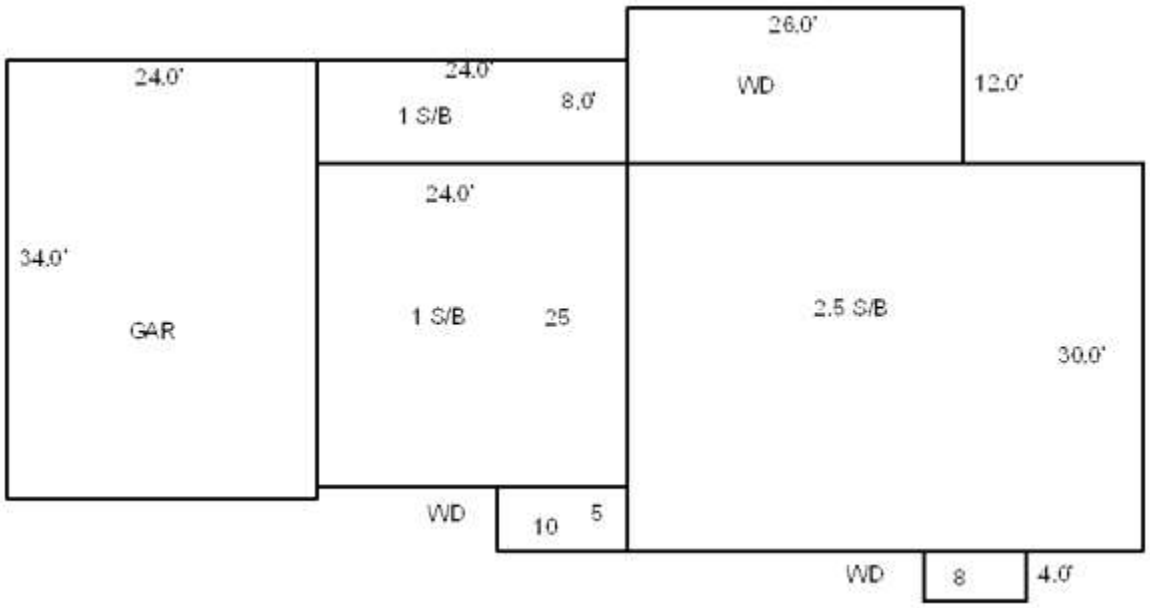
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	TYPICAL	Average	Typical	471,901

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	354,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1986	816	B 100	38.986	Avg.	79%	100%	95%	29.259
1 1/4 S/BSMT	1986	192	B 100	27.564	Avg.	79%	100%	95%	20.687
1 STORY/BSMT	1986	600	B 100	82.415	Avg.	79%	100%	95%	61.853
Wood Deck	1986	50	B 100	814	Avg.	79%	100%	95%	611
WOOD DECK	1986	312	B 100	5.082	Avg.	79%	100%	95%	3.814
Wood Deck	1986	32	B 100	521	Avg.	79%	100%	95%	391
3,600 SFLA								Outbuilding Total	116,615

Accpt Land 106,700 Accepted Bldg 470,800 Total 577,500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WD
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Name: HILTON, DALE H
HILTON, LORINDA J
Map/Lot: 001-057-1
Account: 1795 Card: 1 of 1 Location: 209 BUFFUM RD

Neighborhood 4	BUFFUM RD
Tree Growth	2022
Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B1852P066 TG
Reference 2	LOT SIZE:81
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
6.70	Acres-Softwood	421.00	2,821	100%		2,821
37.10	Acres-Mixed Wood	436.00	16,176	100%		16,176
31.90	Acres-Hardwood	344.00	10,974	100%		10,974
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
3.50	Acres-Rear Land 1-10	2,280.00	8,778	100%		8,778
Total Acres 80.20					Land Total	135,203

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	576 Sqft	Grade C 110	Base	185,773
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,772
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

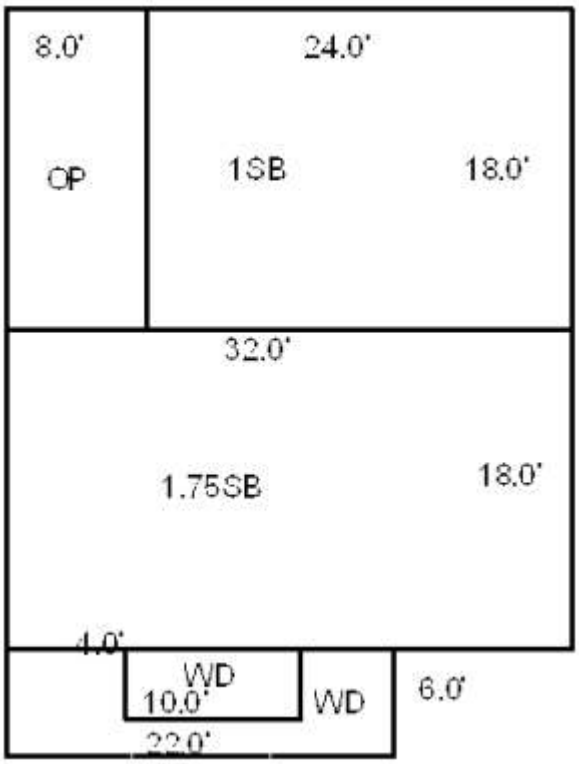
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	204,862

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	155,695

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1987	144	C 110	6.694	Avg.	80%	100%	95%	5,087
1 STORY/BSMT	1987	432	C 110	50.210	Avg.	80%	100%	95%	38,160
Wood Deck	1987	132	C 110	1.819	Avg.	80%	100%	95%	1,382
WOOD DECK	1987	40	C 110	551	Avg.	80%	100%	95%	419
Frame Shed	1987	320	C 100	5.008	Avg.	78%	100%	95%	3,711
Frame Garage	1987	624	C 110	25.383	Avg.	80%	100%	95%	19,291
1,440 SFLA							Outbuilding Total		68,050

Accpt Land	135,200	Accepted Bldg	223,700	Total 358,900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Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B3937P0185
Reference 2 LOT SIZE:3.91
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.91	Acres-Homesite (Fract)	72,675.00	91,621	100%		91,621
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.91					Land Total	107,296

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade C 90	Base	215,241
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	605
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,016
Rooms	5	HEARTHS		HEARTHS	720
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,752
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

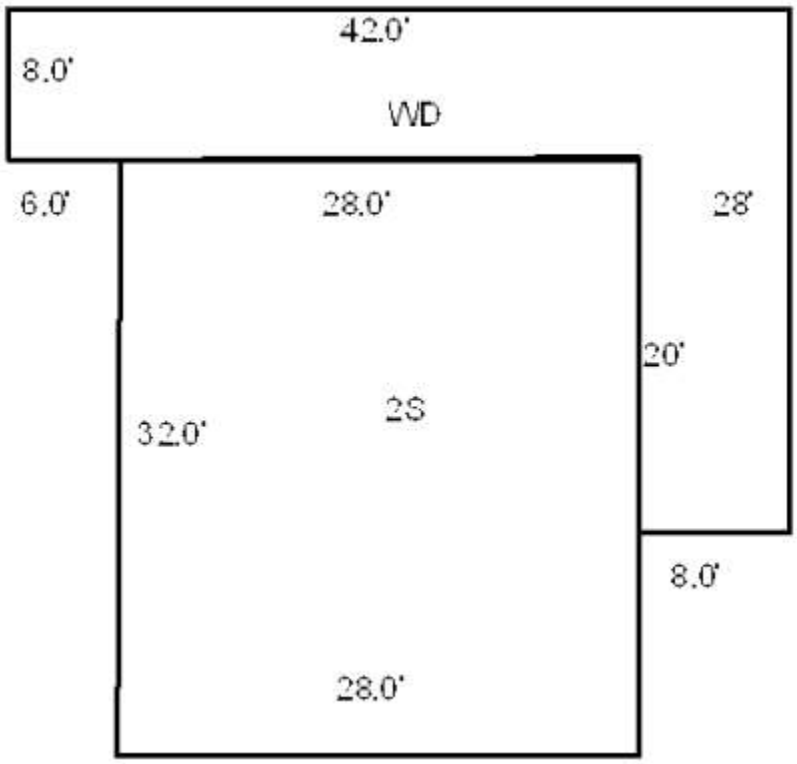
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	223,334

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	167,612

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	496	C 90	5.594	Avg.	79%	100%	95%	4.198
Frame Shed	1985	64	C 90	902	Avg.	79%	100%	95%	677
1,792 SFLA							Outbuilding Total		4,875

Accpt Land 107,300 Accepted Bldg 172,500 Total 279,800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Name: DEMERS, MARK S
DEMERS, TRACY L
Map/Lot: 005-034-3
Account: 1797 Card: 1 of 1 Location: 832 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	04/20/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14050P894
Reference 2	LOT SIZE:3.67
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	286,953
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,821
Rooms	9	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

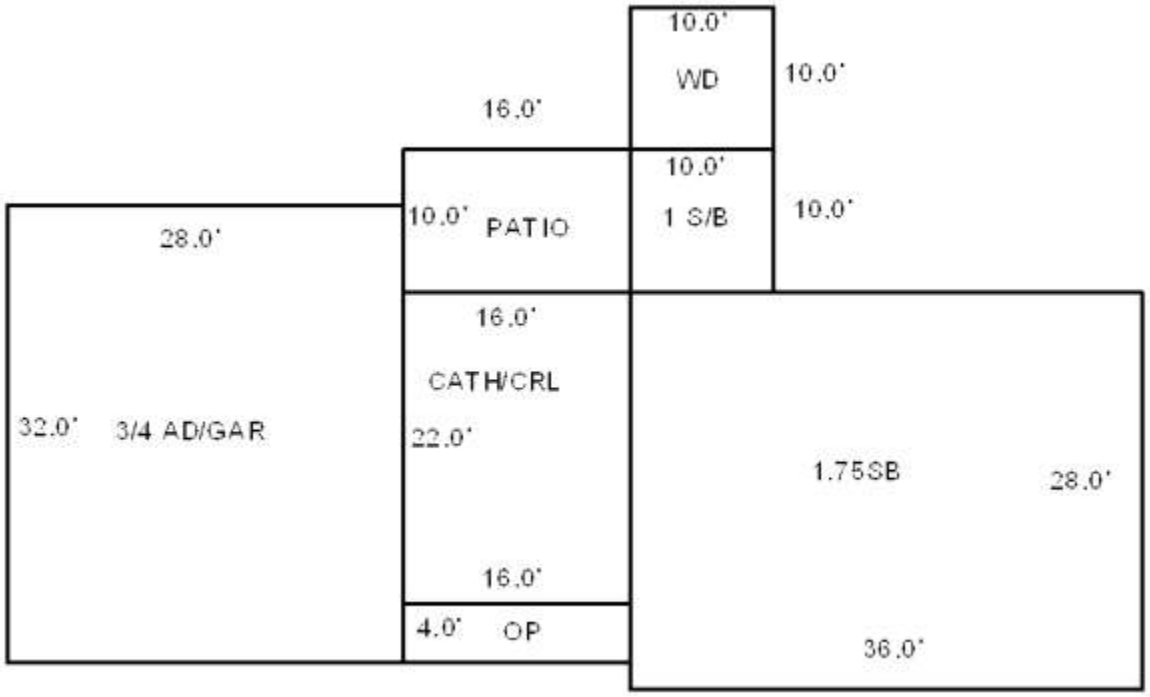
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	309,837

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	95%	95%	223,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	1987	896	C 110	86.083	Ava.	80%	95%	95%	62.152
1 ST CATH CEILING	1987	352	C 110	40.970	Ava.	80%	95%	95%	29.580
Open Frame Porch	1987	64	C 110	2.976	Ava.	80%	95%	95%	2.149
Wood Deck	1987	100	C 110	1.378	Ava.	80%	95%	95%	995
1 Story/BSMT	1987	100	C 110	11.623	Ava.	80%	95%	95%	8.391
WOOD DECK	1987	192	C 100	2.406	Ava.	80%	100%	95%	1.829
Patio	1987	160	C 110	1.102	Ava.	80%	95%	95%	796
Frame Shed	2019	392	C 100	6.135	Ava.	96%	100%	95%	5.596
2,888 SFLA							Outbuilding Total		111,488

Accpt Land 106,700 Accepted Bldg 335,200 Total 441,900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WD
10.0'
16.0'
10.0'
1 S/B
10.0'
10.0'
PATIO
28.0'
16.0'
CATH/CRL
32.0'
3/4 AD/GAR
22.0'
1.75SB
28.0'
16.0'
4.0'
OP
36.0'

Map/Lot: 010-022
Account: 1798 Card: 1 of 1 Location: 637 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B3928P0106
Reference 2 LOT SIZE: 7 +/-
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.00	Acres-Rear Land 1-10	1,710.00	5,643	100%		5,643
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.00					Land Total	113,148

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	585 Sqft	Grade B 90	Base	186,121
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,027
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Central	Heat	2,568
Rooms	5	HEARTHS		HEARTHS	936
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,178
Attic	1/4 Finished			Attic	4,741
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

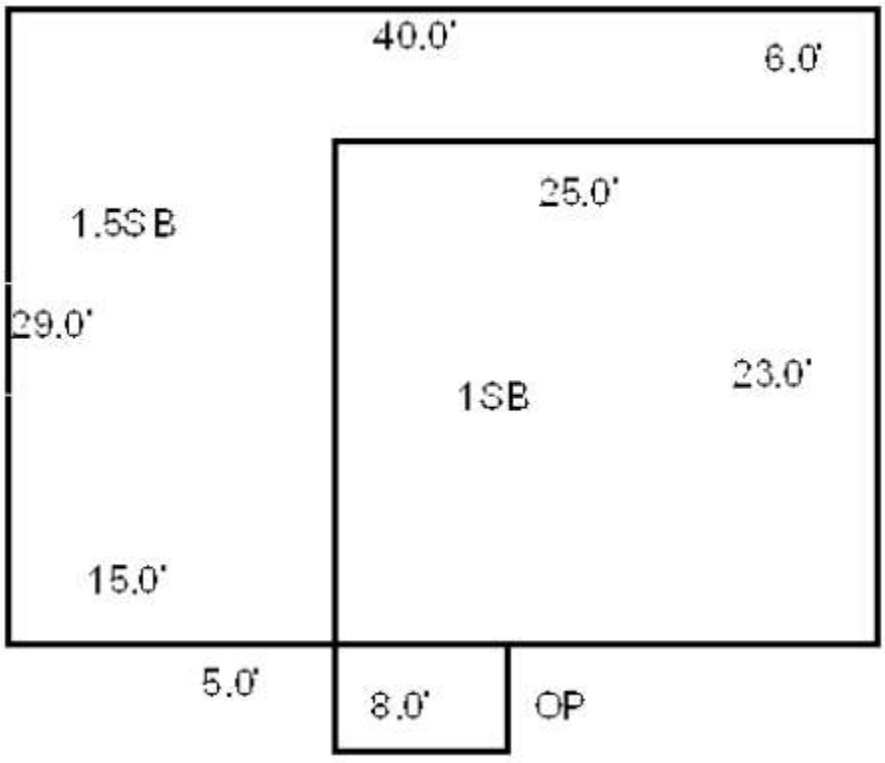
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	201,571

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	153,194

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1987	575	B 90	71,082	Avg.	80%	100%	95%	54,023
Open Frame Porch	1987	40	B 90	1,977	Avg.	80%	100%	95%	1,503
1/2 APT/GAR	1987	575	B 90	63,184	Avg.	80%	100%	95%	48,020
1,741 SFLA							Outbuilding Total		103,546

Accpt Land 113,100 Accepted Bldg 256,700 Total 369,800


40.0'
6.0'
25.0'
1.5S B
29.0'
23.0'
1SB
15.0'
5.0'
8.0'
OP

Name: CUIPA, EDWARD S
CUIPA, JOANNE M
Map/Lot: 005-052-1
Account: 1799 Card: 1 of 1 Location: 328 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/21/2014
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16767P788
Reference 2	LOT SIZE: 4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,042 Sqft	Grade B 100	Base	324,157
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,032
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,574
Heating	100% HW BB	Cooling	0% None	Heat	6,096
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

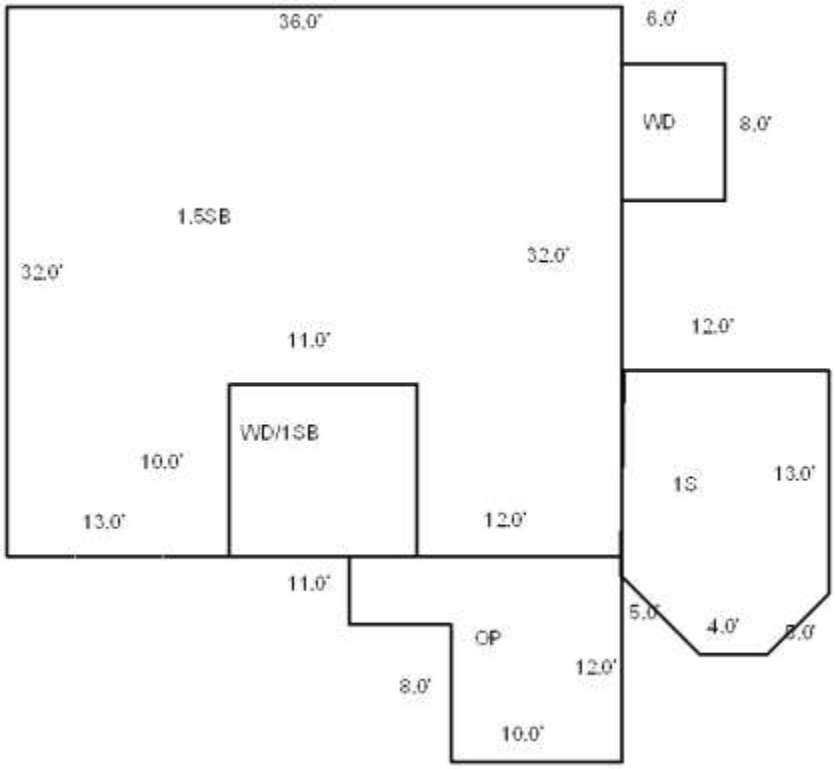
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	TYPICAL	Average	Typical	349,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	79%	100%	95%	262,395

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1986	110	B 100	15.110	Ava.	79%	100%	95%	11.340
Wood Deck	1986	48	C 100	601	Ava.	78%	100%	95%	446
Open Frame Porch	1986	144	C 100	6.085	Ava.	78%	100%	95%	4.509
WOOD DECK	1986	110	C 100	1.378	Ava.	78%	100%	95%	1.021
ONE STORY FRAME	1986	183	B 100	21.787	Ava.	79%	100%	95%	16.351
1.25 ST GARAGE..	2003	864	C 100	36.573	Ava.	87%	100%	95%	30.228
GAZEBO	1986	256	C 100	8.136	Ava.	78%	100%	95%	6.029
Wood Deck	1986	100	C 100	1.253	Ava.	78%	100%	95%	928
1,856 SFLA							Outbuilding Total		70,852

Accpt Land 107,500 Accepted Bldg 333,200 Total 440,700


36.0'
6.0'
WD
8.0'
1.5SB
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32.0'
11.0'
12.0'
WD/1SB
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13.0'
12.0'
11.0'
5.0'
4.0'
2.0'
OP
12.0'
8.0'
10.0'

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Private
Reference 1	B16817P969
Reference 2	LOT SIZE:1
Tran/Land/Bldg	106 1 98
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	05/09/2014
Sale Price	55,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

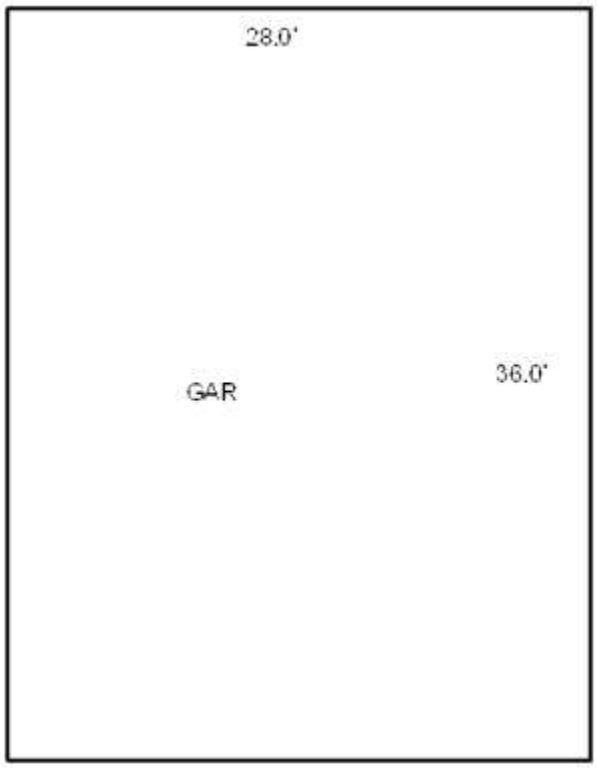
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	30%	Topography	23,983
Total Acres 1.00					Land Total	23,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Percent Good Func	Econ	Value Rcnld
Frame Garage	1994	1008	C 100	36,903	Avg.	82%	100%	95%	28,747
							Outbuilding Total		28,747

Accpt Land	24,000	Accepted Bldg	28,700	Total	52,700


28.0'
36.0'
GAR

Account: 1801 Card: 1 of 1 Map/Lot: 001-043-G Location: 293 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/06/2019
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17966P34
Reference 2	LOT SIZE:1.8
Tran/Land/Bldg	101 1 11
X.....	RENO Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Homesite (Fract)	61,200.00	71,396	100%		71,396
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.80					Land Total	84,596

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,092 Sqft	Grade B 100	Base	246,051
Exterior	ALUM/VINYL	Masonry Trim	100Sqft	Trim	650
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,129
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,259
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

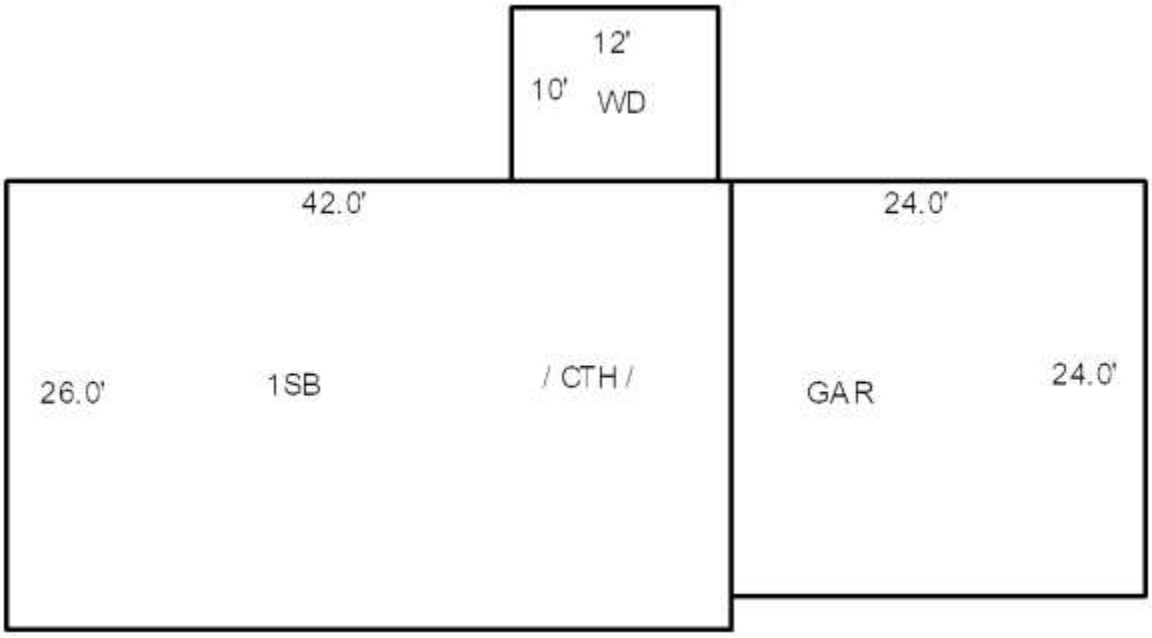
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	253,089

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	192,348

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1987	576	B 100	27.751	Avg.	80%	100%	95%	21.091
Wood Deck	1987	120	B 100	1.955	Avg.	80%	100%	95%	1.486
CATH XTRA FEATURE	1987	520	B 100	9.620	Avg.	80%	100%	95%	7.311
1,092 SFLA							Outbuilding Total		29,888

Accpt Land	84,600	Accepted Bldg	222,200	Total	306,800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10'
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42.0'
24.0'
26.0'
1SB
/ CTH /
GAR
24.0'

Account: 1802 Card: 1 of 1 Map/Lot: 003-084-1 Location: 37 ADAMS BRIDGE RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/05/2015
Sale Price	326,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Arms Length Sale

Reference 1	b16968p40
Reference 2	LOT SIZE:9.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
5.60	Acres-Rear Land 1-10	3,045.00	18,757	100%		18,757
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 9.60					Land Total	123,975

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,168 Sqft	Grade C 110	Base	319,543
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,745
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

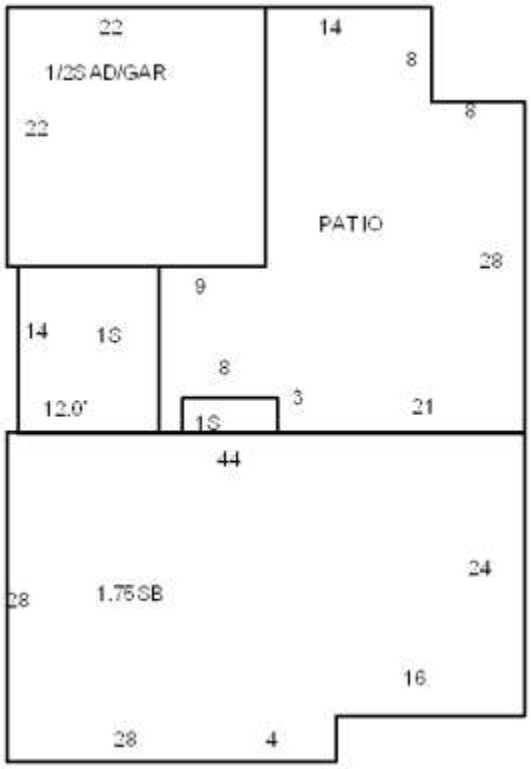
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	TYPICAL	Average	Typical	334,903

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	105%	298,901

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1996	484	C 110	25.909	Avg.	85%	100%	105%	23.124
Patio	1996	830	C 110	5.716	Avg.	85%	100%	105%	5.102
ONE STORY FRAME	1996	168	C 110	16.924	Avg.	85%	100%	105%	15.104
1 STORY	1996	24	C 110	2.418	Avg.	85%	100%	105%	2.158
SHOP	1996	768	C 110	18.586	Avg.	85%	100%	105%	16.588
Frame Shed	1996	192	C 110	3.306	Avg.	85%	100%	105%	2.950
2,236 SFLA							Outbuilding Total		65,026

Accpt Land 124,000 Accepted Bldg 363,900 Total 487,900


22
14
8
1/2S AD/GAR
22
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PATIO
28
9
14
1S
8
12.0'
3
21
1S
44
24
28
1.75SB
16
28
4

Map/Lot: 001-036-3
Account: 1803 Card: 1 of 1 Location: HIGH ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
Reference 1	B4017P0256
Reference 2	LOT SIZE:0.34
Tran/Land/Bldg	900 12 90
X.....	0 Y..... 0
Exemption(s)	12 0 0 Land Schedule 2

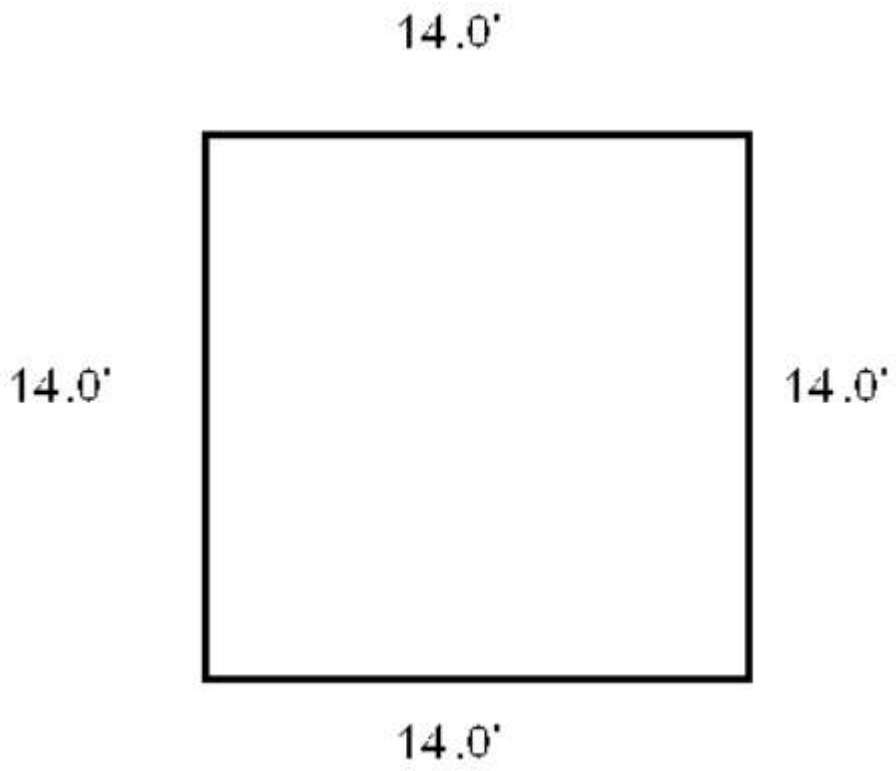
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.34	Acres-Homesite (Fract)	78,185.00	77,208	100%		77,208
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.34					Land Total	87,658

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
PUMPHOUSE.....	1986	196	C 100	7.214	C Gr	100%	100%	95%	6,853
							Outbuilding Total		6,853

Accpt Land	87,700	Accepted Bldg	6,900	Total	94,600


14.0'
14.0'
14.0'
14.0'

Map/Lot: 022-041-1
Account: 1804 Card: 1 of 1 Location: PROSPECT ST

Neighborhood 59	PROSPECT ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE:0.04
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	13 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.04	Acres-Homesite (Fract)	74,130.00	59,101	100%		59,101
Total Acres 0.04				Land Total		59,101

Accpt Land 59,100 Accepted Bldg 0 Total 59,100

Map/Lot: 014-005-1
Account: 1805 Card: 1 of 1 Location: PLEASANT ST

Neighborhood 12	PLEASANT ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B3632P0128
Reference 2	LOT SIZE:0.08
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	13 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	74,130.00	63,343	100%		63,343
Total Acres 0.08					Land Total	63,343

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

Name: PARKER, DAVID C. & BETH ANN, TRUSTEES
DAVID C. PARKER, BETH ANN REV TRUSTS
Map/Lot: 003-065-1
Account: 1806 Card: 1 of 1 Location: 334 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	07/08/2014
Sale Price	220,300
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16786P126 & P130 TWO SEPARATE TRUSTS
Reference 2	LOT SIZE: 3.49
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.49	Acres-Homesite (Fract)	76,500.00	88,968	100%		88,968
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.49					Land Total	99,968

Dwelling Description

				Replacement Cost New	
Garrison	Two & 1/2 Story	680 Sqft	Grade C 110	Base	244,607
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,122
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,675
Rooms	6	HEARTHS		HEARTHS	1,760
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	252,164

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	100%	199,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1986	120	C 110	12.089	Avg.	79%	100%	100%	9.550
Encl Frame Porch	1986	120	C 110	10.518	Avg.	79%	100%	100%	8.309
1 STORY	1986	40	C 110	4.029	Avg.	79%	100%	100%	3.183
1,860 SFLA							Outbuilding Total		21,042

Accpt Land 100,000 Accepted Bldg 220,300 Total 320,300

10.0
1S
4.0'
40.0'
17.0'
2.5S B
3X40=1S
8X15=EP
8.0'
15.0'

Map/Lot: 004-045-3
Account: 1807 Card: 1 of 1 Location: 220 CANTERBURY RD

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B3671P0039
Reference 2	LOT SIZE:1.07 PORTION IN WELLS
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.07	Acres-Rear Land 1-10	3,045.00	3,584	100%		3,584
Total Acres 1.07					Land Total	3,584

Accpt Land	3,600	Accepted Bldg	0	Total	3,600

Map/Lot: 006-024-1A
Account: 1808 Card: 1 of 1 Location: 48 MEETING HOUSE RD

Neighborhood 50 MILL LANE

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B14574P212
Reference 2 LOT SIZE:4.1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.10	Acres-Rear Land 1-10	1,710.00	188	100%		188
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.10					Land Total	107,693

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	225,315
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Wood Shingles	Roof	408
					0
					0
Foundation	Concrete	Basement	Wet Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

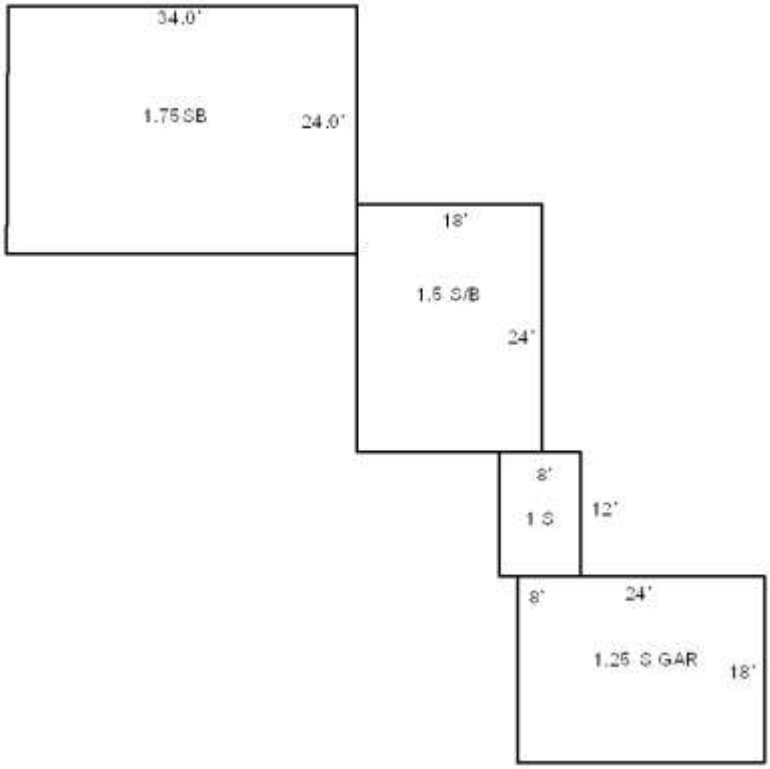
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	239,951

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	97%	95%	210,059

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	1986	432	C 100	63,906	Avg.	95%	97%	95%	55,945
ONE STORY FRAME	1986	96	C 100	8,792	Avg.	95%	97%	95%	7,696
1.25 ST GARAGE..	1986	432	C 100	18,680	Avg.	95%	97%	95%	16,353
Wood Deck	1986	191	C 100	2,393	Avg.	95%	97%	95%	2,095
2,172 SFLA							Outbuilding Total		82,089

Accpt Land 107,700 Accepted Bldg 292,100 Total 399,800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18'
1.5 S/B
24'
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12'
8'
24'
1.25 S GAR
18'

Name: TRUESDALE, CASEY E
TRUESDALE, LINSEY M
Map/Lot: 004-028-08
Account: 1809 Card: 1 of 1 Location: 13 STAPLES DR

Neighborhood 54 STAPLES

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities Well & Septic
Street Gravel

Sale Data

Sale Date	01/07/2013
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B16502P919
Reference 2 LOT SIZE:1.33
Tran/Land/Bldg 101 1 11
X..... HSEU Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.33	Acres-Homesite (Fract)	74,130.00	83,902	100%		83,902
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.33					Land Total	95,452

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade C 100	Base	239,157
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,376
Rooms	0				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	Floor & Stairs			Attic	1,792
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

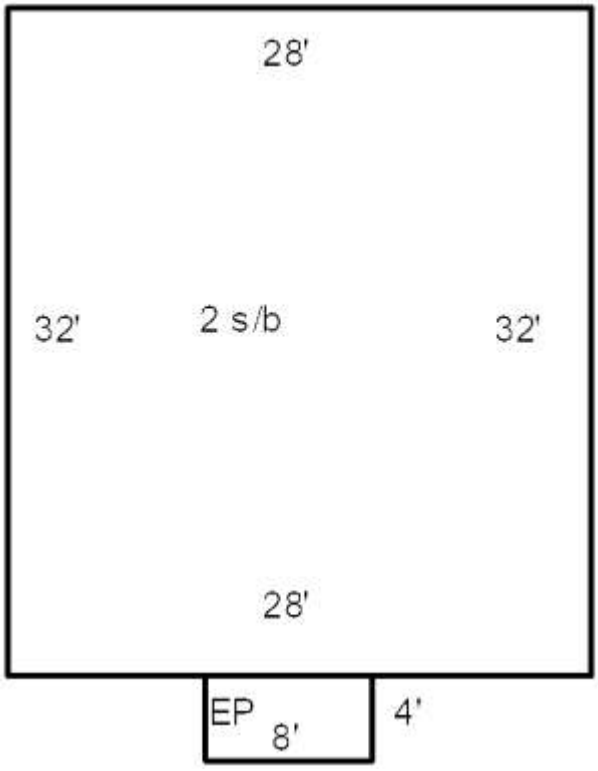
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	260,869

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	105%	262,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	2018	32	C 100	2.550	Avg.	96%	100%	105%	2.570
1,792 SFLA							Outbuilding Total		2,570

Accpt Land	95,500	Accepted Bldg	265,500	Total	361,000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2 s/b
32'
28'
EP
8'
4'

Name: SILSBY, MICHAEL J
SILSBY, LUCILLE L
Map/Lot: 004-028-09
Account: 1810 Card: 1 of 1 Location: 17 STAPLES DR

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	10/29/2004
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14270P450
Reference 2	LOT SIZE:1.82
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.82	Acres-Homesite (Fract)	74,130.00	86,575	100%		86,575
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.82					Land Total	98,125

Dwelling Description

				Replacement Cost New	
Other	One Story	1,404 Sqft	Grade D 100	Base	141,457
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Slab on grade	Basement	Slab	Basement	281
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,808
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

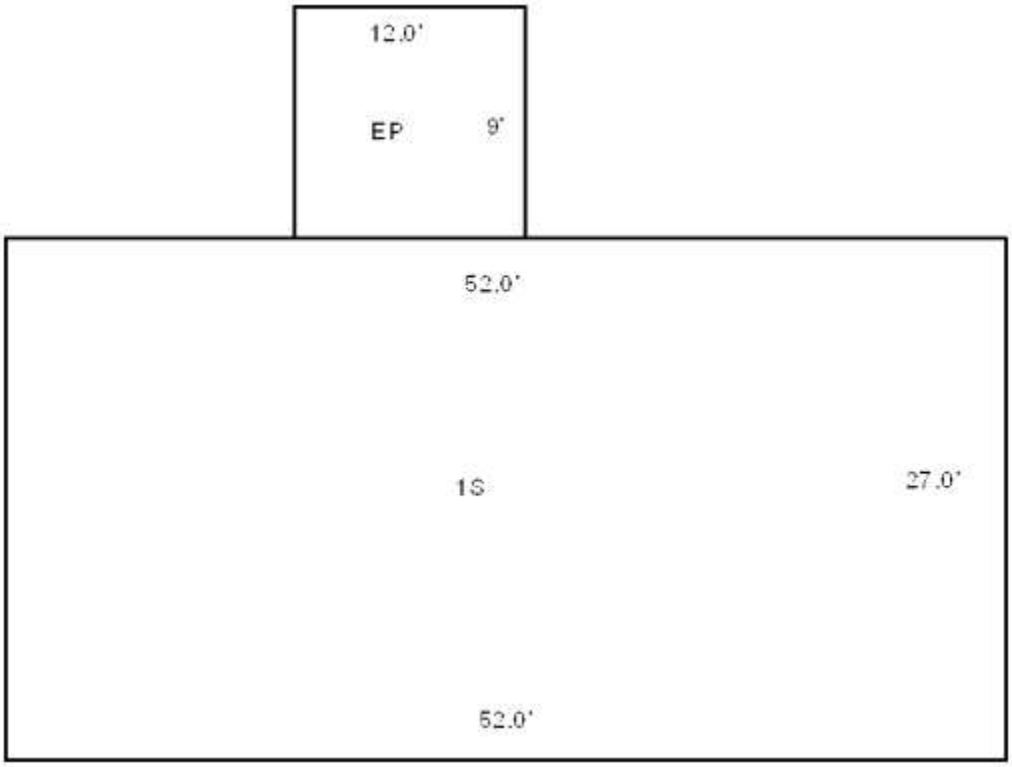
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	159,946

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	95%	105%	129,232

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ENCL. PORCH	1990	144	D 100	9.267	Avg.	81%	95%	105%	7.488
Frame Shed	1990	140	D 100	1.753	Avg.	81%	95%	105%	1.416
Frame Garage	2005	1664	C 100	60.526	Avg.	100%	100%	105%	63.552
1,404 SFLA							Outbuilding Total		72,456

Accpt Land	98,100	Accepted Bldg	201,700	Total	299,800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Account: 1812 Card: 1 of 1 Map/Lot: 015-006-1 Location: 180 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	12/31/2012
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16500P208
Reference 2	LOT SIZE:1.14
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.14	Acres-Homesite (Fract)	74,130.00	82,618	100%		82,618
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.14					Land Total	94,168

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,080 Sqft	Grade C 110	Base	300,398
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,128
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	Floor & Stairs			Attic	2,376
FirePlaces	4			Fireplace	20,631
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

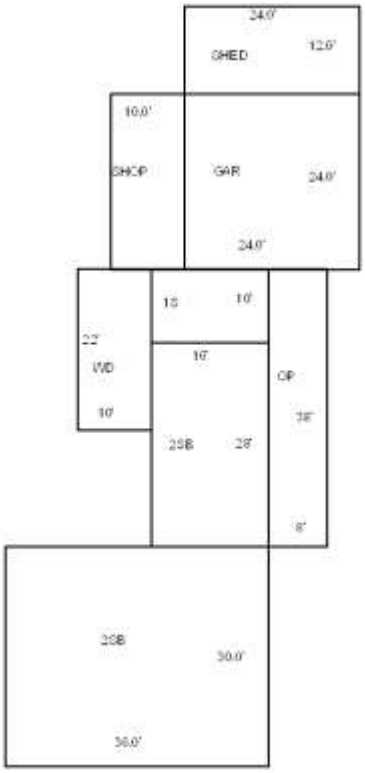
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1765	1993	TYPICAL	TYPICAL	Average	Typical	337,529

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	237,452

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1765	288	C 110	4.958	Avg.	67%	100%	105%	3.488
SHOP	1765	240	C 110	5.808	Avg.	67%	100%	105%	4.086
Frame Garage	1765	576	C 110	23.482	Avg.	67%	100%	105%	16.520
ONE STORY FRAME	1765	160	C 110	16.118	Avg.	67%	100%	105%	11.339
Wood Deck	1765	220	C 110	3.033	Avg.	67%	100%	105%	2.134
Open Frame Porch	1765	304	C 110	14.132	Avg.	67%	100%	105%	9.941
2 Story/BSMT	1993	448	C 110	83.307	Avg.	67%	100%	105%	58.607
3,216 SFLA							Outbuilding Total		106,115

Accpt Land	94,200	Accepted Bldg	343,600	Total	437,800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SHOP
GAR
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25B
30.0'

Name: THOMPSON, GLENN R
THOMPSON, JEAN E
Map/Lot: 003-035-2
Account: 1813 Card: 1 of 1 Location: DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15217P875
Reference 2 LOT SIZE: 4.3
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	75%		67,642
0.30	Acres-Rear Land 1-10	2,400.00	792	100%		792
Total Acres 4.30					Land Total	68,434

Accpt Land 68,400 Accepted Bldg 0 Total 68,400

Map/Lot: 001-064-1
Account: 1814 Card: 1 of 1 Location: 68 BUFFUM RD

Neighborhood 4 BUFFUM RD

Zoning/Use VILLAGE A, B, C RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	08/23/2019
Sale Price	259,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B18028P831
Reference 2 LOT SIZE:1.95
Tran/Land/Bldg 101 1 11
X..... G Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.95	Acres-Homesite (Fract)	78,185.00	91,943	100%		91,943
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.95					Land Total	102,393

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade C 100	Base	192,820
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	3,360
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

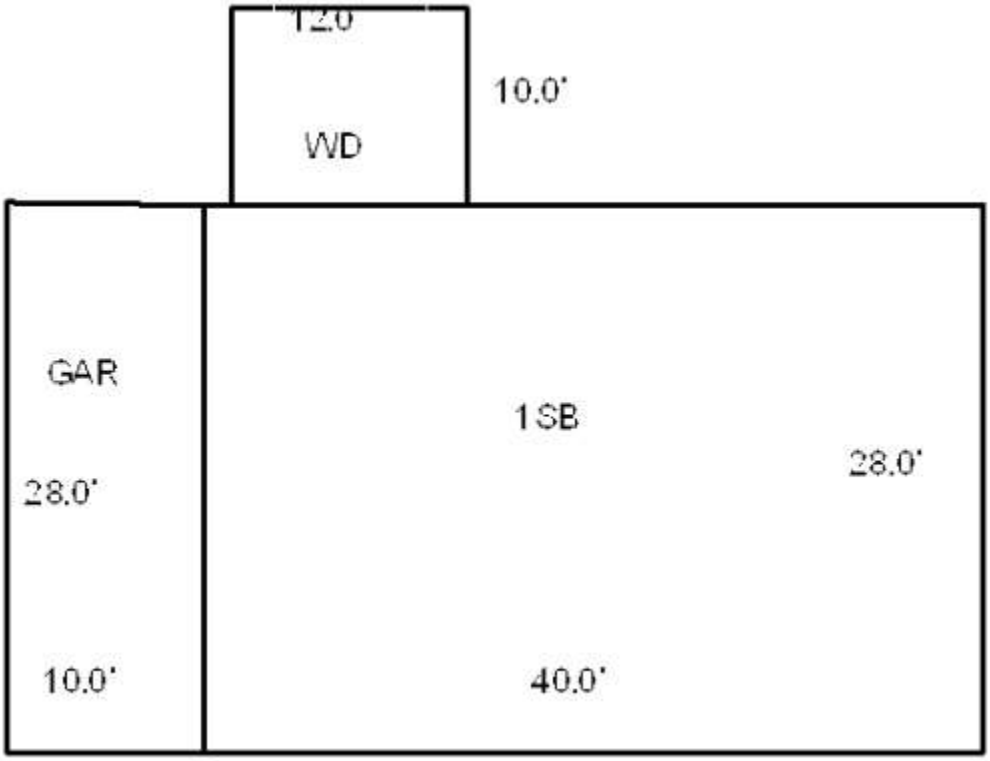
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	GOOD	Average	Typical	210,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	158,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1986	280	C 100	10.688	Avg.	79%	100%	95%	8.022
Wood Deck	1986	120	C 100	1.504	Avg.	79%	100%	95%	1.129
1,120 SFLA							Outbuilding Total		9,151

Accpt Land 102,400 Accepted Bldg 167,200 Total 269,600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GAR
1SB
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40.0'

Map/Lot: 017-049-1
Account: 1815 Card: 1 of 1 Location: 41 ELM ST

Neighborhood 1 ELM ST, RTE 4

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B6728P317
Reference 2 LOT SIZE: 5.09
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.09	Acres-Rear Land 1-10	3,045.00	3,651	100%		3,651
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.09					Land Total	108,869

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	644 Sqft	Grade C 90	Base	179,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	869
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,564
Heating	100% Electric	Cooling	0% None	Heat	1,268
Rooms	8	HEARTHS		HEARTHS	720
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,504
Attic	None			Attic	0
FirePlaces	1			Fireplace	5,445
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

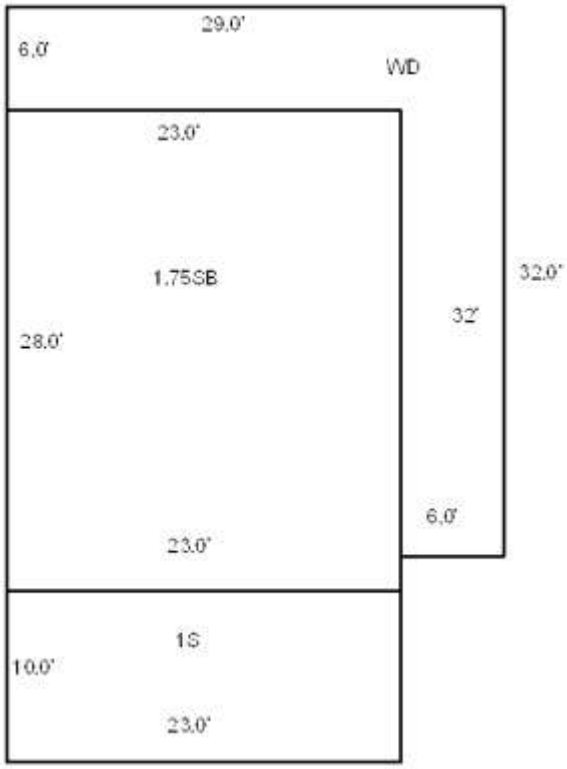
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1960	TYPICAL	TYPICAL	Average	Typical	200,611

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	105%	141,130

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck		1900	330	C 90	3.722	Avg.	67%	100%	105%	2,619
ONE STORY FRAME		1900	230	C 90	18.957	Avg.	67%	100%	105%	13,336
Jacuzzi	#	1900	4	C 100	3,300	Avg.	67%	100%	105%	2,322
1,357 SFLA								Outbuilding Total		18,277

Accpt Land 108,900 Accepted Bldg 159,400 Total 268,300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10.0'
23.0'

Account: 1816 Card: 1 of 1 Map/Lot: 003-035-1 Location: 64 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/10/2020
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:2.9
Tran/Land/Bldg	101 1 11
X.....	115 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Homesite (Fract)	76,500.00	87,336	100%		87,336
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.90					Land Total	98,336

Dwelling Description

				Replacement Cost New	
Ranch	One Story	780 Sqft	Grade C 100	Base	149,713
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,170
Fin. Basement Area	684 Sqft, Grade C	Basement Gar	None	Fin Bsmt	13,543
Heating	100% Units	Cooling	0% None	Heat	1,560
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

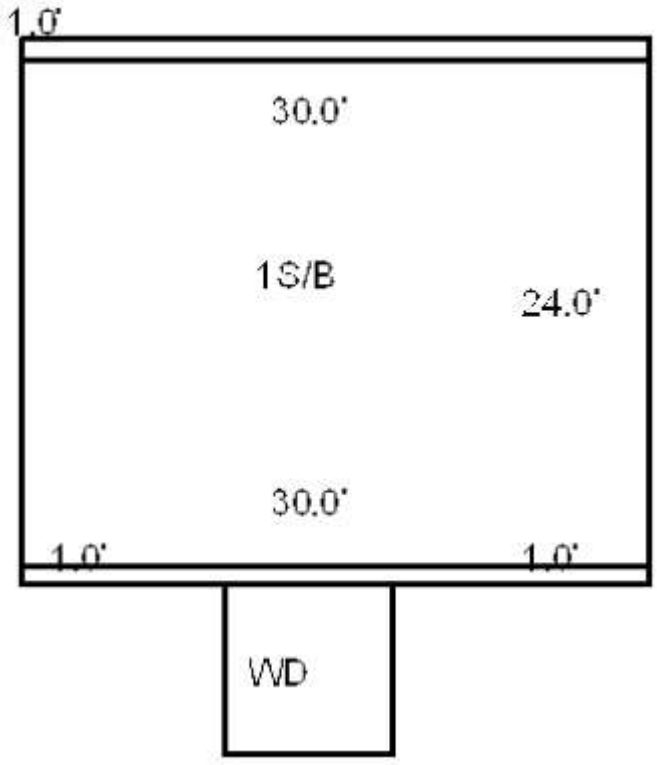
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	166,786

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	131,761

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1986	64	C 100	802	Avg.	79%	100%	100%	634
Frame Garage	1991	2583	C 100	93.619	Avg.	79%	100%	100%	73.959
Frame Shed	1986	120	D 100	1.502	Avg-	72%	100%	100%	1.081
780 SFLA							Outbuilding Total		75,674

Accpt Land	98,300	Accepted Bldg	207,400	Total	305,700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24.0'
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WD

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B8326P223
Reference 2	LOT SIZE:1.16 PORTION IN WELLS
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.16	Acres-Rear Land 1-10	3,045.00	3,885	100%		3,885
Total Acres 1.16					Land Total	3,885

Accpt Land	3,900	Accepted Bldg	0	Total	3,900

Name: GOSSER, RYAN M., TRUSTEE OF RYAN
ZGLESZEWSKI, STEVEN E., TRUSTEE OF RYAN
Map/Lot: 004-032-1
Account: 1818 Card: 1 of 1 Location: 17 CARD MILL RD

Neighborhood 54 STAPLES

Zoning/Use VILLAGE A, B, C
Topography LevelAbove Street
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date	06/20/2016
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE: 1.95
Tran/Land/Bldg 101 1 11
X..... S Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.95	Acres-Homesite (Fract)	74,130.00	87,175	100%		87,175
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.95					Land Total	98,725

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,140 Sqft	Grade B 100	Base	387,871
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,482
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,892
Rooms	8	HEARTHS		HEARTHS	4,160
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	Floor & Stairs			Attic	2,964
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

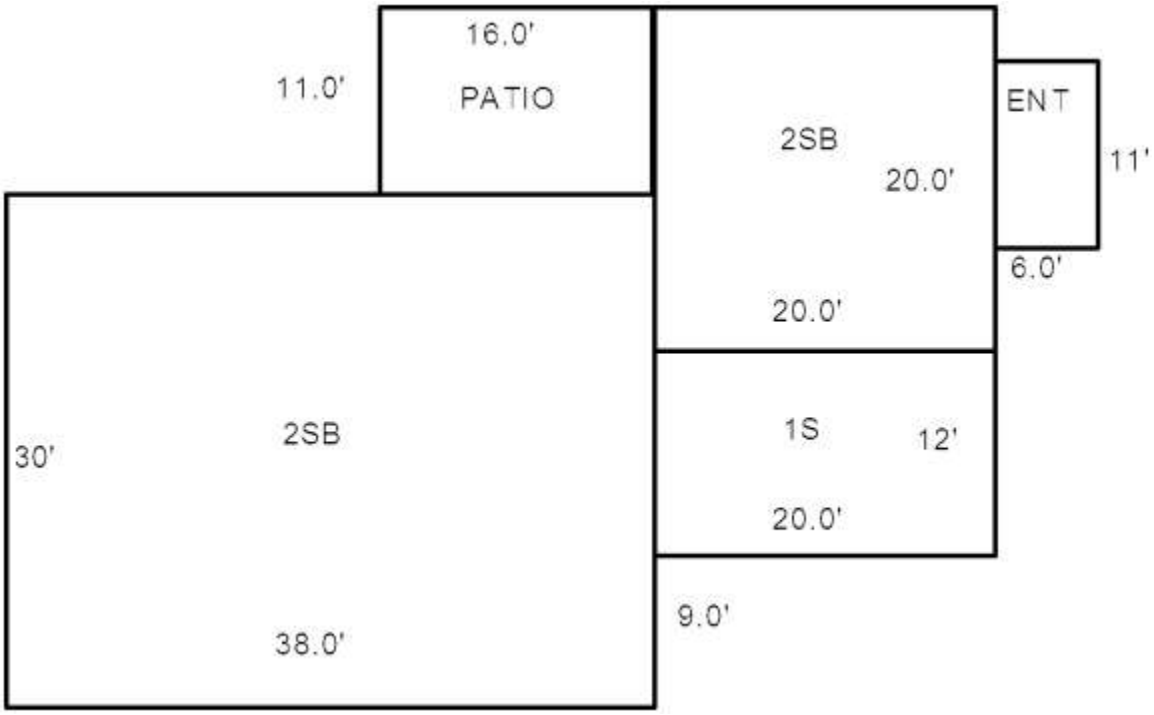
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1790	1960	GOOD	GOOD	Above Average	Typical	433,826

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	105%	332,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
2 Story/BSMT	1960	400	B 100	87.906	Avg+	73%	100%	105%	67.380
BSMT ENTRY.....	1790	66	B 100	1.343	Avg+	73%	100%	105%	1.029
1 STORY	1980	240	B 100	28.573	Avg+	73%	100%	105%	21.901
Patio	1790	176	B 100	1.433	Avg+	73%	100%	105%	1.098
Frame Garage	1960	800	C 100	29.413	Avg-	60%	100%	105%	18.530
3,320 SFLA							Outbuilding Total		109,938

Accpt Land 98,700 Accepted Bldg 442,500 Total 541,200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PATIO
2SB
20.0'
ENT
11'
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1S
12'
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2SB
30'
9.0'
38.0'

Account: 1819 Card: 1 of 1 Map/Lot: 001-041 Location: RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18118P761
Reference 2	LOT SIZE:0
Tran/Land/Bldg	130 1 99
X.....	OK Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/10/2019
Sale Price	3,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.30	Acres-Rear Land 1-10	1,440.00	475	100%		475
Total Acres 0.30				Land Total		475

Accpt Land	500	Accepted Bldg	0	Total	500

Map/Lot: 004-069-2
Account: 1820 Card: 1 of 1 Location: 105 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/31/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13842P084
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Ranch	One Story	864 Sqft	Grade C 100	Base	160,363
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,160
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

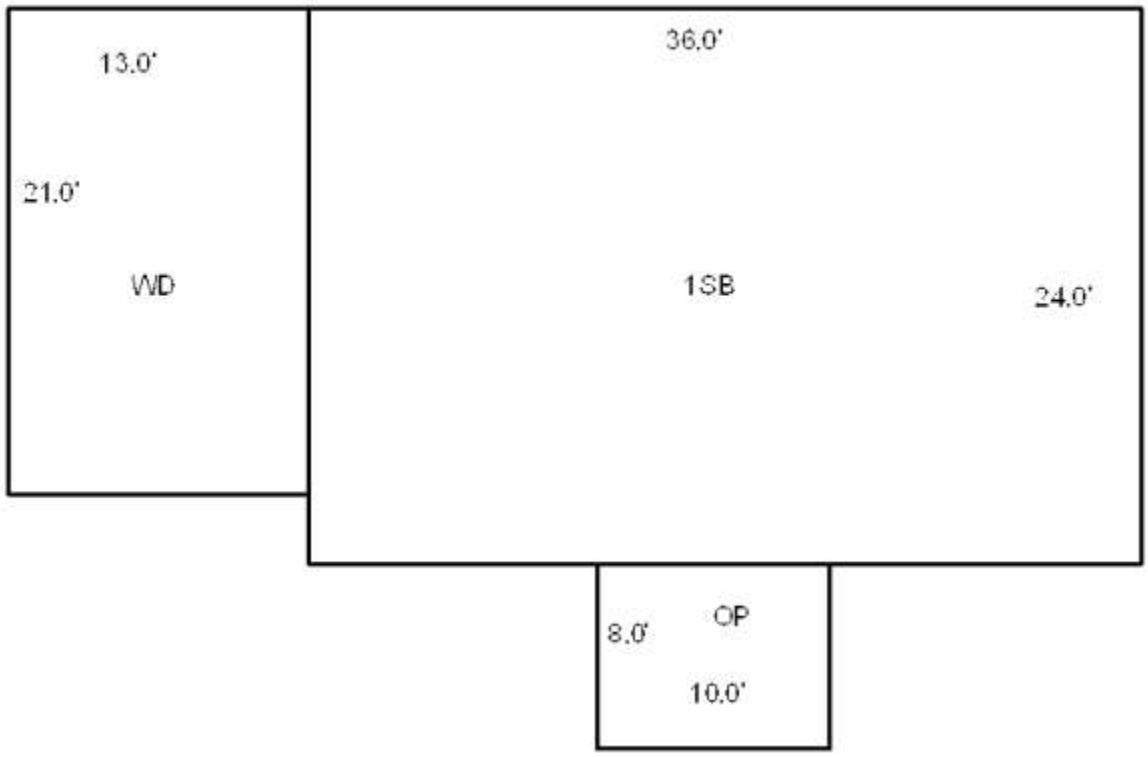
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	164,403

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	124,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1988	273	C 100	3.421	Avg.	80%	100%	95%	2.600
Open Frame Porch	1988	80	C 100	3.381	Avg.	80%	100%	95%	2.570
Frame Garage	1988	576	D 100	17.078	Fair	70%	100%	95%	11.357
864 SFLA							Outbuilding Total		16,527

Accpt Land	101,400	Accepted Bldg	141,500	Total	242,900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36.0'
21.0'
WD
1SB
24.0'
8.0'
OP
10.0'

Name: COTE, THOMAS P
COTE, KATHLEEN J
Map/Lot: 004-069-1
Account: 1821 Card: 1 of 1 Location: 180 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use RESIDENTIAL 2
Topography Above Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Sale Data

Sale Date	11/17/2015
Sale Price	380,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B17138P260
Reference 2 LOT SIZE:1.84
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 17 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	76,500.00	89,441	100%		89,441
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.68					Land Total	100,441

Dwelling Description

				Replacement Cost New	
Log Home	Two Story	780 Sqft	Grade B 100	Base	283,094
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,084
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	None			Insulation	-2,028
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

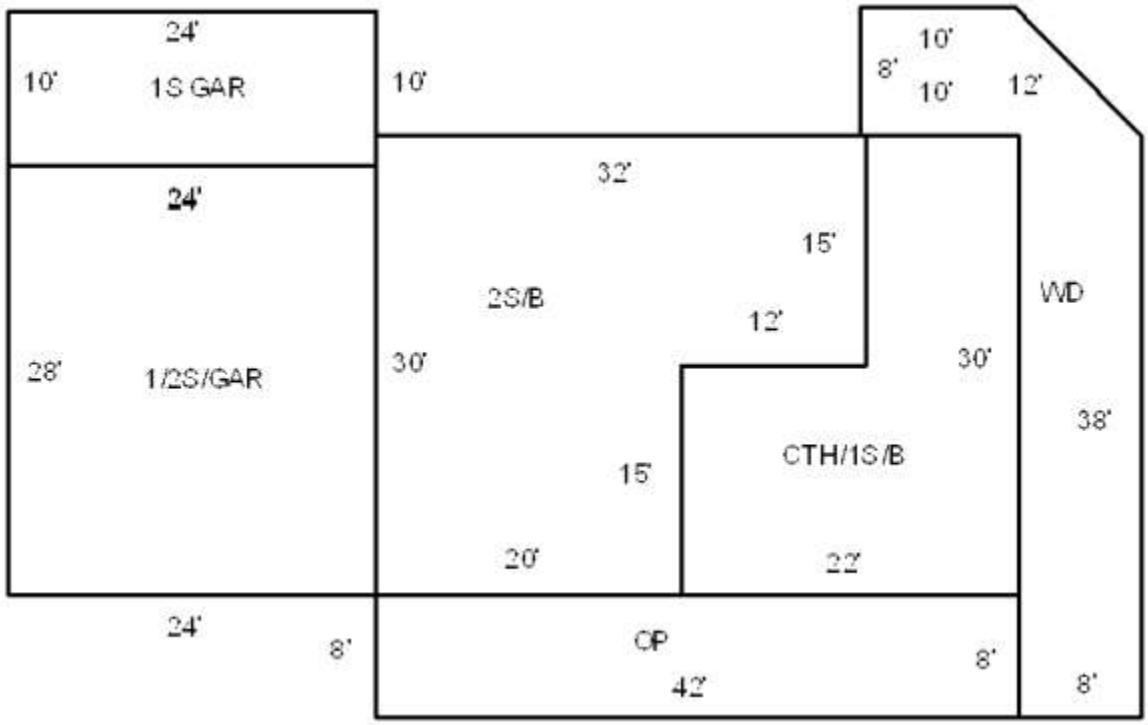
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	295,535

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	100%	265,982

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	2006	480	B 100	92.308	Avg.	90%	100%	100%	83.077
Open Frame Porch	2006	336	B 100	18.459	Avg.	90%	100%	100%	16.613
WOOD DECK	2006	416	B 100	6.776	Avg.	90%	100%	100%	6.098
1/2S AD/GAR.....	2006	672	B 100	60.314	Avg.	90%	100%	100%	54.283
Frame Garage	2006	240	B 100	12.021	Avg.	90%	100%	100%	10.819
2,616 SFLA								Outbuilding Total	170,890

Accpt Land 100,400 Accepted Bldg 436,900 Total 537,300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1/2S/GAR
30'
30'
38'
15'
CTH/1S/B
20'
22'
24'
8'
OP
42'
8'
8'

Account: 1822 Card: 1 of 1 Map/Lot: 010-008-1 Location: 461 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Septic
Street	Paved
Reference 1	B9744P0160 TG
Reference 2	LOT SIZE: 12
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
10.00	Acres-Hardwood	344.00	3,440	100%		3,440
Total Acres 12.00					Land Total	104,795

Dwelling Description

				Replacement Cost New	
Conventional	One Story	512 Sqft	Grade D 100	Base	84,170
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet 3/4 Bmt	Basement	307
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-819
Rooms	3	HEARTHS		HEARTHS	640
Bedrooms	1	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-6,336
Attic	1/2 Finished			Attic	5,725
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-410
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

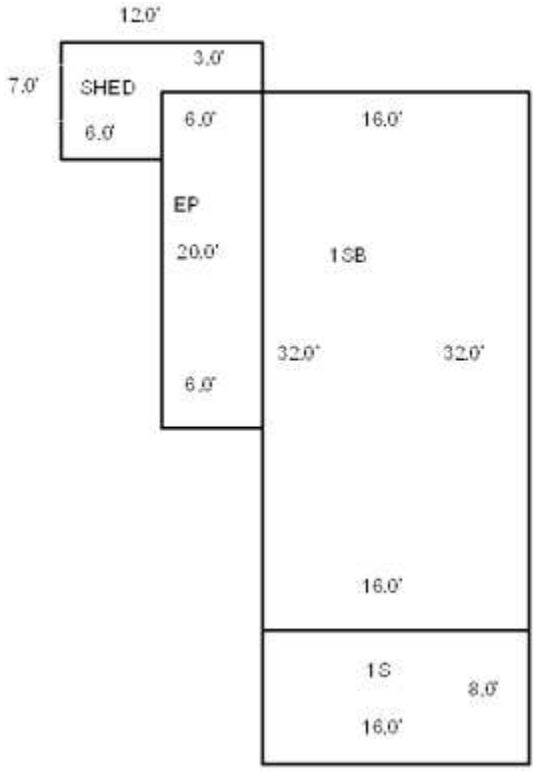
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1800	1920	Obsolete	Obsolete	Fair	Typical	83,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
COND/DES/UTIL...	None	55%	69%	95%	30,023

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1800	128	D 100	9.378	Fair	55%	69%	95%	3.381
Encl Frame Porch	1800	120	D 100	7.650	Fair	55%	69%	95%	2.759
Frame Shed	1800	60	D 100	751	Fair	55%	69%	95%	271
LOFT BARN BSMT	1904	900	D 100	30.265	Avg.	67%	100%	95%	19.264
1 ST BARN.....	1993	600	C 100	19.996	Avg.	82%	100%	95%	15.577
Encl Frame Porch	1800	120	E 100	4.781	Poor	45%	100%	95%	2.043
640 SFLA							Outbuilding Total		43,295

Accpt Land 104,800 Accepted Bldg 73,300 Total 178,100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16.0'
1S
8.0'
16.0'

Name: CUTTER, DAVID B
SANTOR, LINDA

Map/Lot: 021-025-3
Account: 1823 Card: 1 of 1 Location: CARY LN

Neighborhood 56	MAPLE ST		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography		Sale Date	03/11/2005
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B14397P523		
Reference 2	LOT SIZE:2.71		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.71	Acres-Homesite (Fract)	74,130.00	90,091	100%		90,091
Total Acres 2.71				Land Total		90,091

Accpt Land	90,100	Accepted Bldg	0	Total 90,100

Map/Lot: 010-008-2
Account: 1824 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B4531P163
Reference 2 LOT SIZE:20
Tran/Land/Bldg 500 1 1
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	55%		43,968
10.00	Acres-Rear Land 1-10	1,710.00	18,810	55%		10,346
6.00	Acres-Rear Land 11-20	950.00	6,270	55%		3,449
3.00	Acres-Wasteland	47.50	157	55%		86
Total Acres 20.00					Land Total	57,849

Accpt Land 57,800 Accepted Bldg 0 Total 57,800

Account: 1825 Card: 1 of 1 Map/Lot: 005-054-5 Location: LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B2985P0210
Reference 2 LOT SIZE:34 REAR
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
10.00	Acres-Rear 21+	665.00	7,315	100%		7,315
Total Acres 34.00					Land Total	128,405

Accpt Land 128,400 Accepted Bldg 0 Total 128,400

Name: JAMES, GAIL M,TRUSTEE
GAIL JAMES REV TRUST
Account: 1826 Card: 1 of 1 Map/Lot: 001-051-2 Location: 151 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/23/2007
Sale Price	174,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B15225P267
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	61,200.00	67,320	100%		67,320
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.00					Land Total	80,520

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,104 Sqft	Grade C 100	Base	190,792
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,656
Fin. Basement Area	55 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	1,089
Heating	100% HW BB	Cooling	0% None	Heat	3,312
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

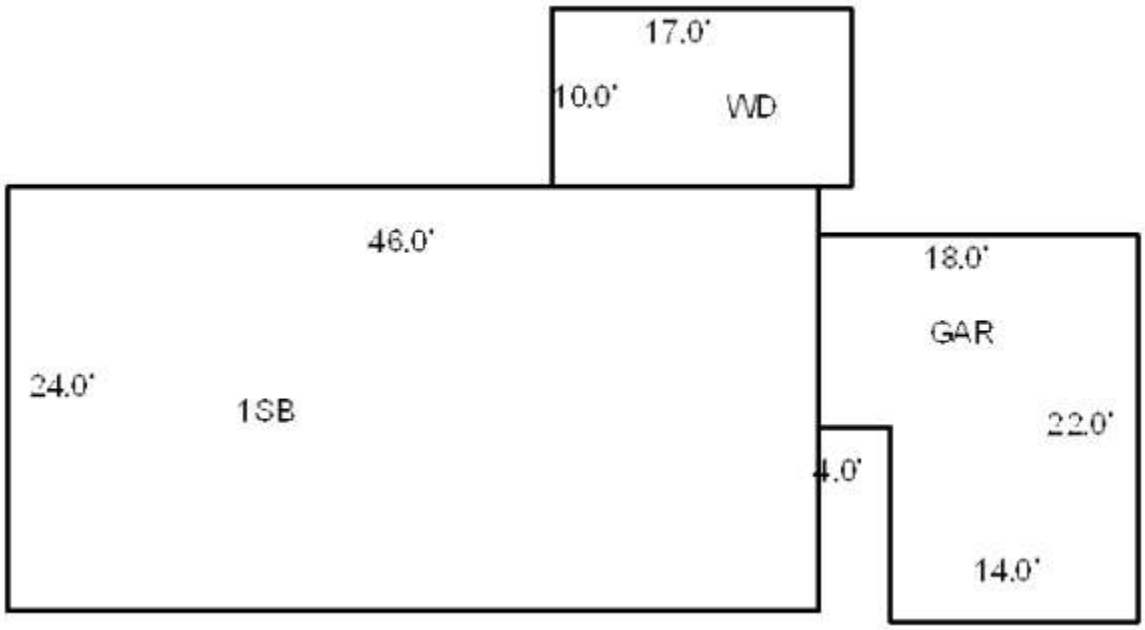
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	196,849

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	149,605

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1988	352	C 100	13.281	Avg.	80%	100%	95%	10.094
Wood Deck	1988	170	C 100	2.130	Avg.	80%	100%	95%	1.619
1.25 ST SHED....	1988	96	C 100	1.728	Avg-	74%	100%	95%	1.215
1,104 SFLA							Outbuilding Total		12,928

Accpt Land	80,500	Accepted Bldg	162,500	Total	243,000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10.0'
WD
46.0'
18.0'
GAR
24.0'
1SB
22.0'
4.0'
14.0'

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B7968P0048
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	237,906
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

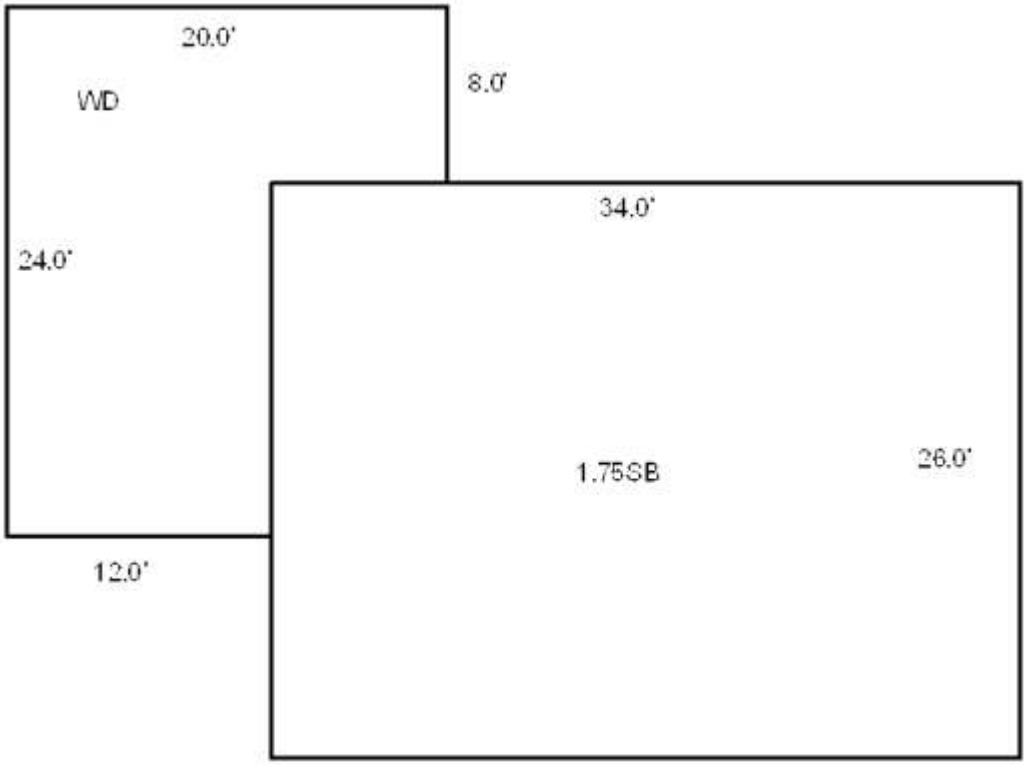
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Above Average	Typical	257,073

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	207,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1988	352	C 100	4.411	Avg+	85%	100%	95%	3.562
Frame Shed	1988	96	C 100	1.502	Avg+	83%	100%	95%	1.185
1,547 SFLA							Outbuilding Total		4,747

Accpt Land 107,500 Accepted Bldg 212,300 Total 319,800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26.0'
12.0'

Map/Lot: 004-023-06D
Account: 1828 Card: 1 of 1 Location: 24 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17963P506
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	05/31/2019
Sale Price	152,900
Sale Type	CONDO .....
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

Condo	One Story	1,100 Sqft	Grade C 100	Base	149,979
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,650
Fin. Basement Area	965 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,107
Heating	100% Electric	Cooling	0% None	Heat	1,375
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

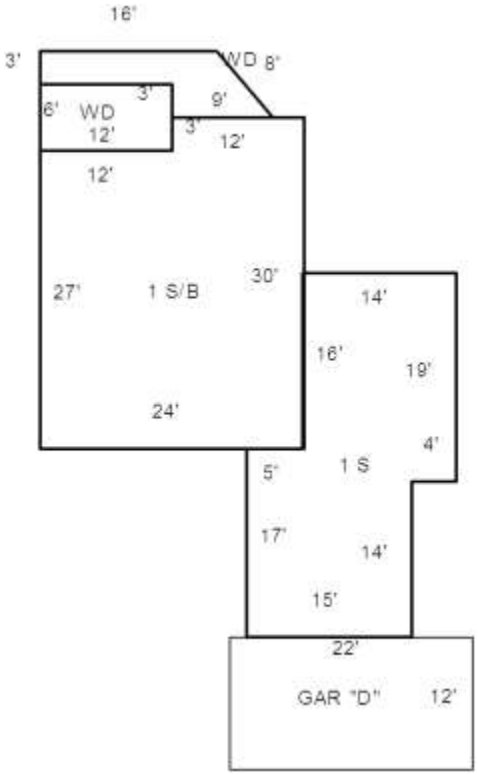
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Above Average	Typical	180,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	105%	160,678

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg+	85%	50%	105%	4,513
1,100 SFLA							Outbuilding Total		4,513

Accpt Land	57,200	Accepted Bldg	165,200	Total	222,400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12'

Name: HAFFORD, MARK
HAFFORD, SHIRLEY
Map/Lot: 010-060-03
Account: 1829 Card: 1 of 1 Location: 306 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B4457P0016
Reference 2	LOT SIZE:4
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	35%	Size/Shape	32,140
Total Acres 4.00					Land Total	32,140

Accpt Land	32,100	Accepted Bldg		0 Total	32,100

Map/Lot: 005-042-1
Account: 1830 Card: 1 of 1 Location: 595 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & SepticPub Wtr & Septic
Street No Street

Sale Data

Sale Date	04/19/2019
Sale Price	344,850
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17934P497
Reference 2 LOT SIZE:3.67
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

Conventional	Two Story	936 Sqft	Grade C 100	Replacement Cost New Base	246,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Field6	Basement	Field4	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,616
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

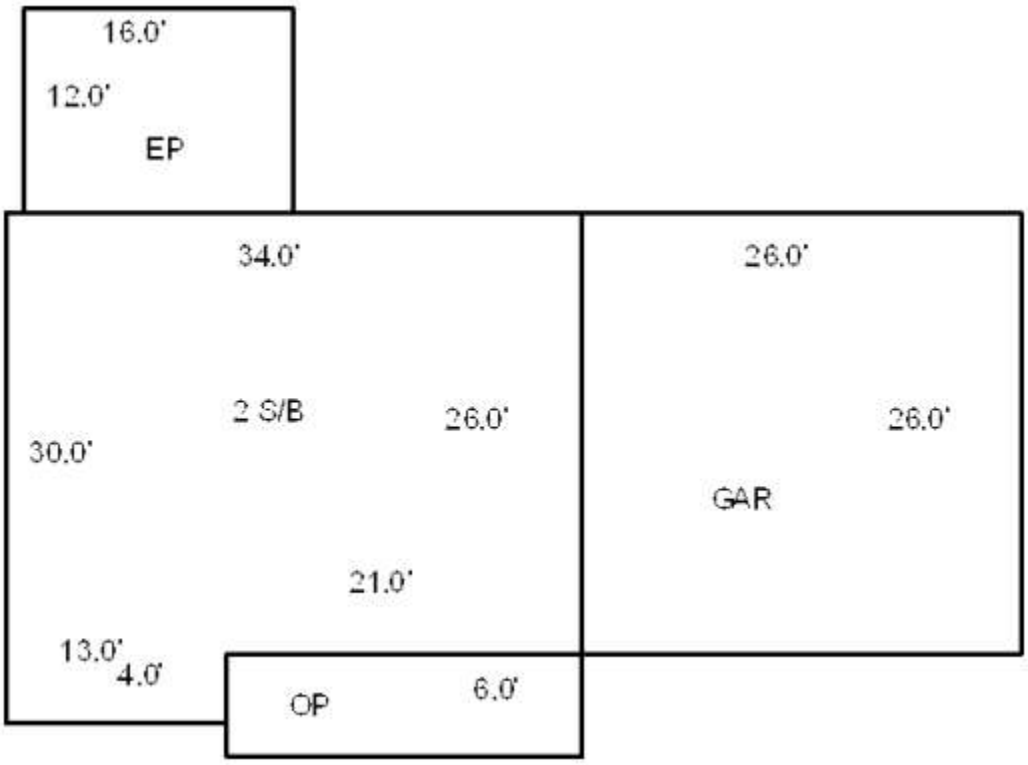
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	271,399

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	95%	237,203

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2011	126	C 100	5.325	Avg.	92%	100%	95%	4.654
Open Frame Porch	2011	192	C 100	8.114	Avg.	92%	100%	95%	7.092
Frame Garage	2011	676	C 100	24.948	Avg.	92%	100%	95%	21.804
1,872 SFLA							Outbuilding Total		33,550

Accpt Land 106,700 Accepted Bldg 270,800 Total 377,500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Map/Lot: 005-016-4
Account: 1831 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18071P83
Reference 2	LOT SIZE:20
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	10/11/2019
Sale Price	28,000
Sale Type	Land Only
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
Total Acres 20.00					Land Total	15,400

Accpt Land 15,400 Accepted Bldg 0 Total 15,400

Account: 1832 Card: 1 of 1 Map/Lot: 005-016-3
Location: BEECH RIDGE RD

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15879P315
Reference 2 LOT SIZE:20
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Sale Data

Sale Date	06/09/2010
Sale Price	15,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
Total Acres 20.00					Land Total	15,400

Accpt Land 15,400 Accepted Bldg 0 Total 15,400

Name: DOHERTY, DEBORAH D. & MICHAEL J.:
DOHERTY FAMILY REVOCABLE TRUST
Map/Lot: 010-060-04
Account: 1833 Card: 1 of 1 Location: 262 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/13/2020
Sale Price	308,600
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B18195P800
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description — **Replacement Cost New**

Log Home	One & 1/2 Story	1,044 Sqft	Grade C 110	Base	256,458
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,723
Fin. Basement Area	365 Sqft, Grade B	Basement Gar	None	Fin Bsmt	9,395
Heating	100% Forced Warm	Cooling	0% None	Heat	4,307
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

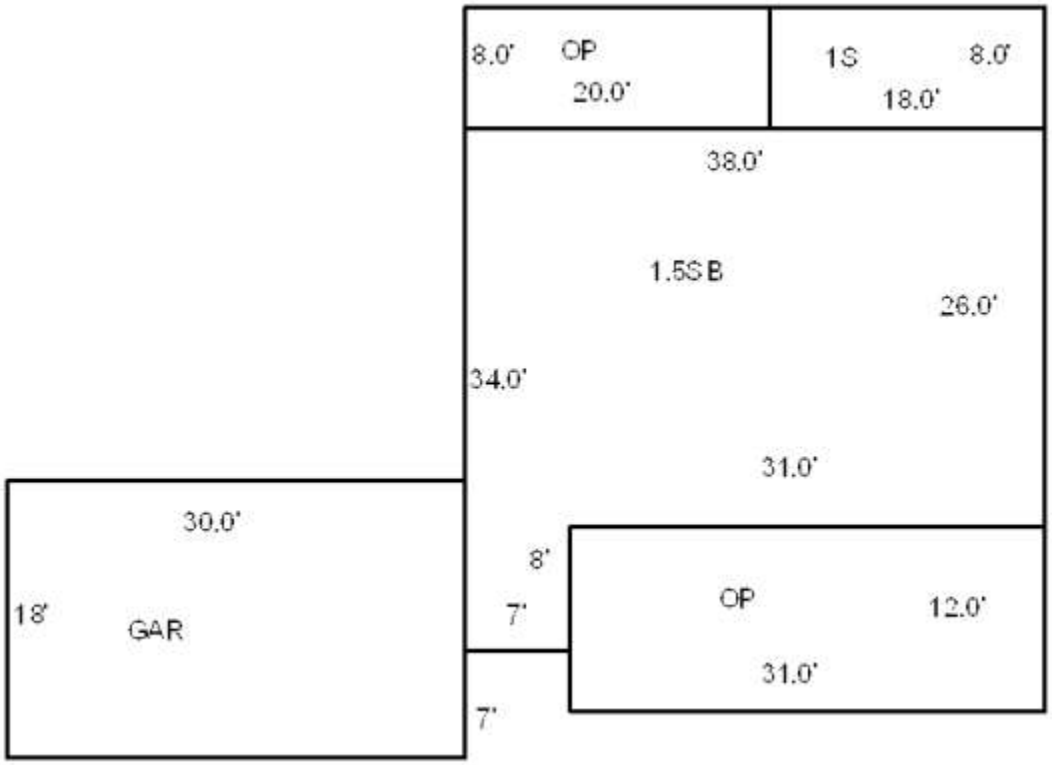
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	GOOD	TYPICAL	Above Average	Typical	281,475

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	227,291

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1988	372	C 110	17.293	Avg+	85%	100%	95%	13.964
Frame Garage	1988	540	C 110	22.055	Avg+	85%	100%	95%	17.810
OPEN PORCH	1988	160	C 110	7.571	Avg+	85%	100%	95%	6.113
ONE STORY FRAME	1988	144	C 110	14.507	Avg+	85%	100%	95%	11.714
Frame Garage	2017	440	C 100	16.449	Avg.	95%	100%	95%	14.846
1,710 SFLA							Outbuilding Total		64,447

Accpt Land	107,500	Accepted Bldg	291,700	Total	399,200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Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B8051P0220
Reference 2	LOT SIZE:17.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
3.50	Acres-Rear Land 11-20	950.00	3,658	100%		3,658
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 17.50					Land Total	129,973

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,668 Sqft	Grade C 100	Base	267,545
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,502
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,004
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

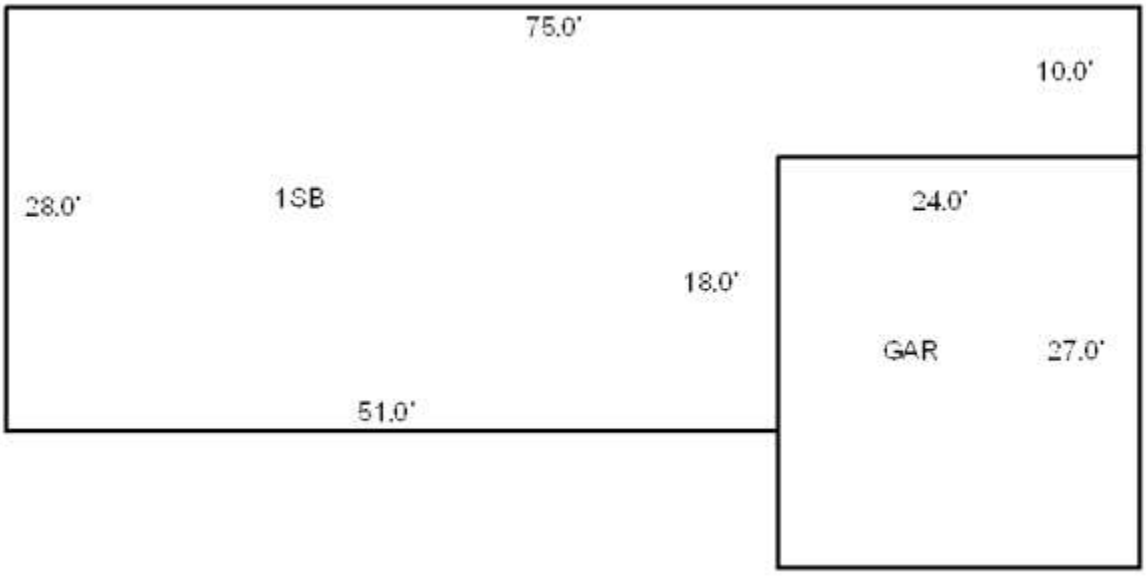
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	289,021

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	219,656

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1987	648	C 100	23,939	Avg.	80%	100%	95%	18,193
1,668 SFLA							Outbuilding Total		18,193

Accpt Land	130,000	Accepted Bldg	237,800	Total	367,800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GAR
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51.0'

Name: ALEXANDRE, ROGER
ALEXANDRE, DALE
Map/Lot: 006-015-1
Account: 1835 Card: 1 of 1 Location: 479 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B5867P0267
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	912 Sqft	Grade B 100	Base	316,018
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,778
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,224
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

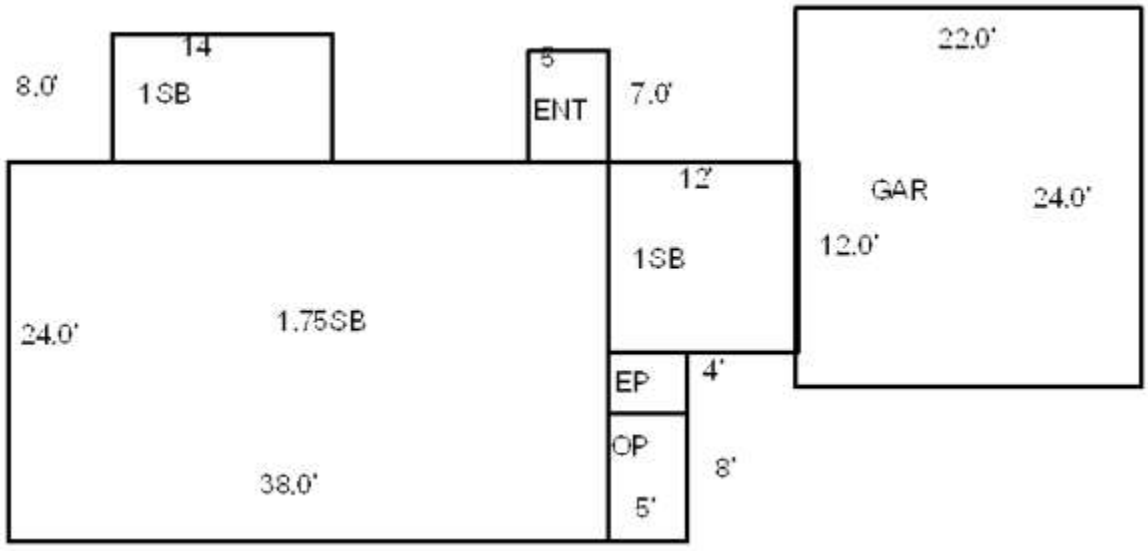
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	330,884

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	270,332

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1998	112	B 100	15.384	Avg.	86%	100%	95%	12.568
BSMT ENTRY.....	1998	35	B 100	712	Avg.	86%	100%	95%	581
1 STORY/BASEMENT	1998	144	B 100	19.780	Avg.	86%	100%	95%	16.160
Encl Frame Porch	1998	20	B 100	2.072	Avg.	86%	100%	95%	1.693
Open Frame Porch	1998	40	B 100	2.197	Avg.	86%	100%	95%	1.795
Frame Garage	1998	528	B 100	25.503	Avg.	86%	100%	95%	20.836
1,852 SFLA							Outbuilding Total		53,633

Accpt Land 107,500 Accepted Bldg 324,000 Total 431,500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5'

Map/Lot: 004-023-3
Account: 1836 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B17379P986
Reference 2 LOT SIZE:3.28
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	12/07/2016
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
3.28	Acres-Rear Land 1-10	3,045.00	10,986	100%		10,986
Total Acres 3.28				Land Total		10,986

Accpt Land 11,000 Accepted Bldg 0 Total 11,000

Map/Lot: 002-059-2
Account: 1837 Card: 1 of 1 Location: 233 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities SepticWell & Septic
Street Paved

Value Change Data Correction
Reference 1
Reference 2 LOT SIZE:1.51
Tran/Land/Bldg 101 1 11
X..... 60 Y..... 0
Exemption(s) Land Schedule 2

Sale Data

Sale Date	09/16/2021
Sale Price	360,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.51	Acres-Homesite (Fract)	78,185.00	89,622	100%		89,622
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.51					Land Total	100,072

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	182,677
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	320 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,336
Heating	100% Forced Warm	Cooling	0% None	Heat	2,600
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

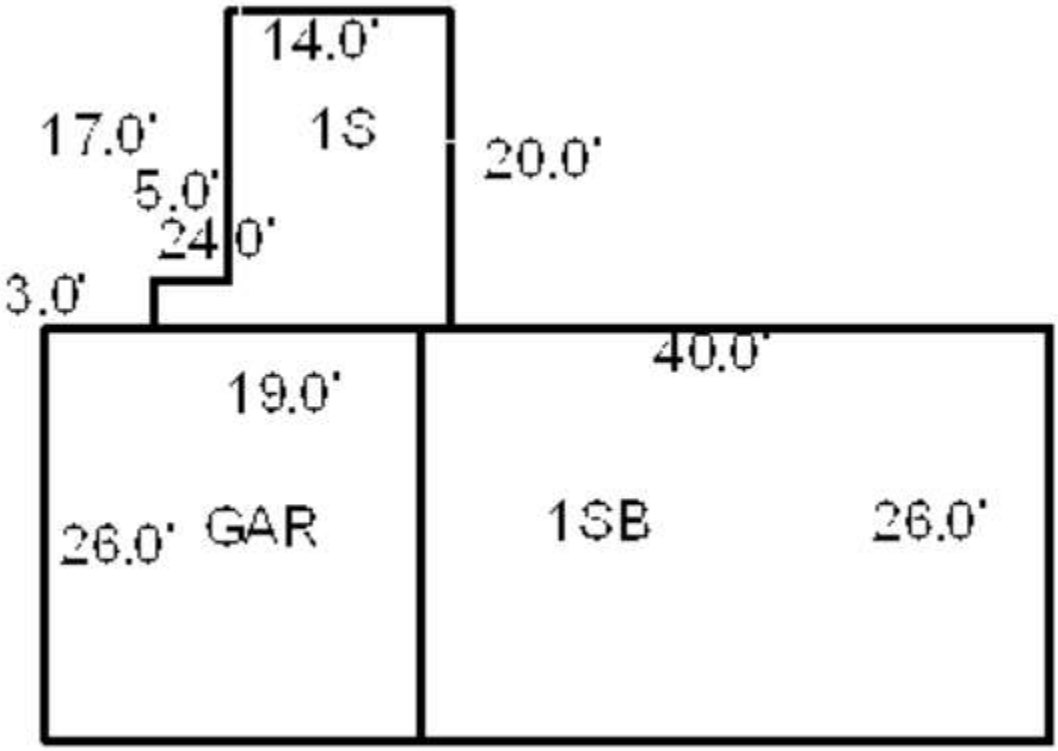
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Good	Typical	209,013

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	174,735

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1987	624	C 100	23.075	Good	88%	100%	95%	19.291
ONE STORY FRAME 1,335 SFLA	2005	295	C 100	27.016	Good	88%	100%	95%	22.585
							Outbuilding Total		41,876

Accpt Land	100,100	Accepted Bldg	216,600	Total	316,700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Account: 1838 Card: 1 of 1 Map/Lot: 006-016-1 Location: 488 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/14/2017
Sale Price	238,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17606P213
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	114 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	912 Sqft	Grade C 100	Base	226,976
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,368
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,788
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

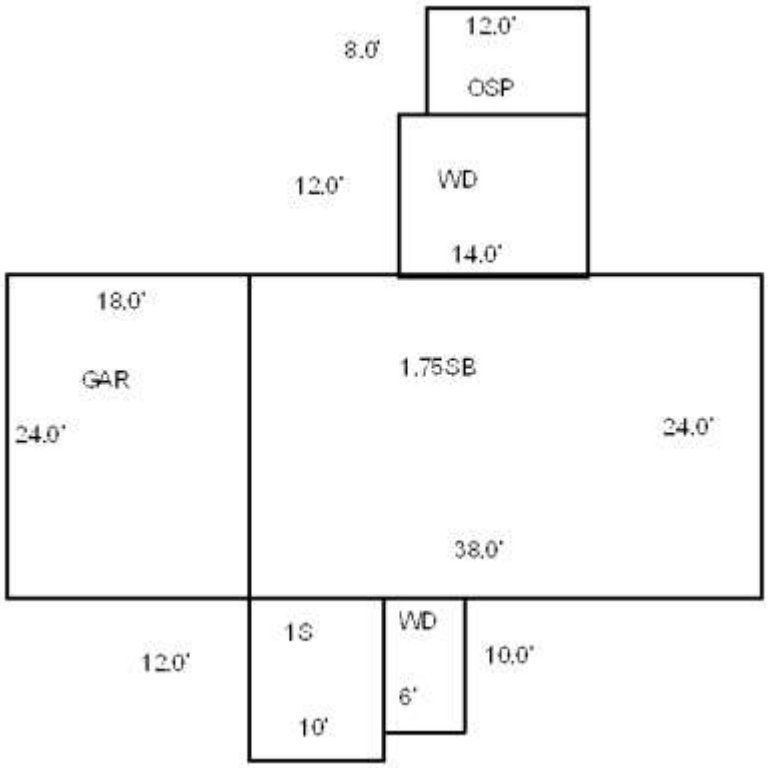
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	233,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	175,566

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	1985	96	C 100	4.662	Avg-	72%	100%	95%	3.189
Wood Deck	1985	168	C 100	2.105	Avg-	72%	100%	95%	1.440
ONE STORY FRAME	1985	120	C 100	10.990	Avg.	79%	100%	95%	8.248
WOOD DECK	1985	60	C 100	752	Avg.	79%	100%	95%	564
Frame Garage	1985	432	C 100	16.161	Avg.	79%	100%	95%	12.129
1,716 SFLA							Outbuilding Total		25,570

Accpt Land	107,500	Accepted Bldg	201,100	Total	308,600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10'
WD
6'
10.0'

Name: HASHEM, DANIEL F
HASHEM, CAROLYN M
Map/Lot: 004-004-1
Account: 1839 Card: 1 of 1 Location: 234 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	Well & SepticSeptic
Street	No Street

Sale Data

Sale Date	07/07/2017
Sale Price	284,458
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17511P925
Reference 2	LOT SIZE:1.28
Tran/Land/Bldg	101 1 11
X.....	52 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.28	Acres-Homesite (Fract)	74,130.00	83,581	100%		83,581
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.28					Land Total	95,131

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,536 Sqft	Grade C 110	Base	270,120
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,534
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,069
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

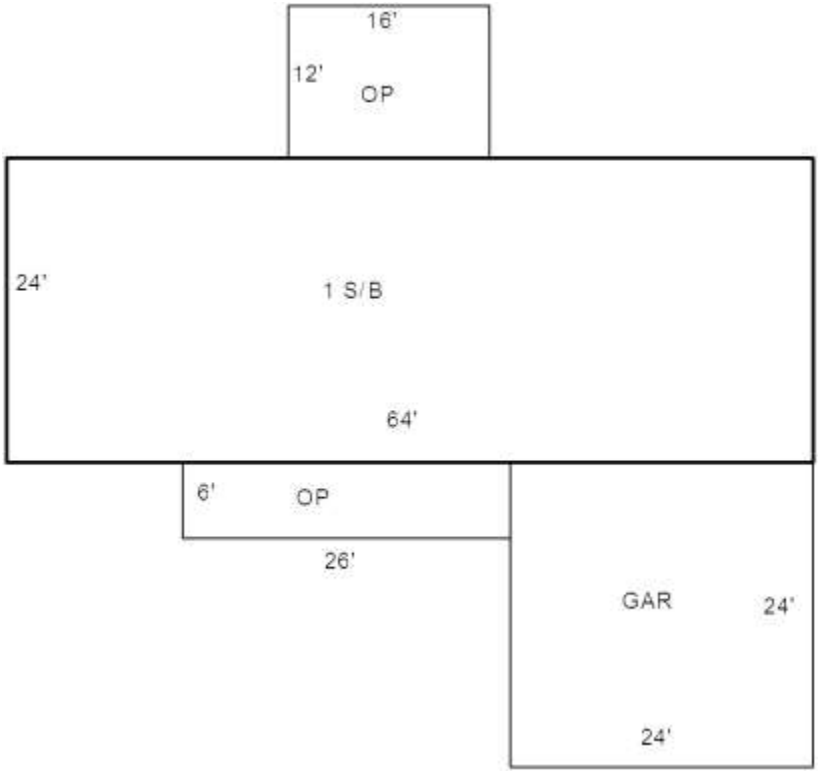
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	286,435

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	105%	285,719

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2017	576	C 110	23.482	Avg.	95%	100%	105%	23.423
Open Frame Porch	2017	192	C 110	8.925	Avg.	95%	100%	105%	8.903
Open Frame Porch	2017	144	C 110	6.694	Avg.	95%	100%	105%	6.677
1,536 SFLA							Outbuilding Total		39,003

Accpt Land	95,100	Accepted Bldg	324,700	Total	419,800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OP
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GAR
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24'

Name: PATSTONE, SCOTT E
PATSTONE, PAMELA J
Map/Lot: 003-131D
Account: 1840 Card: 1 of 1 Location: 51 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Reference 1	B4406P0325
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	408 Sqft	Grade C 100	Base	149,768
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	612
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,142
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

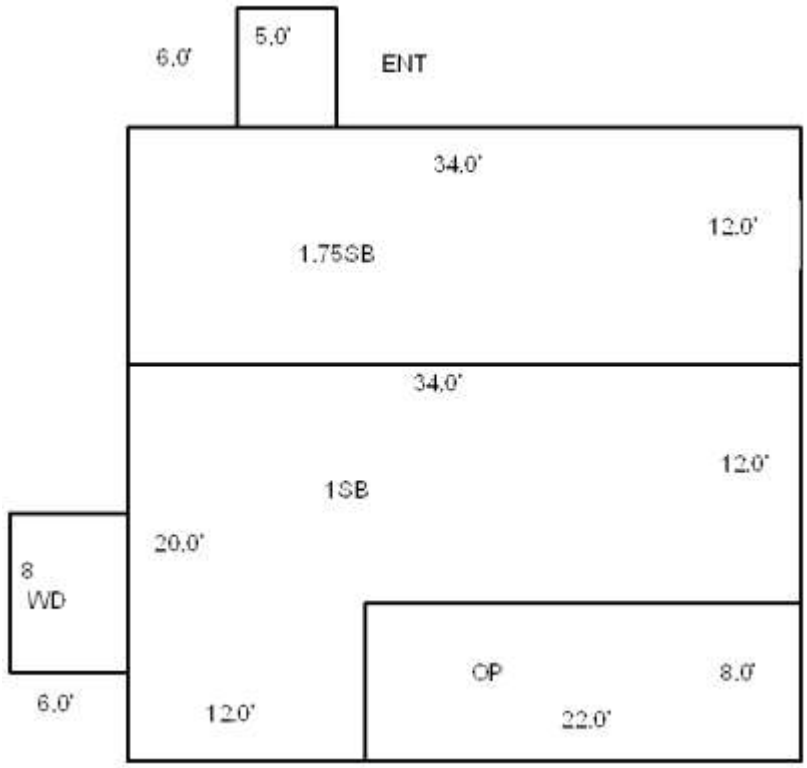
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	153,322

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	116,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1987	504	C 100	53.253	Avg.	80%	100%	95%	40.472
Wood Deck	1987	48	C 100	601	Avg.	78%	100%	95%	446
BSMT ENTRY.....	1987	30	C 100	470	Avg.	78%	100%	95%	349
Open Frame Porch	1987	176	C 100	7.438	Avg.	80%	100%	95%	5.652
1.25 ST GARAGE..	1987	1105	C 100	46.556	Avg.	78%	100%	95%	34.498
Frame Shed	1987	240	C 100	3.756	Avg.	78%	100%	95%	2.784
1,218 SFLA							Outbuilding Total		84,201

Accpt Land 107,500 Accepted Bldg 200,700 Total 308,200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Map/Lot: 005-016-2
Account: 1841 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18104P529
Reference 2	LOT SIZE:20
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/20/2019
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
10.00	Acres-Rear 21+	665.00	7,315	100%		7,315
6.00	Acres-Rear Land 11-20	950.00	6,270	100%		6,270
Total Acres 20.00					Land Total	82,457

Accpt Land 82,500 Accepted Bldg 0 Total 82,500

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Below Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/02/2005
Sale Price	10,000
Sale Type	
Financing	
Verified	
Validity	Split/Assemblage

Reference 1	B4538P233 portion B14391P408
Reference 2	
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.46	Acres-Rear Land 1-10	1,710.00	12,151	100%		12,151
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.46					Land Total	119,656

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,128 Sqft	Grade B 100	Base	257,025
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,200
Fin. Basement Area	564 Sqft, Grade B	Basement Gar	None	Fin Bsmt	14,517
Heating	100% HW BB	Cooling	0% None	Heat	4,399
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

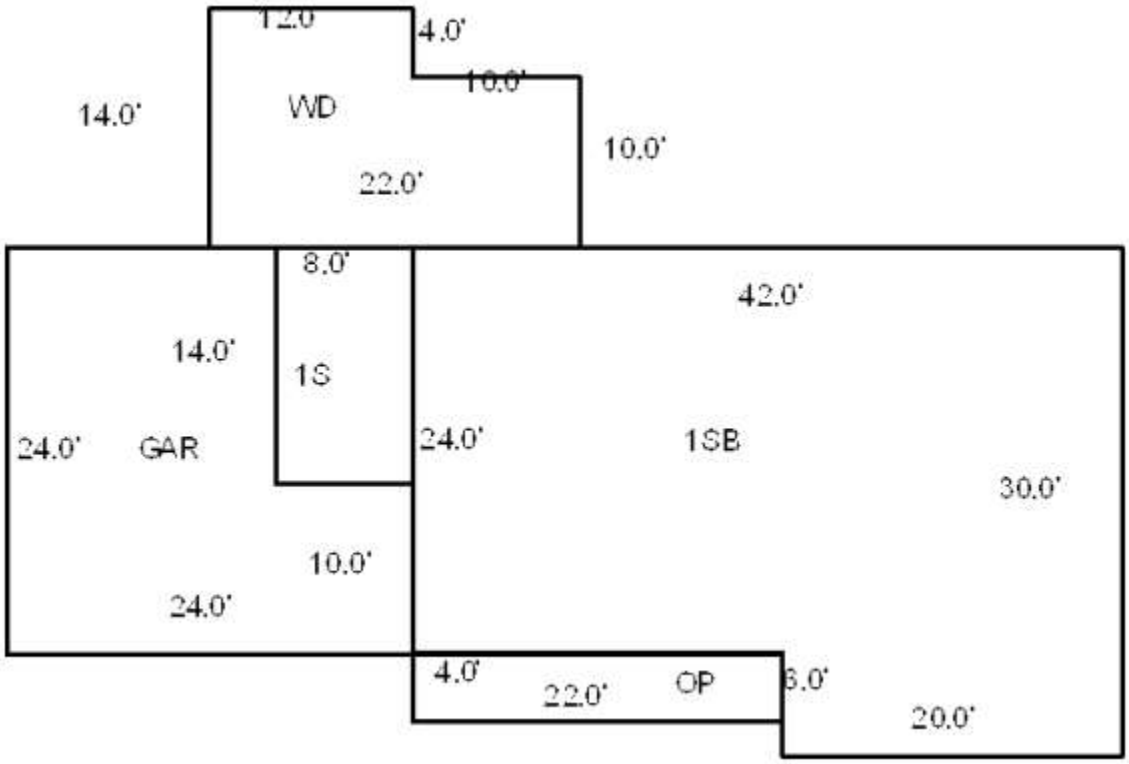
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Above Average	Typical	289,477

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	233,753

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1989	112	B 100	13.334	Avg+	85%	100%	95%	10.767
1 STORY GARAGE..	1989	576	B 100	27.751	Avg+	85%	100%	95%	22.409
Open Frame Porch	1989	88	B 100	4.835	Avg+	85%	100%	95%	3.904
Wood Deck	1989	268	B 100	4.365	Avg.	79%	100%	95%	3.276
LOFT BARN BSMT	2004	1176	B 100	63.779	Avg.	88%	100%	95%	53.320
1,240 SFLA							Outbuilding Total		93,676

Accpt Land	119,700	Accepted Bldg	327,400	Total	447,100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Name: CURRIER, HAZEN
CURRIER, ELLEN M

Map/Lot: 004-047-41
Account: 1843 Card: 1 of 1 Location: 336 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/11/2003
Sale Price	169,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B13297P181 FKA: 004-047-1
Reference 2	LOT SIZE:1.84
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Homesite (Fract)	76,500.00	83,451	100%		83,451
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.84					Land Total	94,451

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

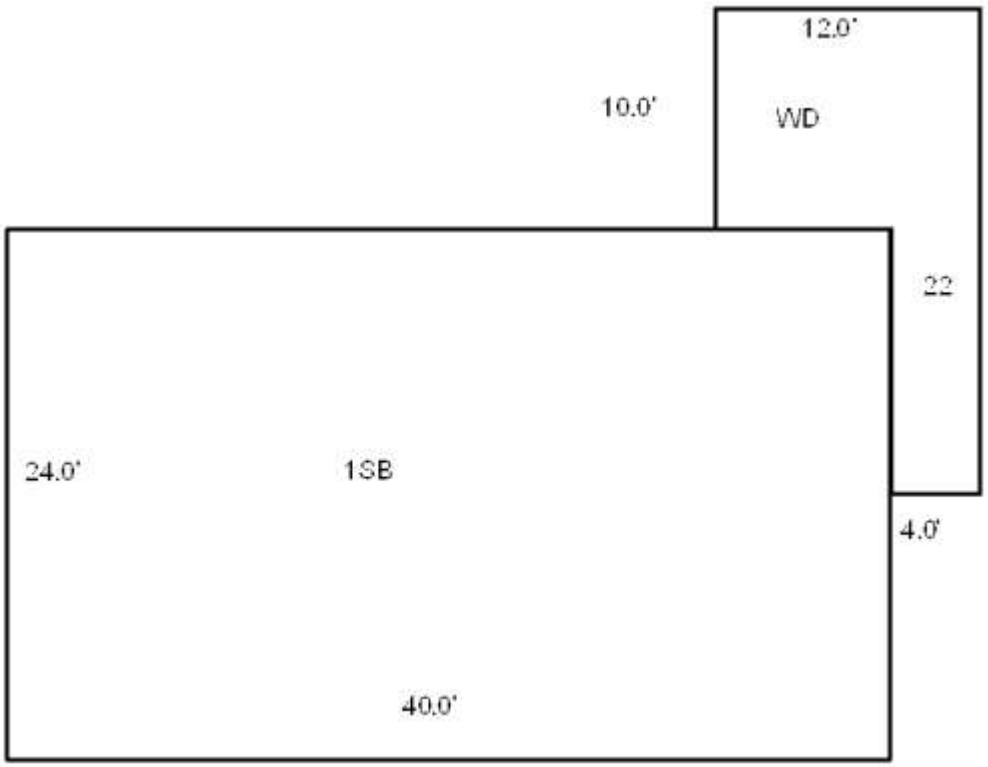
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	176,855

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	152,095

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1998	168	C 100	2.105	Avg.	86%	100%	100%	1.810
960 SFLA							Outbuilding Total		1,810

Accpt Land	94,500	Accepted Bldg	153,900	Total	248,400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Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B9254P0257
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,296 Sqft	Grade C 100	Base	299,233
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,944
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-4,536
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

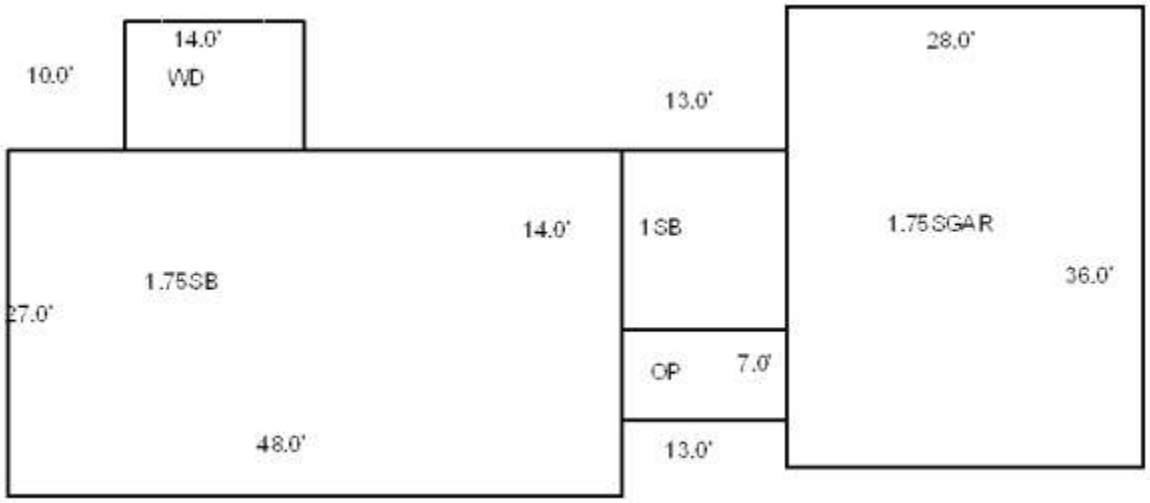
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	302,721

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	81%	80%	95%	186,355

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1989	140	C 100	1.754	Ava.	81%	80%	95%	1.080
1 Story/BSMT	1989	182	C 100	19.230	Ava.	81%	80%	95%	11.838
Open Frame Porch	1989	91	C 100	3.846	Ava.	81%	80%	95%	2.367
1.75 ST GARAGE..	1989	1008	C 100	53.646	Ava.	81%	80%	95%	33.024
Frame Shed	1950	450	C 100	7.042	Ava-	60%	100%	95%	4.014
2,450 SFLA							Outbuilding Total		52,323

Accpt Land	107,500	Accepted Bldg	238,700	Total	346,200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Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Reference 1	B14872P705
Reference 2	LOT SIZE:1.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	74,130.00	83,383	100%		83,383
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.25					Land Total	94,933

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	736 Sqft	Grade C 100	Base	137,583
Exterior	ALUM/VINYL	Masonry Trim	70Sqft	Trim	350
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,104
Fin. Basement Area	300 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,940
Heating	100% HW BB	Cooling	0% None	Heat	2,208
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

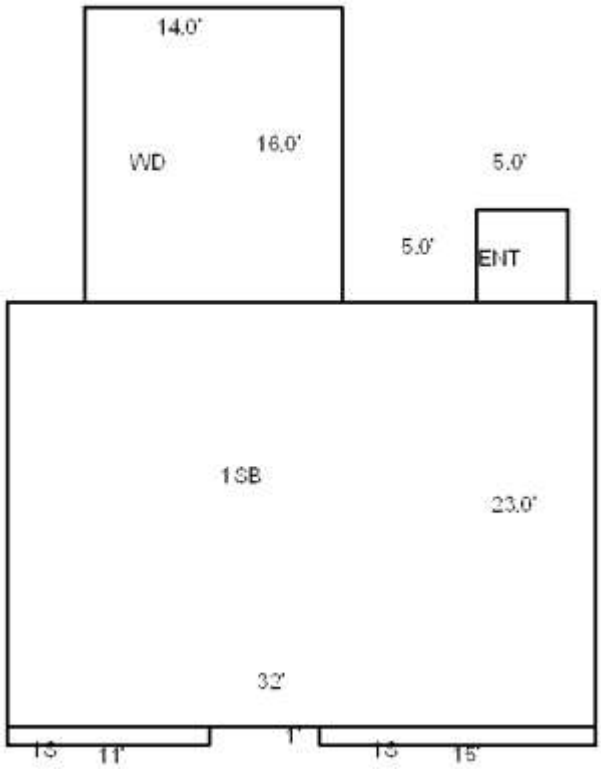
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	147,185

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	123,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1988	224	C 100	2.807	Ava.	80%	100%	105%	2.358
BSMT ENTRY.....	1988	25	C 100	391	Ava.	80%	100%	105%	329
1 STORY	1988	11	C 100	1.007	Ava.	80%	100%	105%	846
1 STORY	1988	15	C 100	1.374	Ava.	80%	100%	105%	1.154
1.25 ST GARAGE..	1988	768	C 100	32.597	Ava.	80%	100%	105%	27.382
Frame Shed	1988	160	B 100	3.255	Ava.	79%	100%	105%	2.700
Frame Shed	1988	96	D 100	1.202	Ava-	74%	100%	105%	933
762 SFLA							Outbuilding Total		35,702

Accpt Land	94,900	Accepted Bldg	159,300	Total	254,200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Name: POWELL, KENNETH C
POWELL, ROBERTA M
Map/Lot: 001-051-1
Account: 1846 Card: 1 of 1 Location: RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17732P196
Reference 2	LOT SIZE:1.84
Tran/Land/Bldg	130 1 99
X.....	15 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	05/29/2018
Sale Price	52,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Homesite (Fract)	61,200.00	71,553	75%		53,665
Total Acres 1.84					Land Total	53,665

Accpt Land	53,700	Accepted Bldg	0	Total	53,700

Name: WINSHIP, TODD
WINSHIP, CATHY
Map/Lot: 005-042-3
Account: 1847 Card: 1 of 1 Location: 533 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography
Utilities Well & SepticSeptic
Street No Street

Reference 1 RTODD b19015p346
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,352 Sqft	Grade B 90	Base	347,474
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,373
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,932
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,079
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

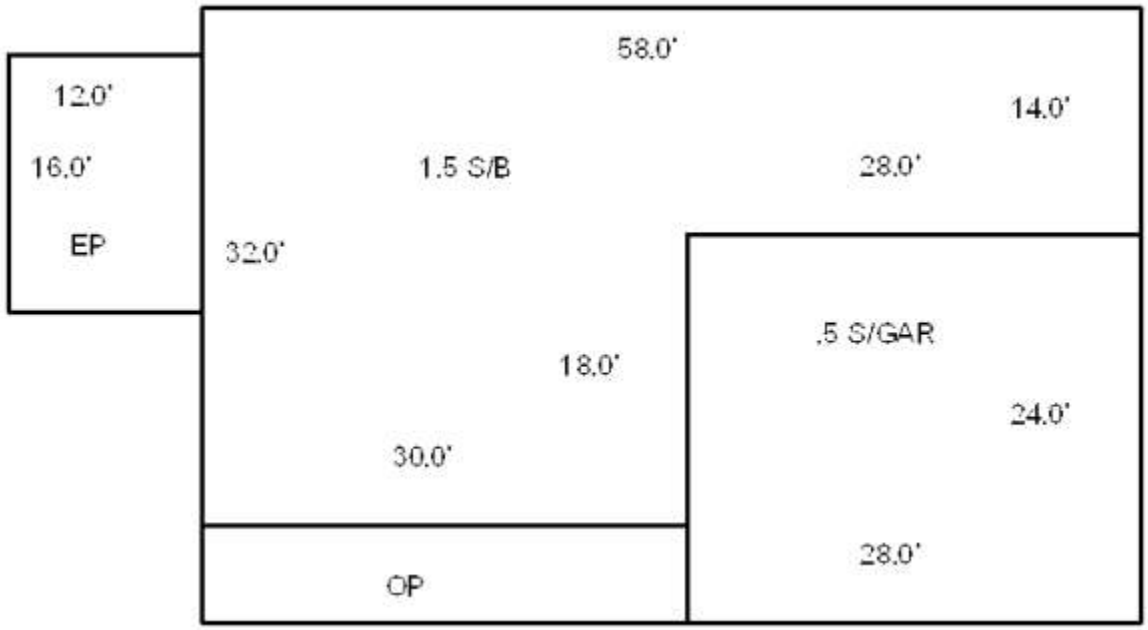
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	372,124

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	70%	95%	227,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2010	672	B 90	29.020	Avg.	92%	70%	95%	17.755
Open Frame Porch	2010	180	B 90	8.900	Avg.	92%	70%	95%	5.445
Encl Frame Porch	2010	192	B 90	17.900	Avg.	92%	70%	95%	10.952
2,028 SFLA							Outbuilding Total		34,152

Accpt Land 107,500 Accepted Bldg 261,800 Total 369,300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OP

Map/Lot: 004-023-07D
Account: 1848 Card: 1 of 1 Location: 8 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Sale Data

Sale Date	05/28/2016
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17246P183
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description / **Replacement Cost New**

Condo	One Story	1,172 Sqft	Grade C 100	Base	157,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,758
Fin. Basement Area	1000 Sqft, Grade D	Basement Gar	None	Fin Bsmt	15,840
Heating	100% Electric	Cooling	0% None	Heat	1,465
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

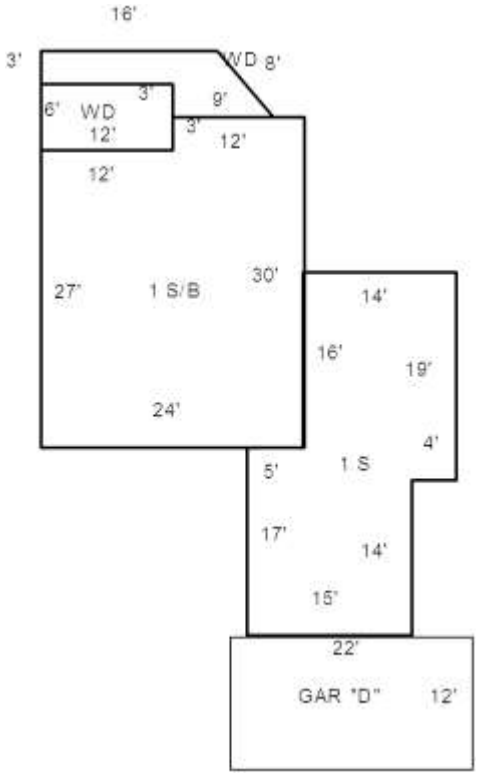
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	189,437

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	159,127

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,172 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	165,900	Total	223,100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1 S
17'
14'
15'
22'
GAR "D"
12'

Map/Lot: 003-042-1
Account: 1849 Card: 1 of 1 Location: 238 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B8892P0044
Reference 2	LOT SIZE:3.2
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.20	Acres-Homesite (Fract)	72,675.00	89,803	100%		89,803
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.20					Land Total	105,478

Dwelling Description

				Replacement Cost New	
Other	One Story	1,396 Sqft	Grade D 100	Base	140,830
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Damp Full Bmt	Basement	1,396
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,792
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Fair	Typical	151,354

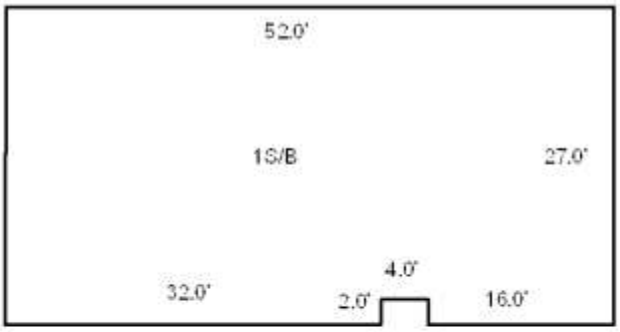
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	129,408

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST BARN.....	2005	1604	D 100	41.145	Fair	90%	100%	95%	35.178
1,396 SFLA							Outbuilding Total		35,178

Accpt Land 105,500 Accepted Bldg 164,600 Total 270,100

FORD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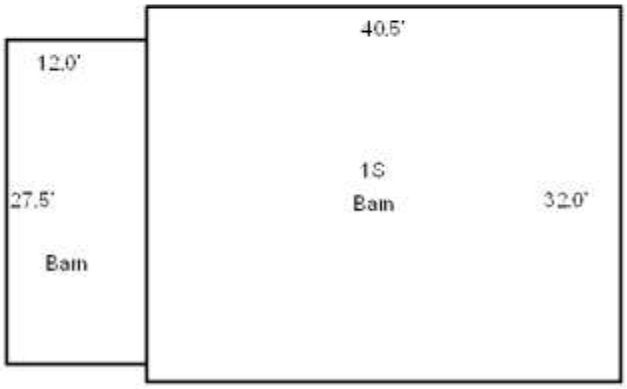
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1S
Barn
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32.0'
Barn

Name: MCGUIRE, JAMES J
MCGUIRE, BETTY A
Map/Lot: 004-028-10
Account: 1850 Card: 1 of 1 Location: 23 STAPLES DR

Neighborhood 54 STAPLES

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Private

Reference 1 B8335P0001
Reference 2 LOT SIZE:1.33
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 17 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.33	Acres-Homesite (Fract)	74,130.00	83,902	100%		83,902
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.33					Land Total	95,452

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,232 Sqft	Grade C 100	Base	207,020
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

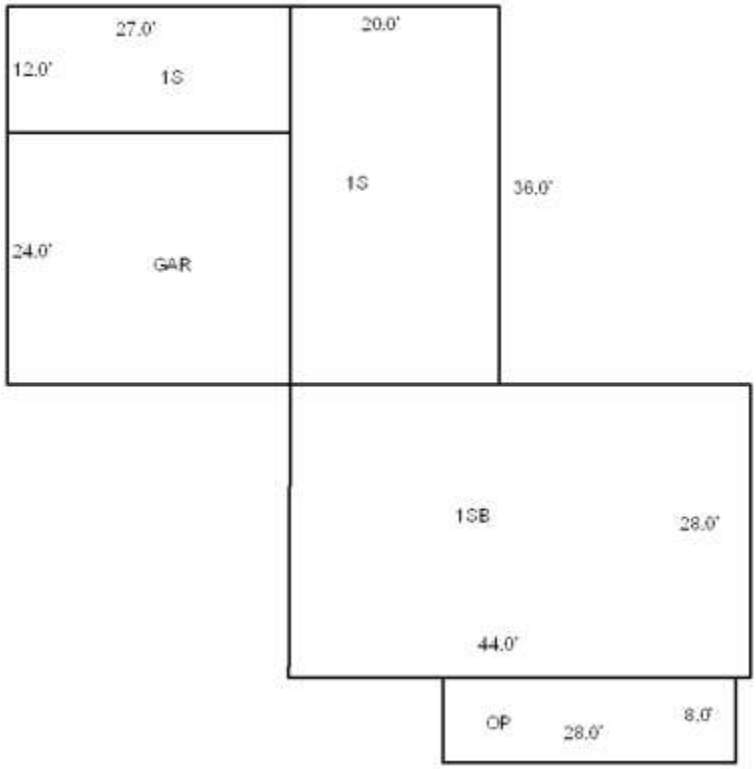
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	221,284

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	185,879

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1988	324	C 100	29.672	Avg.	80%	100%	105%	24.925
1 STORY	1988	720	C 100	65.938	Avg.	80%	100%	105%	55.388
Frame Garage	1988	648	C 100	23.939	Avg.	80%	100%	105%	20.109
Open Frame Porch	1988	224	C 100	9.466	Avg.	80%	100%	105%	7.952
Wood Deck	1988	372	C 100	4.661	Avg-	74%	100%	105%	3.621
Frame Shed	1988	768	D 100	9.615	Avg-	74%	100%	105%	7.471
2,276 SFLA							Outbuilding Total		119,466

Accpt Land 95,500 Accepted Bldg 305,300 Total 400,800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Map/Lot: 009-015-1
Account: 1852 Card: 1 of 1 Location: 12 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/02/1988
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B4922P004
Reference 2	LOT SIZE:3.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.90	Acres-Homesite (Fract)	57,375.00	72,314	100%		72,314
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 3.90					Land Total	84,689

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	234,203
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

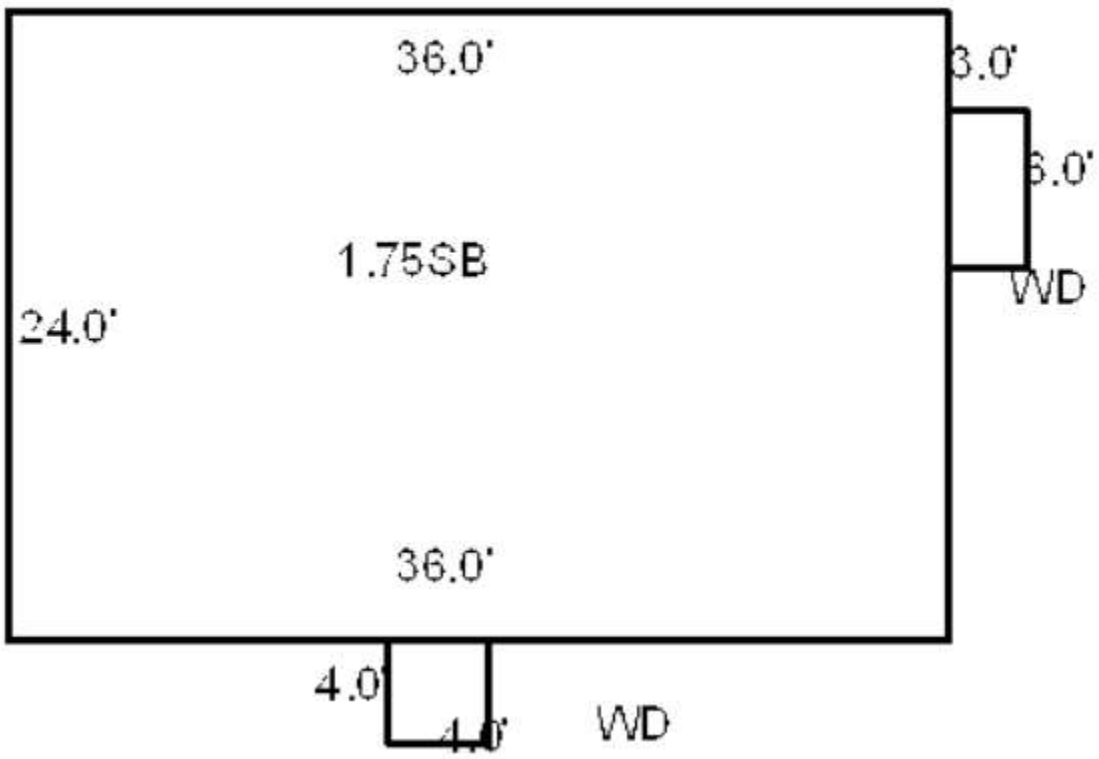
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	GOOD	TYPICAL	Average	Typical	248,755

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	189,054

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1988	18	C 100	226	Avg.	80%	100%	95%	172
WOOD DECK	1988	16	C 100	200	Avg.	80%	100%	95%	152
Frame Garage	1991	896	C 100	32,870	Avg.	80%	100%	95%	24,981
1,512 SFLA							Outbuilding Total		25,305

Accpt Land	84,700	Accepted Bldg	214,400	Total	299,100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WD
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WD

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B9058P0232
Reference 2	LOT SIZE:3.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.90	Acres-Homesite (Fract)	72,675.00	91,598	100%		91,598
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.90					Land Total	107,273

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,380 Sqft	Grade C 100	Base	328,414
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,070
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-5,520
Rooms	7	HEARTHS		HEARTHS	1,600
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

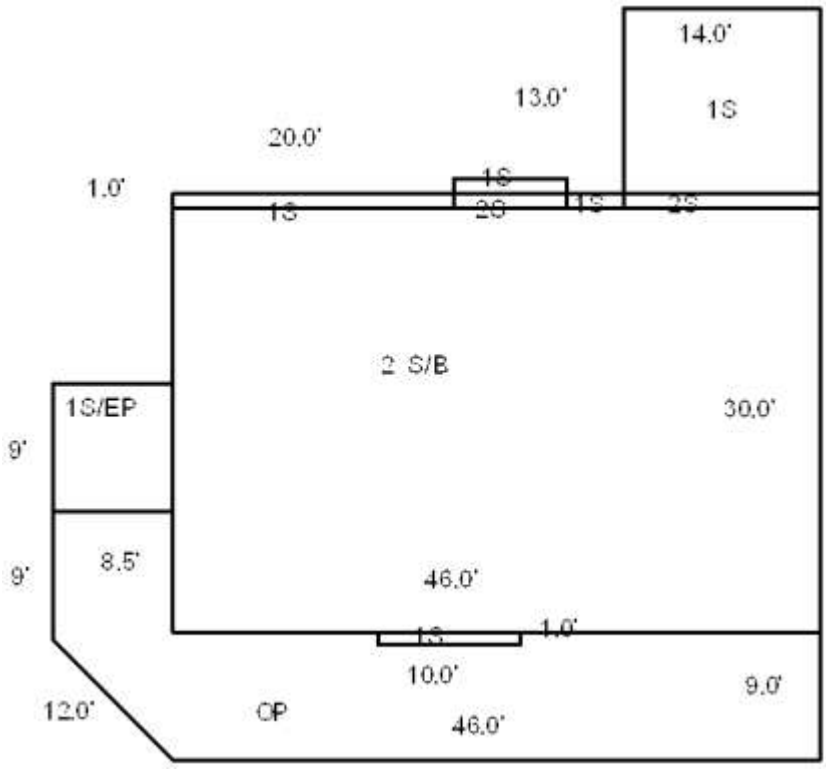
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	TYPICAL	Average	Typical	334,484

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	86%	90%	95%	245,946

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1999	20	C 100	1.832	Ava.	86%	90%	95%	1.347
TWO STORY FRAME	1999	8	C 100	1.296	Ava.	86%	90%	95%	953
1 STORY	1999	8	C 100	733	Ava.	86%	90%	95%	538
1 STORY	1999	4	C 100	366	Ava.	86%	90%	95%	269
TWO STORY FRAME	1999	14	C 100	2.268	Ava.	86%	90%	95%	1.667
ONE STORY FRAME	1999	182	C 100	16.668	Ava.	86%	90%	95%	12.255
Open Frame Porch	1999	526	C 100	22.229	Ava.	86%	90%	95%	16.345
Encl Frame Porch	1999	76	C 100	6.056	Ava.	86%	90%	95%	4.453
ONE STORY FRAME	1999	10	C 100	916	Ava.	86%	90%	95%	674
Wood Deck	1999	100	D 100	1.002	Ava.	85%	100%	95%	809
3,028 SFLA							Outbuilding Total		39,310

Accpt Land	107,300	Accepted Bldg	285,300	Total	392,600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Name: ROGERS, JIMMY C
ROGERS, ALICE L
Map/Lot: 005-052-2
Account: 1854 Card: 1 of 1 Location: 300 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/11/2014
Sale Price	216,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16803P608
Reference 2	LOT SIZE:4.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.10	Acres-Rear Land 1-10	1,710.00	188	100%		188
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.10					Land Total	107,693

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	232,281
Exterior	ALUM/VINYL	Masonry Trim	134Sqft	Trim	670
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,016
Fin. Basement Area	672 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	15,286
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

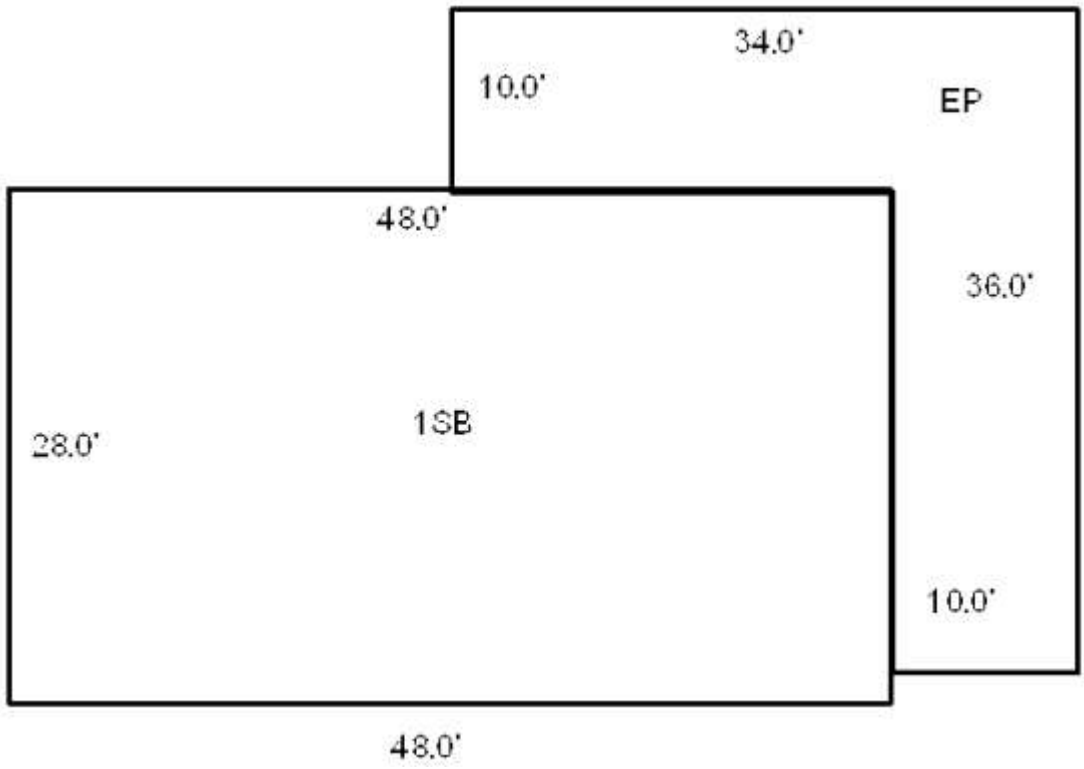
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Above Average	Typical	256,925

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	207,467

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1988	600	C 100	47,808	Avg+	85%	100%	95%	38,605
1.25 ST SHED....	1988	384	C 100	6,912	Avg+	85%	100%	95%	5,581
1,344 SFLA							Outbuilding Total		44,186

Accpt Land	107,700	Accepted Bldg	251,700	Total	359,400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10.0'
48.0'

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date 05/22/2020
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Other Non Valid

Reference 1
Reference 2 LOT SIZE:20.67
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
6.67	Acres-Rear Land 11-20	950.00	6,970	100%		6,970
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 20.67					Land Total	133,285

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	286,953
Exterior	CLAPBOARD	Masonry Trim	100Sqft	Trim	550
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,821
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

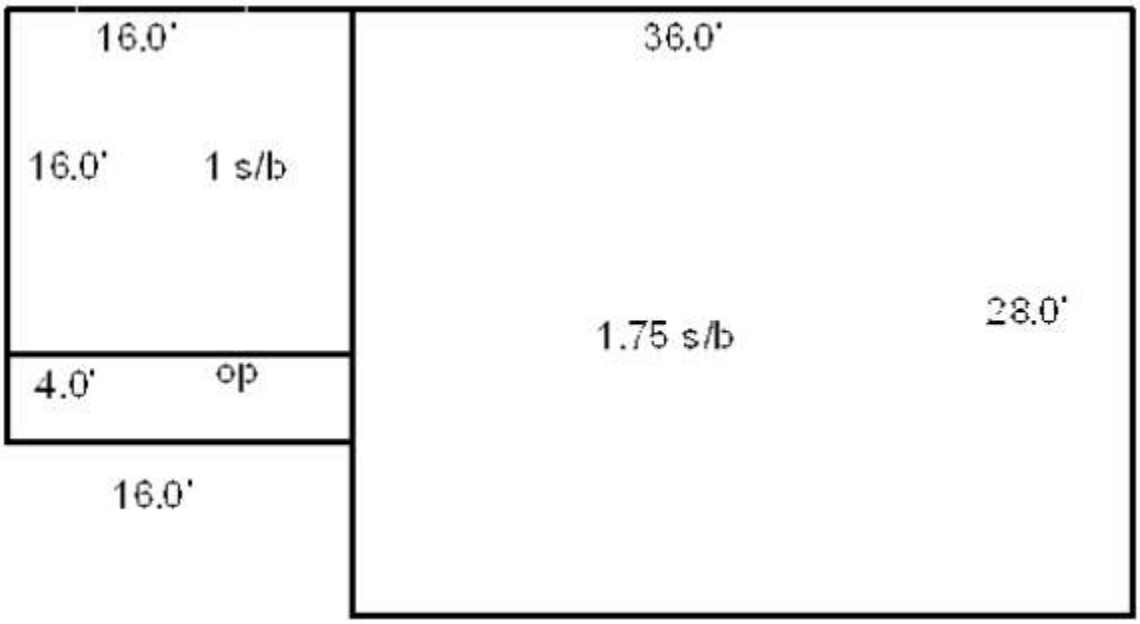
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	306,603

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	82%	100%	95%	238,844

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1991	256	C 110	29.754	Avg.	82%	100%	95%	23,178
Open Frame Porch	1991	64	C 110	2,976	Avg.	82%	100%	95%	2,318
Frame Garage	2002	1120	C 110	45,030	Avg.	82%	100%	95%	35,079
2,020 SFLA							Outbuilding Total		60,575

Accpt Land 133,300 Accepted Bldg 299,400 Total 432,700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16.0'

Account: 1856 Card: 1 of 1 Map/Lot: 002-059-3-1 Location: 229 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	03/09/2007
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15106P72
Reference 2	LOT SIZE:1.46
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.46	Acres-Homesite (Fract)	78,185.00	89,321	100%		89,321
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.46					Land Total	99,771

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,064 Sqft	Grade B 100	Base	368,739
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,299
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

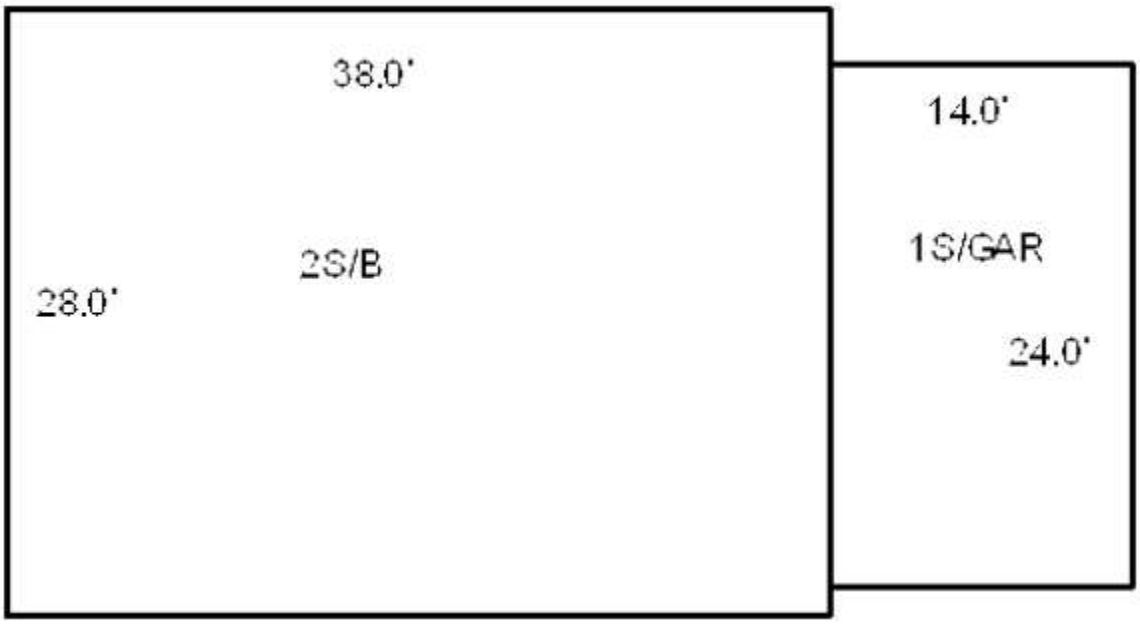
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	399,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	337,951

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY GARAGE..	2005	336	B 100	16.515	Avg.	89%	100%	95%	13.963
2,128 SFLA							Outbuilding Total		13,963

Accpt Land	99,800	Accepted Bldg	351,900	Total	451,700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1S/GAR
2S/B
28.0'
24.0'

Account: 1858 Card: 1 of 1 Map/Lot: 015-008-2 Location: GUPTILLS LN

Neighborhood 35 GUPTILLS LN

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B4704P0126
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	78,185.00	80,244	40%	Topography	32,098
Total Acres 0.50					Land Total	32,098

Accpt Land 32,100 Accepted Bldg 0 Total 32,100

Name: PHILBROOK, JOHN A
PHILBROOK, BARBARA

Map/Lot: 008-036-4
Account: 1859 Card: 1 of 1 Location: 450 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/08/1988
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B4832P0231
Reference 2	LOT SIZE:4.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.70	Acres-Rear Land 1-10	1,710.00	1,317	100%		1,317
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.70					Land Total	108,822

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	247,535
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

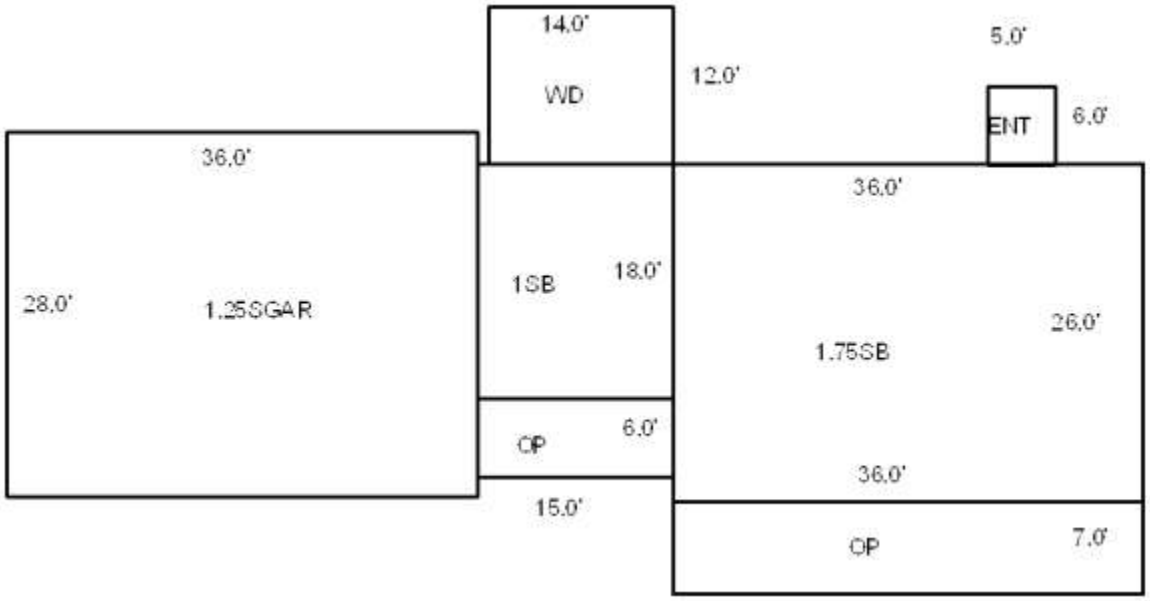
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	268,623

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	206,705

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1989	1008	C 100	42.538	Avg.	81%	100%	95%	32.733
1 Story/BSMT	1989	270	C 100	28.528	Avg.	81%	100%	95%	21.953
Open Frame Porch	1989	90	C 100	3.803	Avg.	81%	100%	95%	2.926
OPEN PORCH	1989	252	C 100	10.771	Avg.	81%	100%	95%	8.289
Wood Deck	1989	168	C 100	2.105	Avg.	81%	100%	95%	1.620
BSMT ENTRY.....	1989	30	C 100	470	Avg.	81%	100%	95%	362
Swimming Pool	1990	1	C 100	12.100	Avg.	99%	100%	95%	11.380
OPEN PORCH	1989	90	C 100	3.924	Avg.	81%	100%	95%	3.019
1,908 SFLA							Outbuilding Total		82,282

Accpt Land 108,800 Accepted Bldg 289,000 Total 397,800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WD
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5.0'
ENT
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28.0'
1.25SGAR
1SB
18.0'
1.75SB
26.0'
OP
6.0'
36.0'
15.0'
OP
7.0'

Map/Lot: 008-006-1
Account: 1860 Card: 1 of 1 Location: 724 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Reference 1 RTODD B19222P140 4/13/2023
Reference 2 LOT SIZE:4.42
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.42	Acres-Rear Land 1-10	1,710.00	790	100%		790
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.42					Land Total	108,295

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 100	Base	251,464
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,616
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

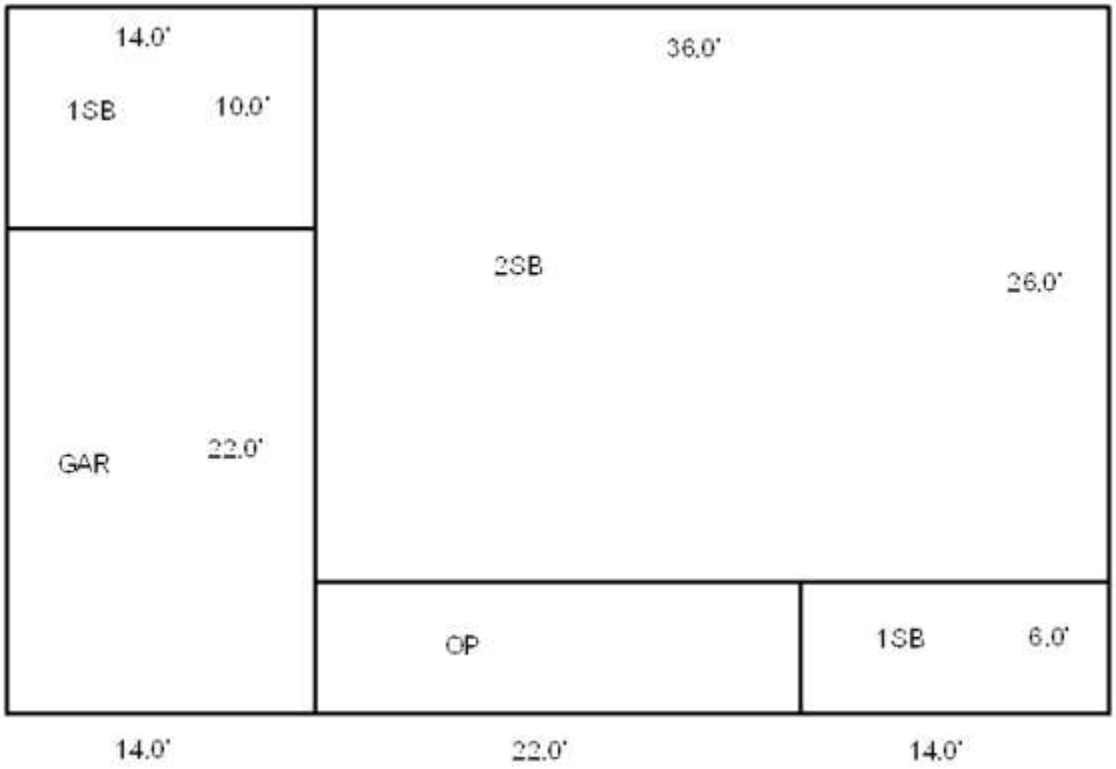
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	272,484

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	209,676

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1989	140	C 100	14.792	Avg.	81%	100%	95%	11,383
Frame Garage	1989	308	C 100	11.696	Avg.	81%	100%	95%	9,000
1 STORY/BASEMENT	1989	84	C 100	8.875	Avg.	81%	100%	95%	6,830
Open Frame Porch	1989	132	C 100	5.578	Avg.	81%	100%	95%	4,292
2,096 SFLA							Outbuilding Total		31,505

Accpt Land 108,300 Accepted Bldg 241,200 Total 349,500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1SB
10.0'
36.0'
2SB
26.0'
GAR
22.0'
OP
1SB
6.0'
14.0'
22.0'
14.0'

Name: HOWARD, DONALD L JR
HOWARD, REBECCA A
Map/Lot: 008-006-2
Account: 1861 Card: 1 of 1 Location: 688 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/23/1989
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B5015P243
Reference 2	LOT SIZE:3.76
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.76	Acres-Homesite (Fract)	72,675.00	91,263	100%		91,263
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.76					Land Total	106,938

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	960 Sqft	Grade C 100	Base	247,038
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,040
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

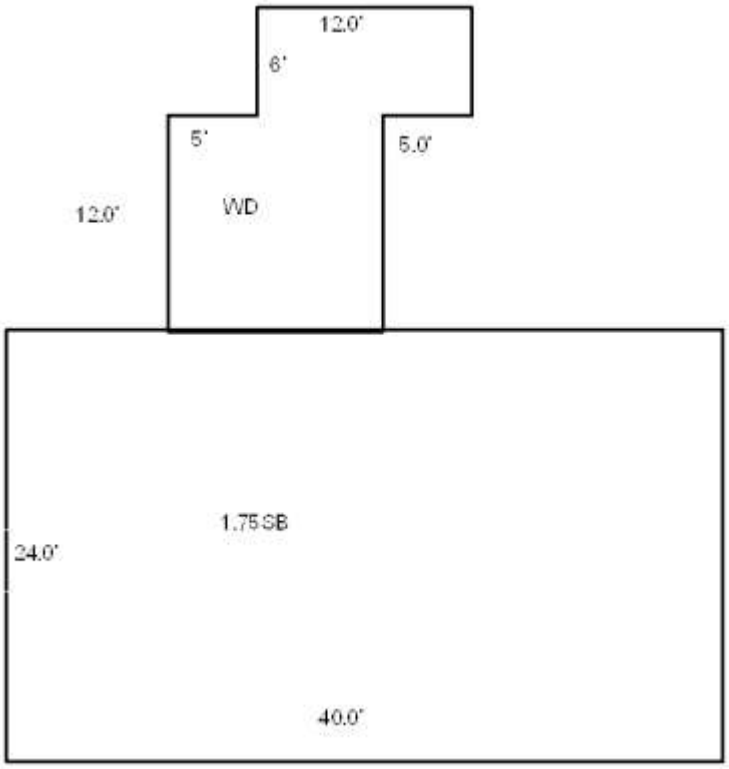
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Above Average	Typical	261,438

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	181,307

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	0	216	C 100	2.706	Avg+	73%	100%	95%	1.876
Frame Garage	2003	784	B 100	37.488	Avg.	87%	100%	95%	30.984
1,680 SFLA							Outbuilding Total		32,860

Accpt Land	106,900	Accepted Bldg	214,200	Total	321,100


12.0'
6'
5'
5.0'
12.0'
WD
1.75 SB
24.0'
40.0'

Name: NORTON, SHANE
NORTON, VERONICA E
Map/Lot: 006-024-2
Account: 1862 Card: 1 of 1 Location: 8 MEETING HOUSE RD

Neighborhood 50	MILL LANE
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B5280P0214
Reference 2	LOT SIZE:4.03
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 1

Sale Data

Sale Date	12/22/1989
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.03	Acres-Rear Land 1-10	1,710.00	56	100%		56
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.03					Land Total	107,561

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	260,867
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

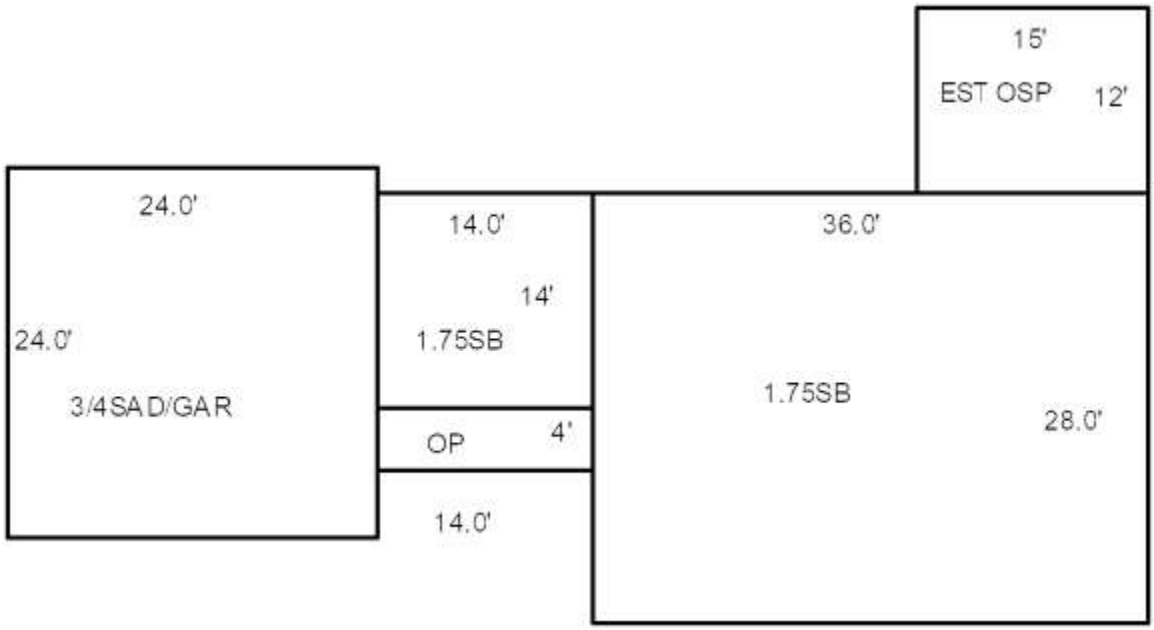
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	279,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	209,413

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	1985	576	C 100	50.308	Avg.	79%	100%	95%	37.756
1.75 Story/BSMT	1985	196	C 100	31.064	Avg.	79%	100%	95%	23.314
Open Frame Porch	1985	56	C 100	2.367	Avg.	79%	100%	95%	1.776
Wood Deck	1985	80	C 100	1.002	Avg.	79%	100%	95%	752
OPEN SCR PORCH	1985	180	C 100	8.212	Avg.	79%	100%	95%	6.163
1.50 ST BARN....	2022	720	C 110	36.569	Avg.	98%	100%	95%	34.046
2,539 SFLA							Outbuilding Total		103,807

Accpt Land	107,600	Accepted Bldg	313,200	Total	420,800


15'
EST OSP
12'
24.0'
14.0'
36.0'
14'
24.0'
1.75SB
1.75SB
3/4SAD/GAR
28.0'
OP
4'
14.0'

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Private
Reference 1	B13591P020
Reference 2	LOT SIZE:4.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.60	Acres-Rear Land 1-10	1,710.00	1,129	100%		1,129
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.60					Land Total	108,634

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

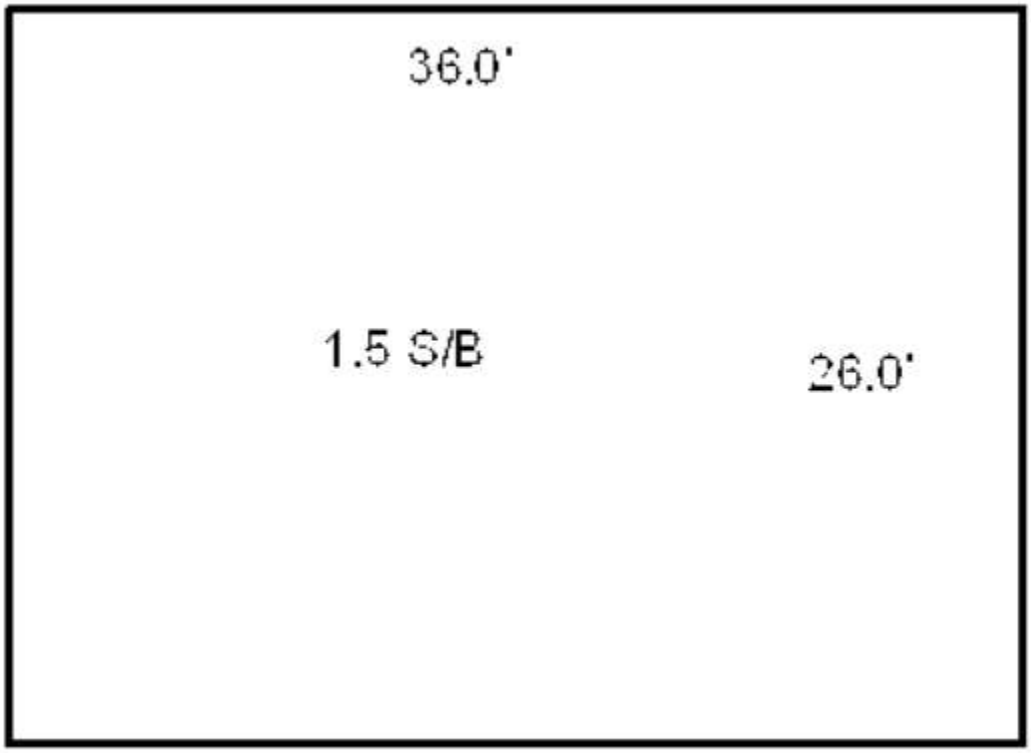
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Above Average	Typical	259,559

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	216,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1996	60	C 100	752	Avg.	83%	100%	95%	593
Frame Shed	1996	120	C 100	1,878	Avg.	83%	100%	95%	1,481
1,638 SFLA							Outbuilding Total		2,074

Accpt Land	108,600	Accepted Bldg	219,100	Total	327,700


36.0'
1.5 S/B
26.0'

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B9963P0037
Reference 2 LOT SIZE:4.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.60	Acres-Rear Land 1-10	1,710.00	1,129	100%		1,129
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.60					Land Total	108,634

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	255,752
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

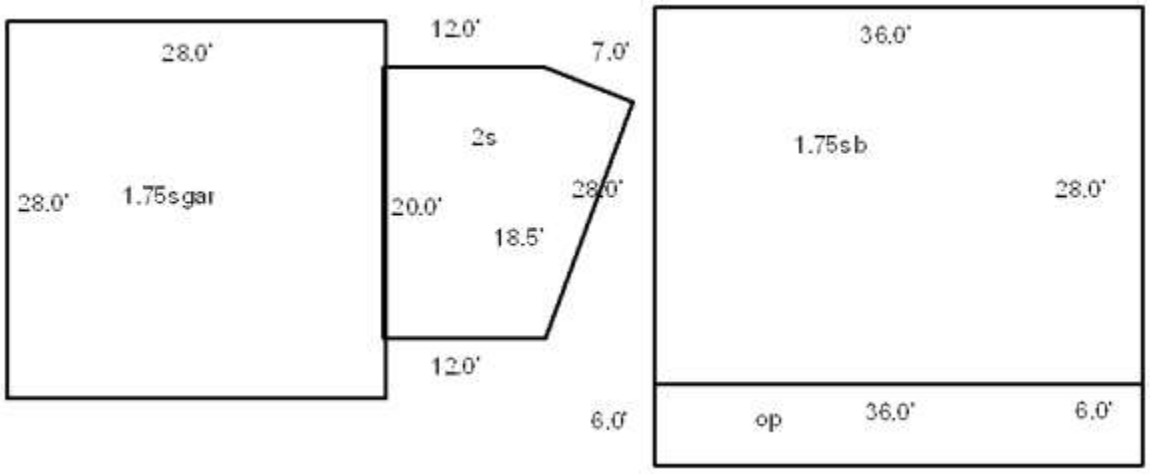
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	276,526

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	218,041

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1993	216	C 100	9.128	Avg.	83%	100%	95%	7.197
1.75 ST GARAGE..	2003	784	C 100	41.953	Avg.	83%	100%	95%	33.080
1 & 3/4 STORY FR	2003	305	C 100	44.042	Avg.	83%	100%	95%	34.727
Frame Garage	1998	1058	B 100	50.315	Avg+	87%	100%	95%	41.585
Swimming Pool	1997	1	C 100	12.100	Avg.	99%	100%	95%	11.380
2,298 SFLA							Outbuilding Total		127,969

Accpt Land 108,600 Accepted Bldg 346,000 Total 454,600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28.0'
18.5'
12.0'
6.0'
op
36.0'
6.0'

Neighborhood 54 STAPLES

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	10/30/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15758P576
Reference 2	LOT SIZE:4.02
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
0.02	Acres-Rear Land 1-10	3,045.00	67	100%		67
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 4.02					Land Total	105,285

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	1,232 Sqft	Grade C 100	Base	282,300
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,468
Rooms	9	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

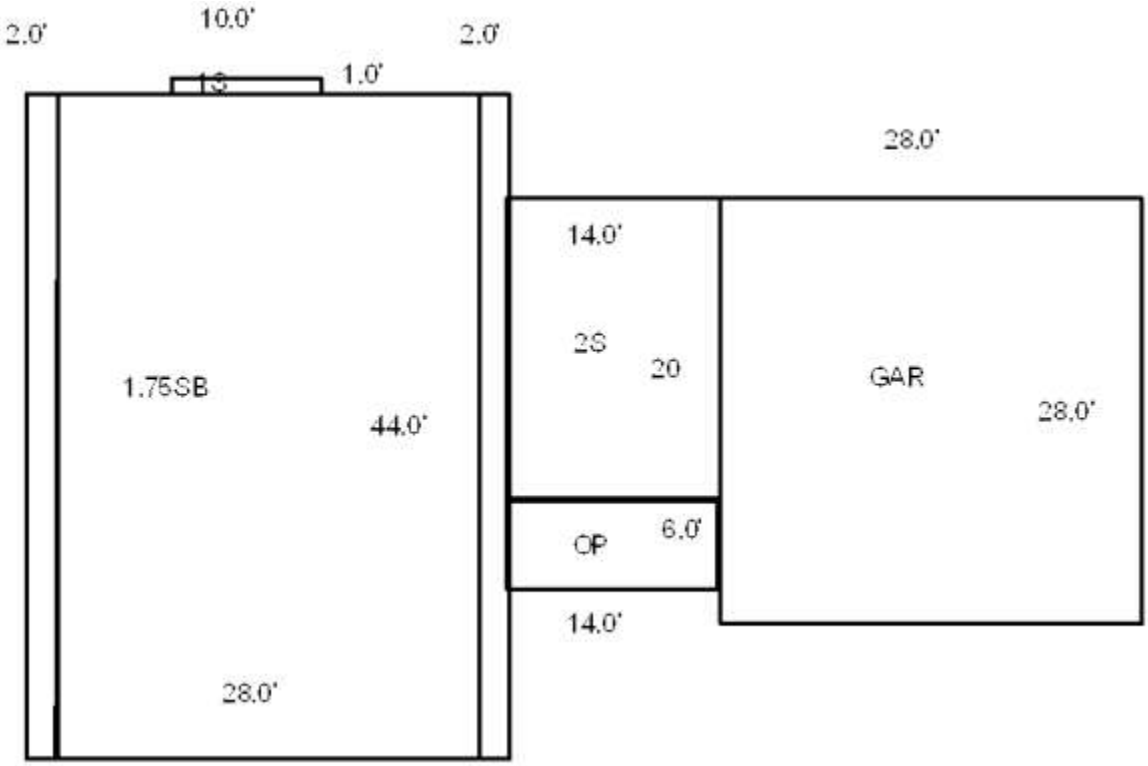
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	TYPICAL	TYPICAL	Average	Typical	304,616

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	105%	252,679

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1985	88	C 100	8.059	Avg.	79%	100%	105%	6.685
1 STORY	1985	88	C 100	8.059	Avg.	79%	100%	105%	6.685
Open Frame Porch	1985	84	C 100	3.550	Avg.	79%	100%	105%	2.944
TWO STORY FRAME	1985	280	C 100	45.363	Avg.	79%	100%	105%	37.629
Frame Garage	1985	784	C 100	28.837	Avg.	79%	100%	105%	23.920
1 STORY	1985	10	C 100	916	Avg.	79%	100%	105%	760
2,902 SFLA							Outbuilding Total		78,623

Accpt Land 105,300 Accepted Bldg 331,300 Total 436,600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ATTN: PRESCOTT HEIGHTS Map/Lot: 002-021
Account: 1866 Card: 1 of 2 Location: 78 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B3381P0222
Reference 2 LOT SIZE:6
Tran/Land/Bldg 900 9 7
X..... B Y..... 0
Exemption(s) 14 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
2.00	Acres-Rear Land 1-10	3,045.00	6,699	100%		6,699
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 6.00					Land Total	111,917

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,400 Sqft	Grade B 100	Base	514,680
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	9 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,820
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	13,650
Rooms	48	HEARTHS		HEARTHS	2,080
Bedrooms	24	Add Fixtures	0		
Baths	12	Half Baths	12	Plumbing	223,080
Attic	None			Attic	0
FirePlaces	2			Fireplace	13,371
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

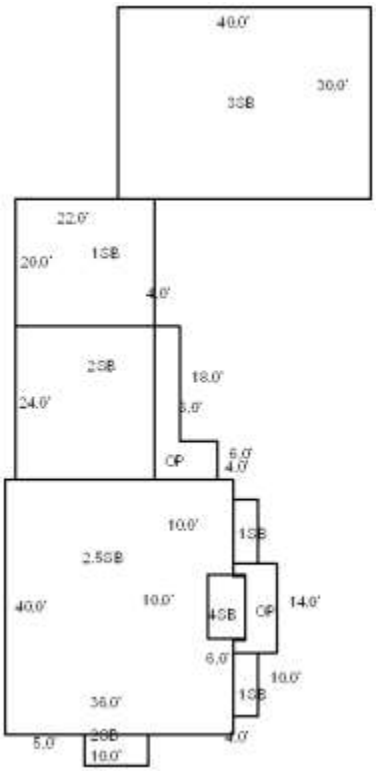
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	1985	GOOD	GOOD	Above Average	Typical	768,681

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	81%	105%	477,247

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
THREE STORY FR	1900	1200	B 100	274.700	Avg+	73%	81%	105%	170.552
1 Story/BSMT	1900	440	B 100	60.437	Avg+	73%	81%	105%	37.523
2 Story/BSMT	1900	528	B 100	116.035	Avg+	73%	81%	105%	72.042
Open Frame Porch	1900	132	B 100	7.251	Avg+	73%	100%	105%	5.558
3 Story/BSMT	1900	60	B 100	14.834	Avg+	73%	81%	105%	9.210
1 STORY/BASEMENT	1900	40	B 100	5.494	Avg+	73%	81%	105%	3.412
OPEN PORCH	1900	78	B 100	4.442	Avg+	73%	100%	105%	3.405
1 STORY/BSMT	1900	40	B 100	5.494	Avg+	73%	81%	105%	3.412
TWO STORY FRAME	1900	50	B 100	10.530	Avg+	73%	81%	105%	6.538
Frame Shed	2013	64	C 100	1.002	Avg.	100%	100%	105%	1.052
8,956 SFLA							Outbuilding Total		312,704

Accpt Land 111,900 Accepted Bldg 790,000 Total 901,900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Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B3381P0222
Reference 2	LOT SIZE:6
Tran/Land/Bldg	900 0 0
X.....	0 Y..... 0
Exemption(s)	14 0 0 Land Schedule 4

Dwelling Description

Conventional	Two Story	2,304 Sqft	Grade B 100	Replacement Cost New Base	727,571
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	8 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	2,246
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	17,971
Rooms	36	HEARTHS			
Bedrooms	16	Add Fixtures	0		
Baths	8	Half Baths	8	Plumbing	151,008
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

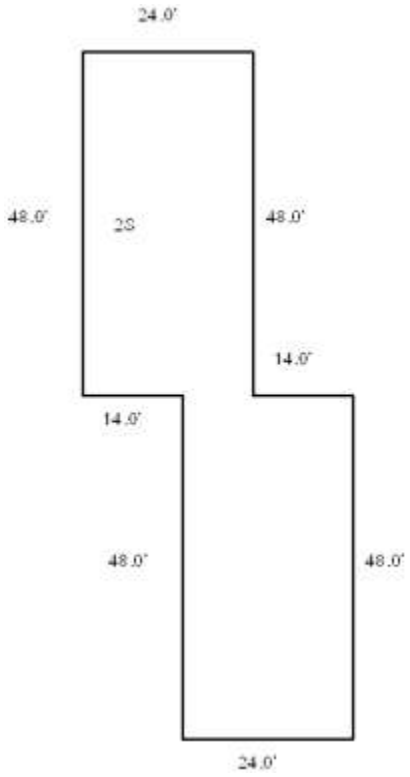
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	GOOD	Average	Typical	898,796

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	90%	105%	670,996

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORAGE	2006	140	B 100	2.280	Avg.	79%	100%	105%	1,891
4,608 SFLA							Outbuilding Total		1,891

Accpt Land	0	Accepted Bldg	672,900	Total	672,900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Card	Calculated Land	Calculated Building	Calculated Total	Correlated Land	Correlated Building	Correlated Total
1	111,900	790,000	901,900	111,900	790,000	901,900
2	0	672,900	672,900	0	672,900	672,900
TOTAL	111,900	1,462,900	1,574,800	111,900	1,462,900	1,574,800

Map/Lot: 003-092-1
Account: 1867 Card: 1 of 1 Location: 209 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date	12/03/2004
Sale Price	321,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 RTODD B19144P47
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade B 100	Base	297,559
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Crawl	Basement	265
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,365
Rooms	9	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	Floor & Stairs			Attic	2,122
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

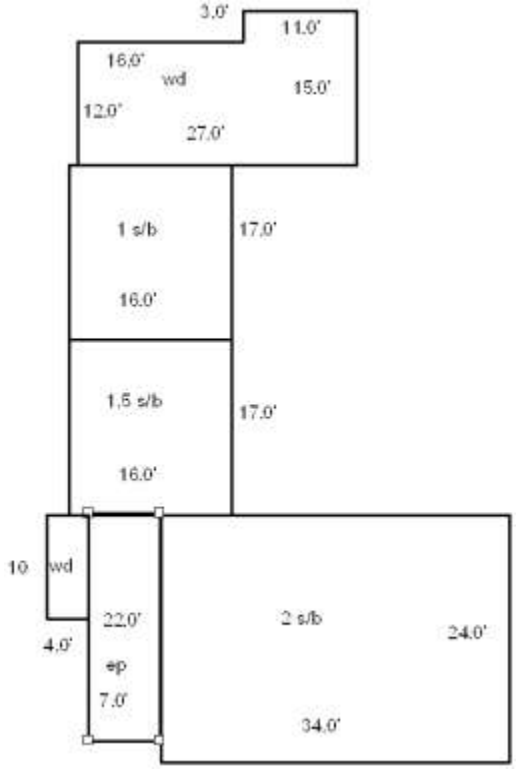
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1880	1992	GOOD	TYPICAL	Above Average	Typical	314,215

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	105%	240,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1880	357	B 100	5.815	Avg+	73%	100%	105%	4.457
1 Story/BSMT	1880	272	B 100	37.362	Avg+	73%	100%	105%	28.638
1 & 1/2 STORY FR	1880	272	B 100	47.323	Avg+	73%	100%	105%	36.273
Encl Frame Porch	1880	154	B 100	15.952	Avg+	73%	100%	105%	12.227
WOOD DECK	1880	40	B 100	651	Avg+	73%	100%	105%	499
1 ST BARN.....	1880	2639	D 100	67.070	Poor	45%	100%	105%	31.691
Frame Shed	1960	170	D 100	2.128	Avg-	60%	100%	105%	1.341
2,312 SFLA							Outbuilding Total		115,126

Accpt Land	98,900	Accepted Bldg	356,000	Total	454,900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Name: HOVEN, MARK C
HOVEN, ABIGAIL W
Map/Lot: 003-091-1
Account: 1868 Card: 1 of 1 Location: 201 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/12/2021
Sale Price	599,750
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17919P87
Reference 2	LOT SIZE:2.03
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.03	Acres-Homesite (Fract)	74,130.00	87,526	100%		87,526
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.03					Land Total	99,076

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	980 Sqft	Grade B 100	Base	331,042
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,274
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,644
Rooms	11	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,456
Attic	Floor & Stairs			Attic	2,548
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

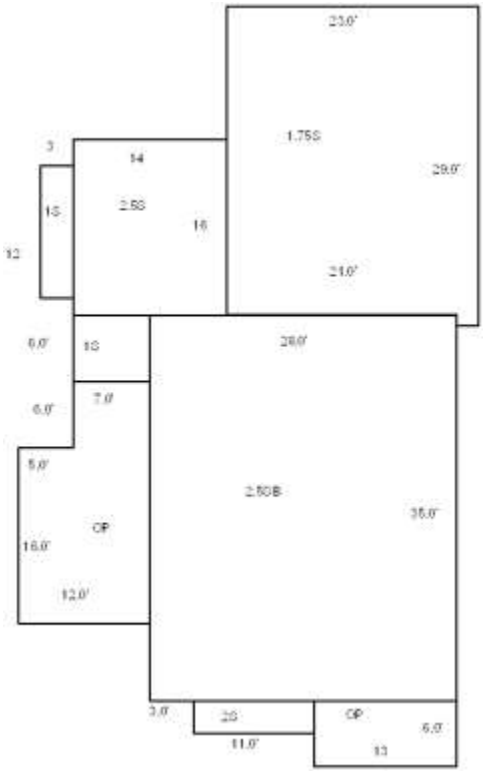
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1890	1990	TYPICAL	TYPICAL	Good	Typical	371,004

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	78%	100%	105%	303,852

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 3/4 STORY FR	1890	646	B 100	121.267	Good	78%	100%	105%	99.317
2 & 1/2 STORY FR	1890	224	B 100	48.205	Good	78%	100%	105%	39.480
ONE STORY FRAME	1890	78	B 100	9.286	Good	78%	100%	105%	7.605
Open Frame Porch	1890	234	B 100	12.856	Good	78%	100%	105%	10.529
TWO STORY FRAME	1890	33	B 100	6.950	Good	78%	100%	105%	5.692
OPEN PORCH	1890	78	B 100	4.442	Good	78%	100%	105%	3.638
PATIO	1890	464	B 100	3.776	Good	78%	100%	105%	3.092
Swimming Pool	1890	1	E 100	6.050	Poor	99%	100%	105%	6.290
1.25 ST BARN....	1890	1440	C 100	55.567	Good	78%	100%	105%	45.509
Generator	1890	14000	B 100	6.500	Good	78%	100%	105%	5.324
3,794 SFLA							Outbuilding Total		226,476

Accpt Land	99,100	Accepted Bldg	530,300	Total	629,400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Name: FLEIG, WILLIAM H
FLEIG, SUE E
Map/Lot: 003-082-1
Account: 1869 Card: 1 of 1 Location: 113 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/24/1996
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B8039P0288
Reference 2	LOT SIZE:1.83
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Homesite (Fract)	74,130.00	86,623	100%		86,623
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.83					Land Total	98,173

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	560 Sqft	Grade C 100	Base	177,913
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	840
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% Central	Heat	2,940
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

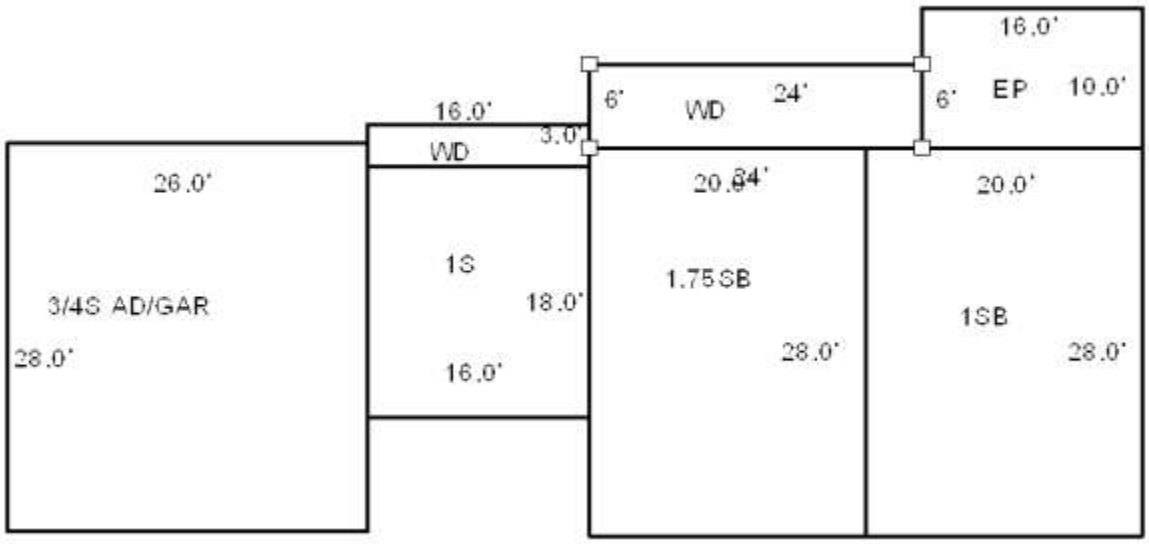
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	189,613

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	159,275

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	1988	728	C 100	63.584	Ava.	80%	100%	105%	53.410
ONE STORY FRAME	1988	288	C 100	26.375	Ava.	80%	100%	105%	22.155
Wood Deck	1988	48	C 100	601	Ava.	80%	100%	105%	505
1 Storv/BSMT	1988	560	C 100	59.170	Ava.	80%	100%	105%	49.703
Encl Frame Porch	1988	160	C 100	12.749	Ava.	80%	100%	105%	10.709
1 ST BARN.....	2001	576	C 100	19.245	Ava.	86%	100%	105%	17.379
WOOD DECK	2007	144	C 100	1.804	Ava.	80%	100%	105%	1.515
2,374 SFLA							Outbuilding Total		155,376

Accpt Land	98,200	Accepted Bldg	314,700	Total	412,900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Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B4274P0113
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 86 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	70%	Access	63,133
1.00	Acres-Rear Land 1-10	2,400.00	2,640	100%		2,640
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 5.00					Land Total	76,773

Dwelling Description

				Replacement Cost New	
Conventional	Three Story	160 Sqft	Grade D 100	Base	93,084
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	None	Basement	64
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-768
Rooms	5	HEARTHS		HEARTHS	1,280
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

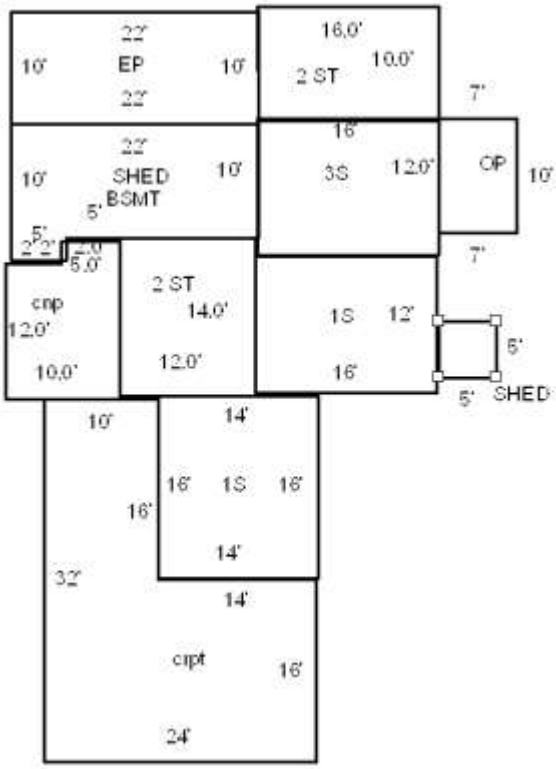
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1976	0	OLD TYPE	Old Type	Average	Inadeq.	93,660

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
STYLE.....	None	74%	86%	100%	59,605

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
CARPORT.....	1976	544	D 100	4.774	Avg.	74%	86%	100%	3,038
TWO STORY FRAME	1976	160	D 100	20.738	Avg.	74%	86%	100%	13,198
ONE STORY FRAME	1976	192	D 100	14.066	Avg.	74%	86%	100%	8,952
Open Frame Porch	1976	250	D 100	8.452	Avg.	74%	86%	100%	5,378
Frame Shed	1976	25	D 100	313	Avg.	74%	86%	100%	200
TWO STORY FRAME	1976	168	D 100	21.774	Avg.	74%	86%	100%	13,857
Frame Shed	1976	230	C 100	3.600	Avg.	74%	86%	100%	2,291
Unfin Basement	1976	230	D 100	2.594	Avg.	74%	86%	100%	1,651
Encl Frame Porch	1976	220	D 100	14.024	Avg.	74%	86%	100%	8,925
SOLAR CL3 /KW	2019			----SOUND VALUE----					15,000
1,328 SFLA								Outbuilding Total	72,490

Accpt Land	76,800	Accepted Bldg	132,100	Total	208,900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Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Reference 1	B4274P0113
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 0 98
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	576	1976	D 100	24.739	Avg.	67%	100%	100%	16,575
Res. Greenhouse	96	0	D 100	0	D Gr	67%	100%	100%	0
SOLAR CL4 /KW	2019	1	D 100	0	D Gr	67%	100%	100%	0
SOLAR CL4 /KW	2009	1	D 100	0	D Gr	67%	100%	100%	0
SOLAR CL4 /KW	2011	1	D 100	0	D Gr	67%	100%	100%	0
1,328 SFLA							Outbuilding Total		16,575

Accpt Land 0 Accepted Bldg 16,600 Total 16,600

Card	Calculated Land	Calculated Building	Calculated Calc. Total	Correlated Land	Correlated Building	Correlated Total
1	76,800	132,100	208,900	76,800	132,100	208,900
2	0	16,600	16,600	0	16,600	16,600
TOTAL	76,800	148,700	225,500	76,800	148,700	225,500

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/07/1988
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B4895P0172
Reference 2	LOT SIZE:6.1
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.10	Acres-Rear Land 1-10	1,710.00	3,950	100%		3,950
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.10					Land Total	111,455

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	1,084 Sqft	Grade C 110	Base	263,558
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,789
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,366
Rooms	8	HEARTHS		HEARTHS	1,760
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

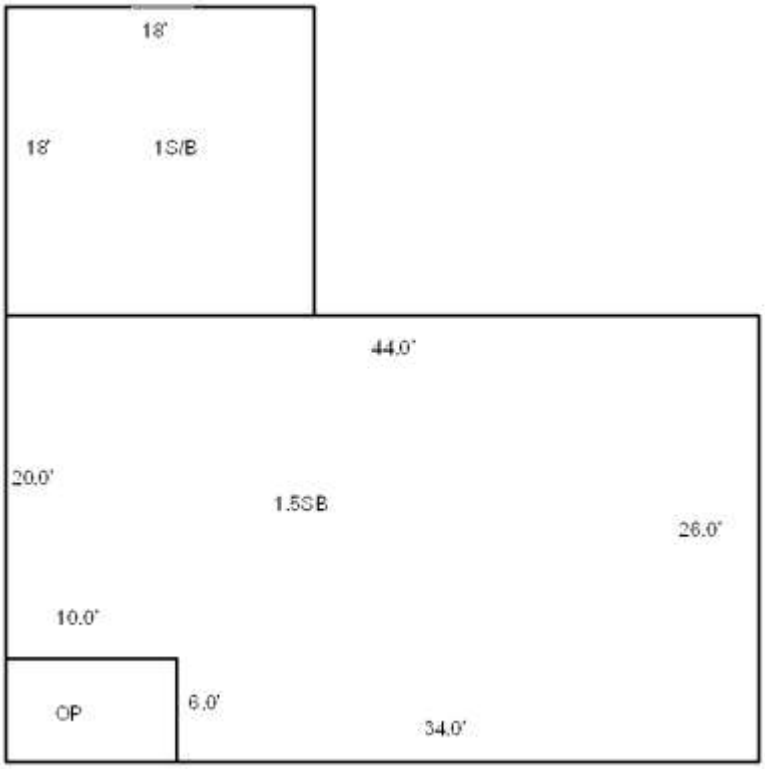
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	GOOD	TYPICAL	Average	Typical	281,185

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	216,372

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1989	60	C 110	2.790	Avg.	81%	100%	95%	2.147
Frame Shed	1997	180	D 100	2.254	Avg.	84%	100%	95%	1.798
1.25 ST GARAGE..	1997	1008	C 100	42.538	Avg.	84%	100%	95%	33.945
ONE STORY FRAME	2004	324	C 110	32.639	Avg.	81%	100%	95%	25.116
Frame Shed	2019	640	C 100	10.016	Avg.	96%	80%	95%	7.307
1,950 SFLA							Outbuilding Total		70,313

Accpt Land	111,500	Accepted Bldg	286,700	Total	398,200


18'
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1S/B
44.0'
20.0'
1.5SB
26.0'
10.0'
OP
6.0'
34.0'

Name: SAMUELSON, ROBERT NILS
DIEBOLT, KAREN LEE
Map/Lot: 002-021-1A
Account: 1872 Card: 1 of 1 Location: 90 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/16/2022
Sale Price	415,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:5.5
Tran/Land/Bldg	101 1 11
X.....	9 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
1.50	Acres-Rear Land 1-10	3,045.00	5,024	100%		5,024
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.50					Land Total	110,242

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	392 Sqft	Grade C 100	Base	134,331
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	588
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,764
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

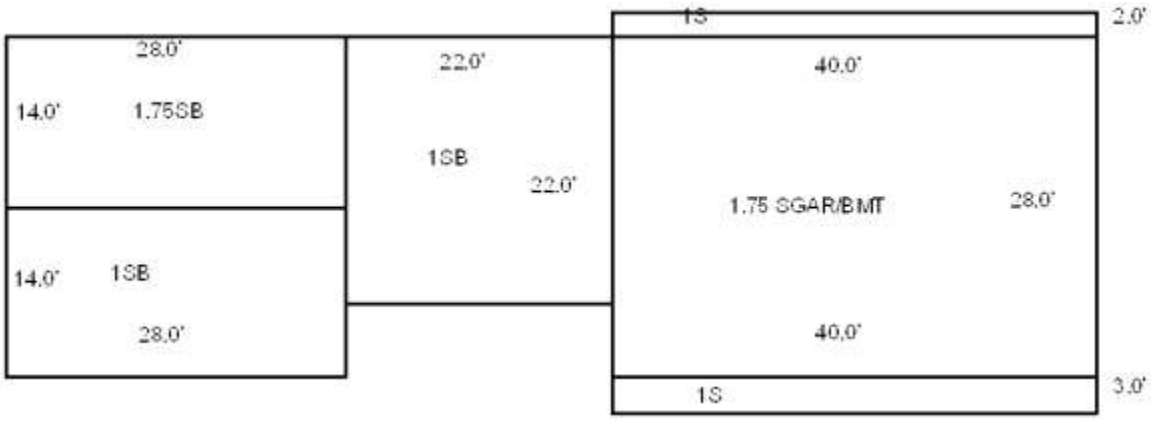
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Average	Typical	149,883

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	105%	127,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	1989	392	C 100	62.128	Avg.	81%	100%	105%	52,840
1 Story/BSMT	1989	484	C 100	51.139	Avg.	10%	50%	105%	2,685
3/4 ST GAR/BSMT	1989	1120	C 100	44.453	Avg.	81%	100%	105%	37,807
1 STORY	1989	80	C 100	7.326	Avg.	81%	100%	105%	6,231
1 STORY	1989	120	C 100	10.990	Avg.	81%	100%	105%	9,347
2.00 ST BARN....	2003	1296	C 100	66.853	Avg.	87%	100%	105%	61,070
KITCHEN-ADDL/ADU	1989	1	C 100	5,500	Avg.	81%	100%	105%	4,678
1,958 SFLA							Outbuilding Total		174,658

Accpt Land 110,200 Accepted Bldg 302,100 Total 412,300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22.0'
40.0'
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1SB
22.0'
1.75 SGAR/BMT
28.0'
14.0'
1SB
28.0'
40.0'
1S
3.0'

Map/Lot: 001-067
Account: 1873 Card: 1 of 1 Location: 16 OLD COUNTY RD

Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 1
Topography	Above Street
Utilities	Well & Septic
Street	Semi-Improved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	B14588P286
Reference 2	LOT SIZE: 10.34 (split 6/13/18)
Tran/Land/Bldg	101 1 11
X.....	HSEU Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
6.34	Acres-Rear Land 1-10	2,280.00	15,901	100%		15,901
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 10.34					Land Total	125,143

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 110	Base	251,152
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,155
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,620
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

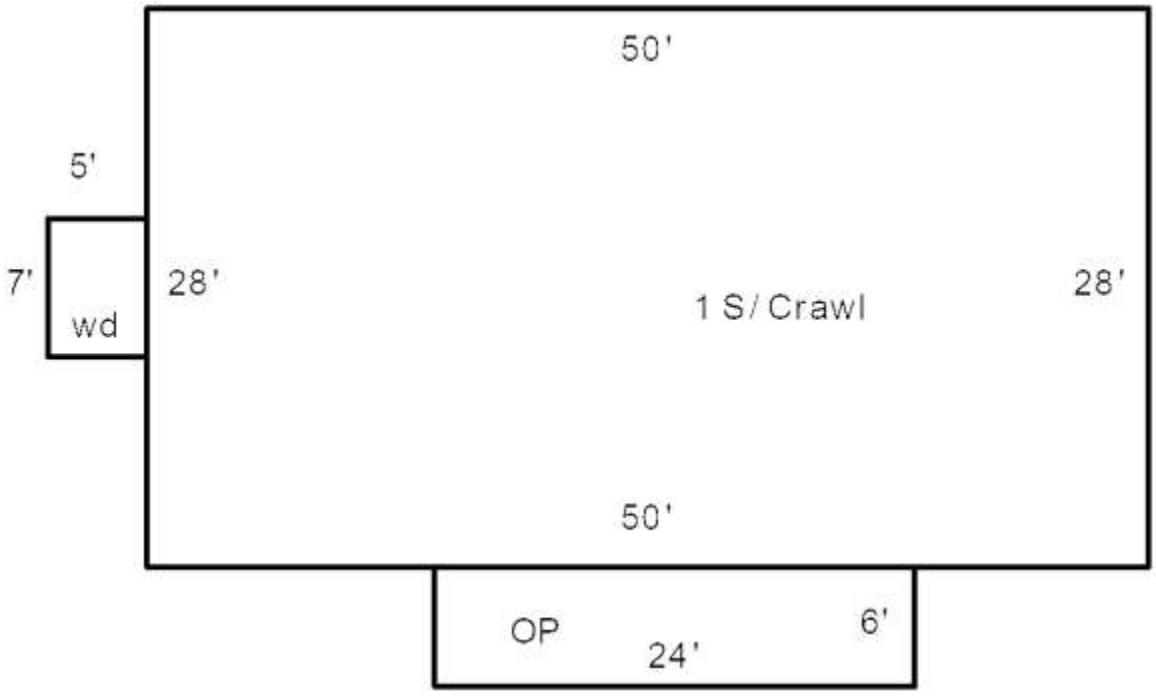
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	265,639

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	244,786

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	144	C 110	6,694	Avg.	97%	90%	95%	5,552
Wood Deck	2021	35	C 110	483	Avg.	97%	100%	95%	446
PATIO	2021	120	C 110	826	Avg.	97%	100%	95%	761
Frame Shed	2021			----SOUND VALUE----					0
Frame Shed	2021	112	C 110	1,928	Avg.	97%	100%	95%	1,776
1,400 SFLA							Outbuilding Total		8,535

Accpt Land 125,100 Accepted Bldg 253,300 Total 378,400


50'
5'
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28'
1 S/ Crawl
28'
50'
OP
24'
6'

Account: 1874 Card: 1 of 1 Map/Lot: 001-027-5 Location: 285 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved
Reference 1	B14310P351
Reference 2	LOT SIZE:0.65
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 15 0 Land Schedule 2

Sale Data

Sale Date	12/06/2004
Sale Price	145,000
Sale Type	Mobile Home
Financing	
Verified	
Validity	Arms Length Sale

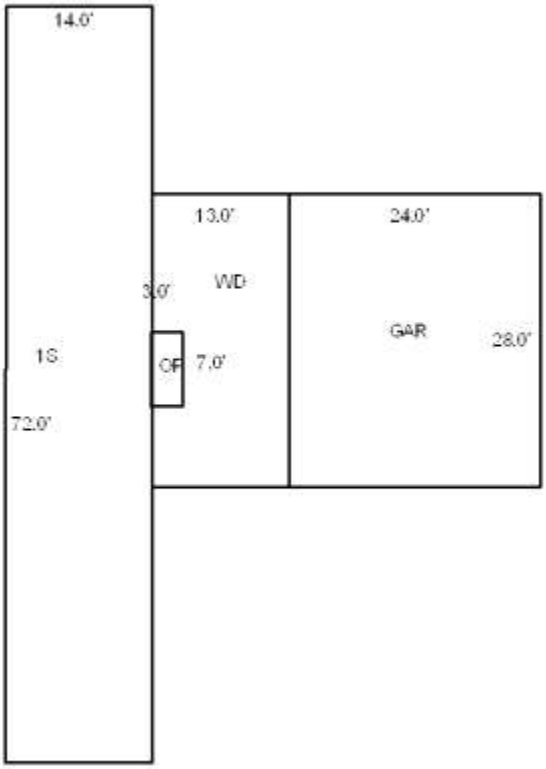
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.65	Acres-Homesite (Fract)	78,185.00	82,377	100%		82,377
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.65					Land Total	92,827

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1985	14X72	A 100	40.248	Good	65%	100%	95%	24.853
MH OPEN PORCH...	1985	21	C 100	272	Avg.	77%	100%	95%	199
Wood Deck	1985	364	C 100	4.561	Avg.	77%	100%	95%	3.336
Frame Garage	1985	672	C 100	24.804	Avg.	77%	100%	95%	18.144
Frame Shed	1985	100	C 100	1.565	Good	65%	100%	95%	966
1,008 SFLA							Outbuilding Total		47,498

Accpt Land	92,800	Accepted Bldg	47,500	Total	140,300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72.0'

Map/Lot: 001-013-1
Account: 1875 Card: 1 of 1 Location: 52 DENNETT RD

Neighborhood 2	DENNETT RD
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B7482P0119
Reference 2	LOT SIZE:1.03
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	07/20/1995
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Homesite (Fract)	78,185.00	86,258	100%		86,258
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.03					Land Total	96,708

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

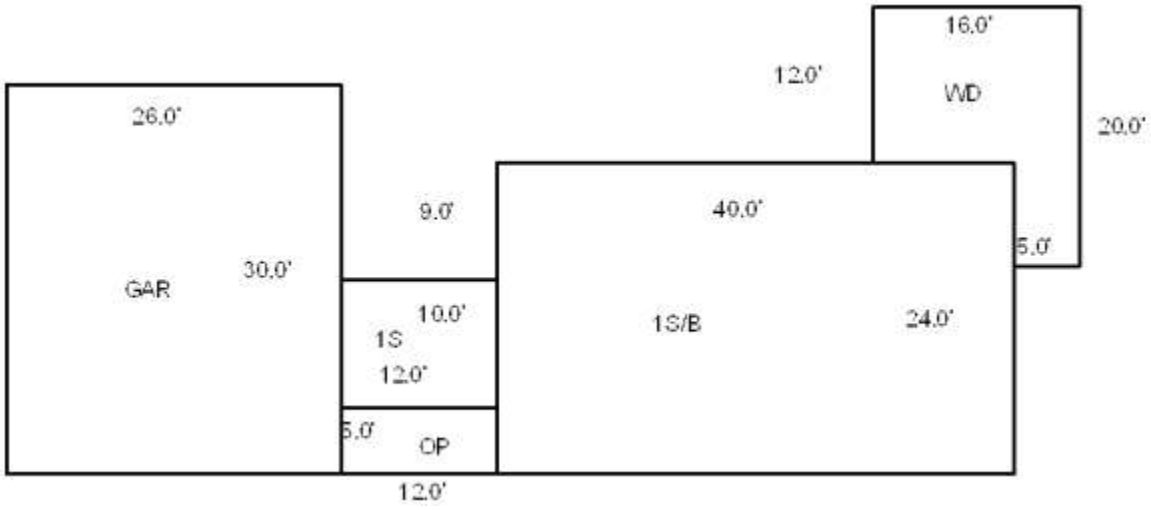
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	176,855

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	95%	134,410

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2000	780	C 100	28.693	Avg.	80%	100%	95%	21.806
Open Frame Porch	2000	60	C 100	2.536	Avg.	80%	100%	95%	1.928
ONE STORY FRAME	2000	120	C 100	10.990	Avg.	80%	100%	95%	8.352
Wood Deck	1988	232	C 100	2.907	Avg.	80%	100%	95%	2.210
1,080 SFLA							Outbuilding Total		34,296

Accpt Land	96,700	Accepted Bldg	168,700	Total	265,400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24.0'
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OP
12.0'

Name: RONALD P BLAIS & EVELYN A BLAIS,
THE RONALD P BLAIS AND EVELYN A BLAIS
Map/Lot: 003-052-1
Account: 1876 Card: 1 of 1 Location: 332 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	03/16/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B15823P230
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	72,675.00	85,680	100%		85,680
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.00					Land Total	101,355

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 100	Base	246,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,616
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

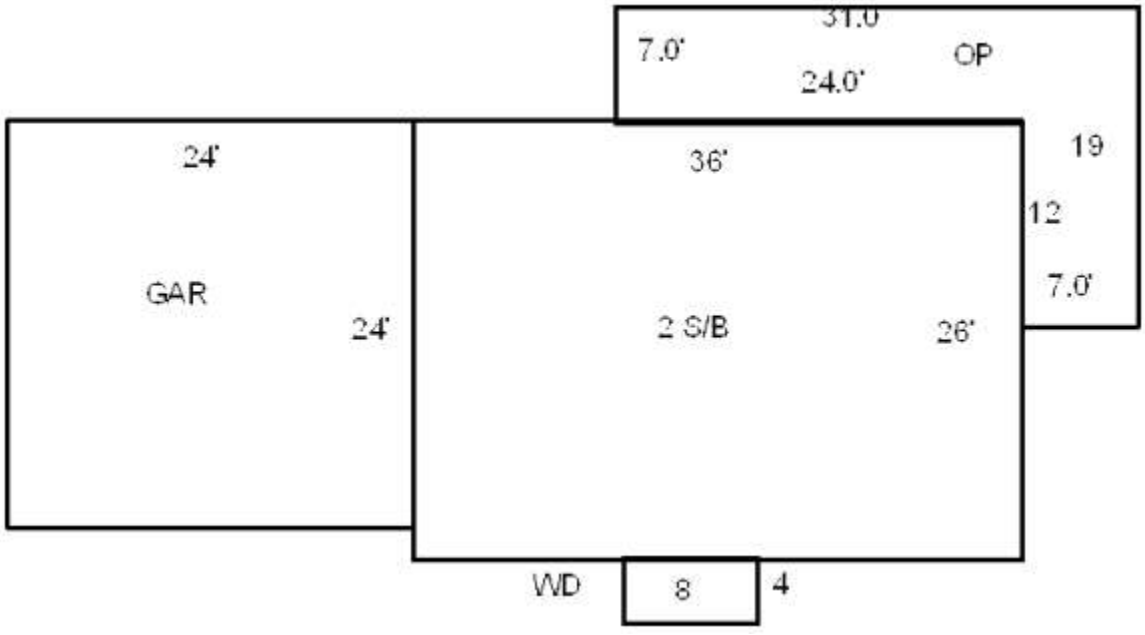
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	266,753

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	230,608

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2008	576	C 100	21.347	Avg.	91%	100%	95%	18.455
Wood Deck	2008	32	C 100	401	Avg.	91%	100%	95%	347
Open Frame Porch	2008	301	C 100	12.720	Avg.	91%	100%	95%	10.996
GAS FPL	2008	1	C 100	2.299	Avg.	91%	100%	95%	1.987
Frame Shed	2009	192	C 100	3.005	Avg.	91%	100%	95%	2.598
1,872 SFLA							Outbuilding Total		34,383

Accpt Land 101,400 Accepted Bldg 265,000 Total 366,400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7.0'
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2 S/B
26'
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8
4

Name: WICK, DARLENE F
WICK, DANIEL P

Map/Lot: 003-054-1
Account: 1877 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17382P404
Reference 2	LOT SIZE: 2
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	12/09/2016
Sale Price	25,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	75%		63,113
Total Acres 2.00					Land Total	63,113

Accpt Land	63,100	Accepted Bldg	0	Total	63,100

Map/Lot: 006-027-1
Account: 1878 Card: 1 of 1 Location: 88 MEETING HOUSE RD

Neighborhood 50 MILL LANE

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticNoWater/NoSewer
Street Gravel

Sale Data

Sale Date	09/28/2017
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1 B17576P459
Reference 2 LOT SIZE: 3.16
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.16	Acres-Homesite (Fract)	72,675.00	89,691	100%		89,691
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.16					Land Total	105,366

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,092 Sqft	Grade B 100	Base	357,893
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,129
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	9,653
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

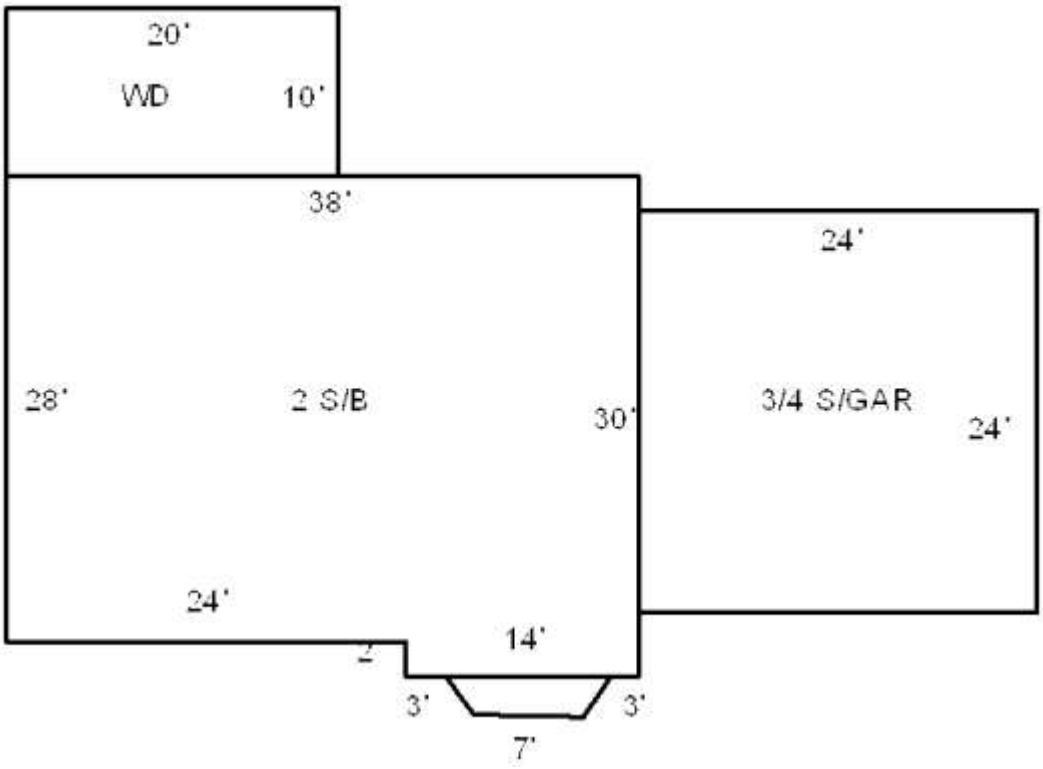
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	386,835

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	330,744

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2007	576	B 100	65.400	Avg.	90%	100%	95%	55.917
WD/WD	2007	200	B 100	6.513	Avg.	90%	100%	95%	5.569
1 STORY/BSMT	2007	18	B 100	2.473	Avg.	90%	100%	95%	2.115
GAS FPL	2007	1	B 100	2.989	Avg.	90%	100%	95%	2.556
2,634 SFLA							Outbuilding Total		66,157

Accpt Land 105,400 Accepted Bldg 396,900 Total 502,300


20'
WD
10'
38'
24'
28'
2 S/B
30'
3/4 S/GAR
24'
24'
14'
3'
3'
7'

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Reference 1	B5120P0192
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description / Replacement Cost New

Log Home	One Story	1,232 Sqft	Grade C 100	Base	188,200
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

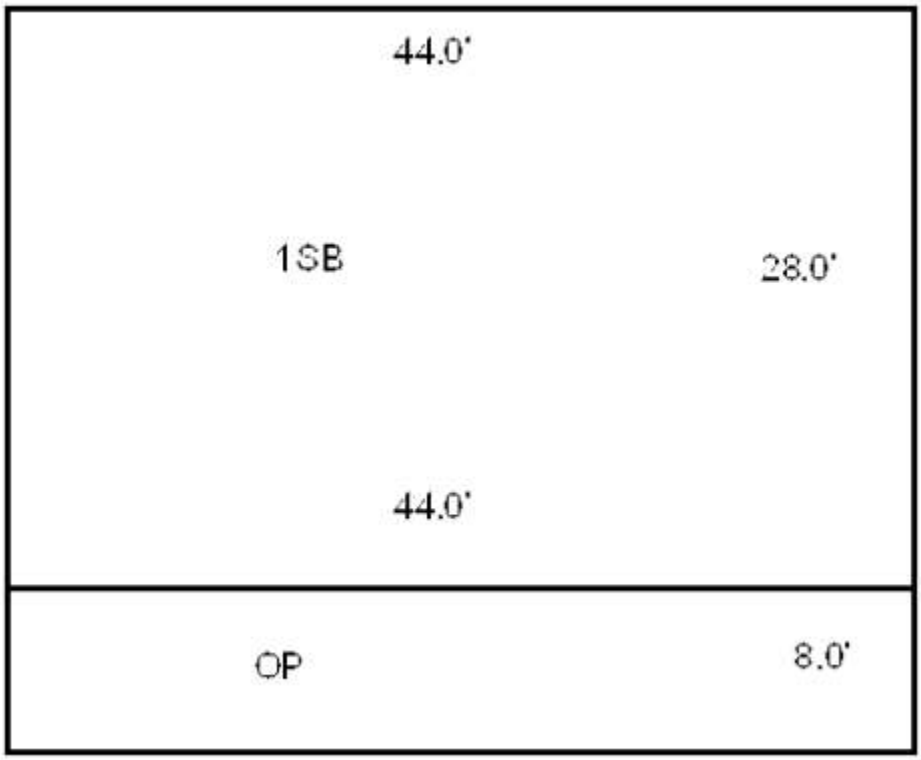
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	199,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	164,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1994	352	C 100	14.876	Avg+	87%	100%	95%	12.295
Frame Shed	1990	1080	C 100	16.902	Avg.	80%	100%	95%	12.846
1,232 SFLA							Outbuilding Total		25,141

Accpt Land 107,500 Accepted Bldg 189,600 Total 297,100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1SB
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44.0'
OP
8.0'

Map/Lot: 010-046-2
Account: 1880 Card: 1 of 1 Location: 376 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B18015P342
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/07/2019
Sale Price	353,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,080 Sqft	Grade B 100	Base	356,458
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,106
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,371
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

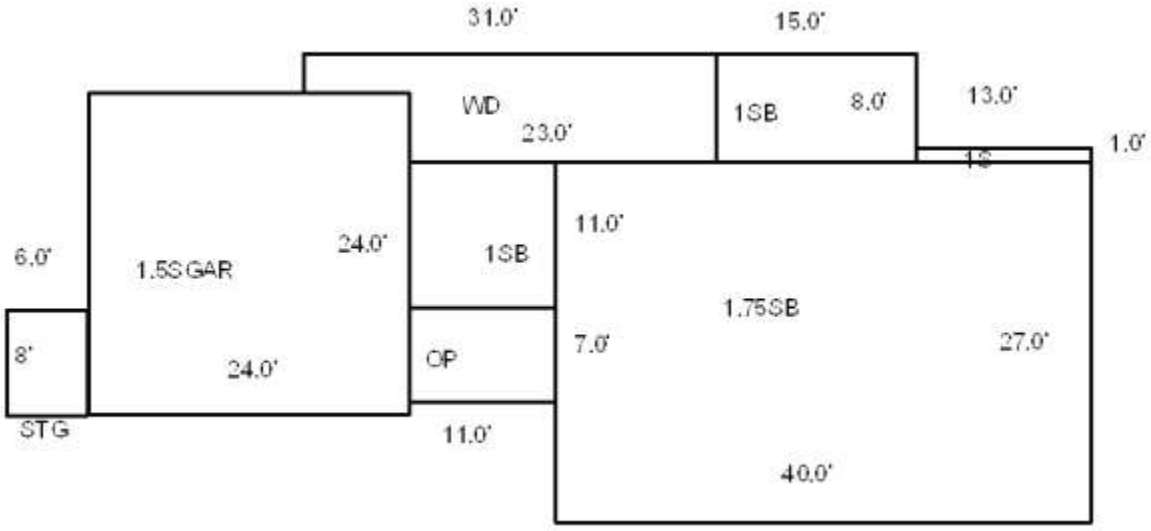
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1979	0	TYPICAL	TYPICAL	Average	Typical	384,135

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	100%	95%	277,345

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
STORAGE	1979	48	B 100	781	Ava.	76%	100%	95%	564
1.50 ST GARAGE..	1979	576	B 100	36.217	Ava.	76%	100%	95%	26.149
Open Frame Porch	1979	77	B 100	4.230	Ava.	76%	100%	95%	3.054
1 Story/BSMT	1979	121	B 100	16.620	Ava.	76%	100%	95%	11.999
Wood Deck	1979	208	B 100	3.388	Ava.	76%	100%	95%	2.446
1 STORY/BASEMENT	1979	120	B 100	16.483	Ava.	76%	100%	95%	11.901
ONE STORY FRAME	1979	13	B 100	1.548	Ava.	76%	100%	95%	1.117
Frame Shed	2020	216	C 100	3.380	Ava.	97%	100%	95%	3.115
Swimming Pool	2022	392	B 100	15.730	Ava.	76%	100%	95%	11.357
PATIO	2022	600	C 100	3.756	Ava.	98%	100%	95%	3.497
2,144 SFLA								Outbuilding Total	75,199

Accpt Land	107,500	Accepted Bldg	352,500	Total	460,000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1SB
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1.75SB
8'
24.0'
OP
7.0'
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STG
11.0'
40.0'

Account: 1881 Card: 1 of 1 Map/Lot: 015-008-3 Location: GUPTILLS LN

Neighborhood 35	GUPTILLS LN
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B14108P654
Reference 2	LOT SIZE:1.39
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	05/25/2004
Sale Price	27,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.39	Acres-Homesite (Fract)	78,185.00	88,883	100%		88,883
Total Acres 1.39				Land Total		88,883

Accpt Land	88,900	Accepted Bldg		0 Total	88,900

Name: LOVEJOY, LARRY W
LOVEJOY, KATHLEEN L
Map/Lot: 003-002-1
Account: 1883 Card: 1 of 1 Location: 300 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 2 RESIDENTIAL 1
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B17710P901
Reference 2 LOT SIZE: 2.36
Tran/Land/Bldg 300 2 6
X..... 9 Y..... 0
Exemption(s) Land Schedule 2

Sale Data

Sale Date	05/03/2018
Sale Price	50,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

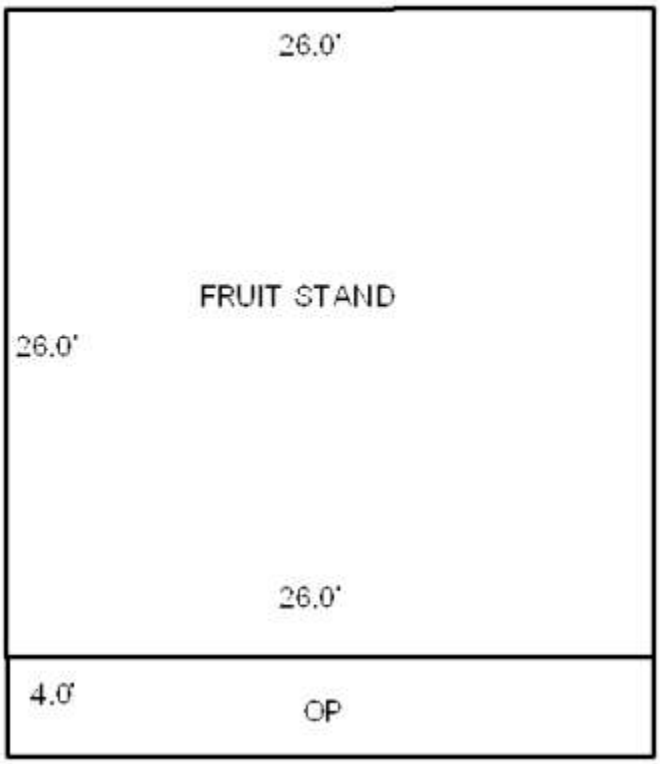
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.36	Acres-Homesite (Fract)	78,185.00	93,715	110%	Cor/Loc/Us	103,086
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.36					Land Total	113,536

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1985	676	C 100	24.948	Avg.	77%	100%	95%	18,250
Open Frame Porch	1985	104	C 100	4.395	C Gr	77%	100%	95%	3,215
COOLER.....	1985	48	C 100	1.793	C Gr	77%	100%	95%	1,312
								Outbuilding Total	22,777

Accpt Land 113,500 Accepted Bldg 22,800 Total 136,300

PAID
CARS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FRUIT STAND
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26.0'
4.0'
OP

Map/Lot: 005-033-3A
Account: 1884 Card: 1 of 1 Location: 863 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B5246P338
Reference 2 LOT SIZE:8.57
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.57	Acres-Rear Land 1-10	1,710.00	8,596	100%		8,596
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.57					Land Total	116,101

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,200 Sqft	Grade C 100	Base	202,963
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,600
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

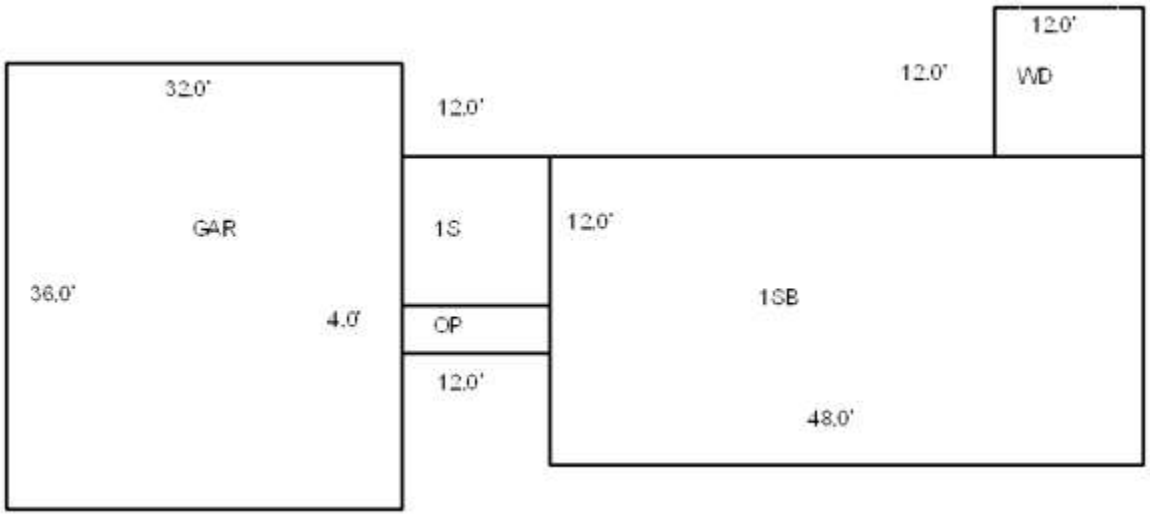
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	219,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	177,402

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1996	1152	C 100	42.089	Avg.	85%	100%	95%	33,987
ONE STORY FRAME	1996	144	C 100	13.188	Avg.	85%	100%	95%	10,650
Open Frame Porch	1996	48	C 100	2.028	Avg.	85%	100%	95%	1,638
Wood Deck	1996	144	C 100	1.804	Avg.	85%	100%	95%	1,456
Frame Shed	1996	144	C 100	2.254	Avg.	83%	100%	95%	1,777
1,344 SFLA							Outbuilding Total		49,508

Accpt Land 116,100 Accepted Bldg 226,900 Total 343,000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OP
1SB
12.0'
48.0'

Map/Lot: 005-033-4
Account: 1885 Card: 1 of 1 Location: 883 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	03/27/2017
Sale Price	212,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17443P195
Reference 2 LOT SIZE:10.86
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.86	Acres-Rear Land 1-10	1,710.00	12,904	100%		12,904
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.86					Land Total	120,409

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	884 Sqft	Grade C 100	Base	236,944
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,304
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

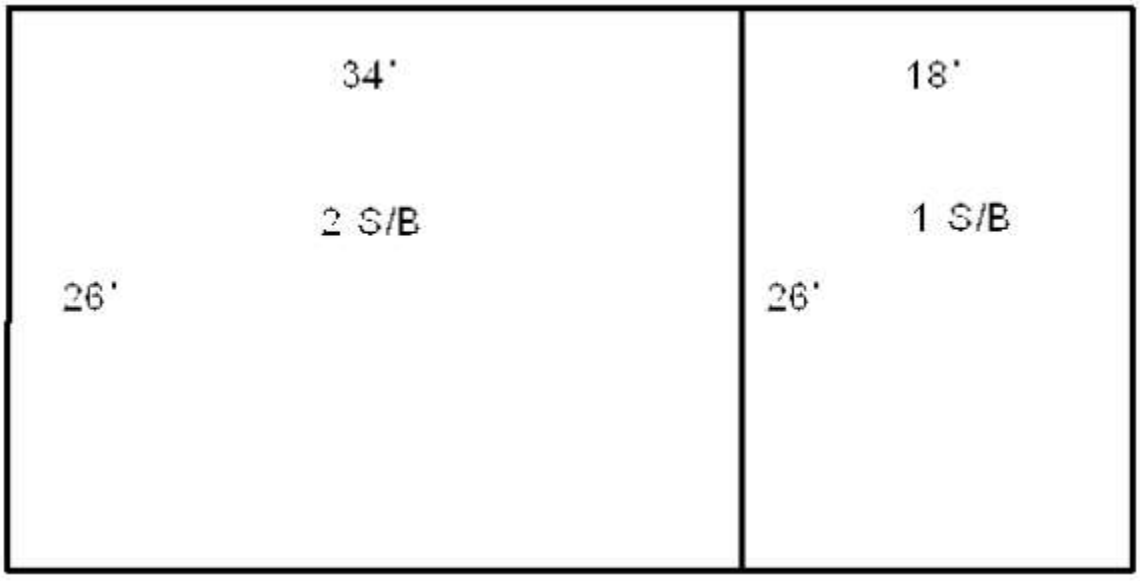
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Field8	256,774

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	221,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2008	468	C 100	49,449	Avg.	90%	100%	95%	42,279
2,236 SFLA							Outbuilding Total		42,279

Accpt Land 120,400 Accepted Bldg 264,300 Total 384,700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18'
2 S/B
1 S/B
26'
26'

Name: WEISS, DWAYNE
WEISS, CAROLE
Map/Lot: 005-033-5
Account: 1886 Card: 1 of 1 Location: 895 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 07/29/2013
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Lender
Validity Distressed Sale

Reference 1 B13348P248
Reference 2 LOT SIZE: 10.97
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.97	Acres-Rear Land 1-10	1,710.00	13,111	100%		13,111
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.97					Land Total	120,616

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	255,752
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

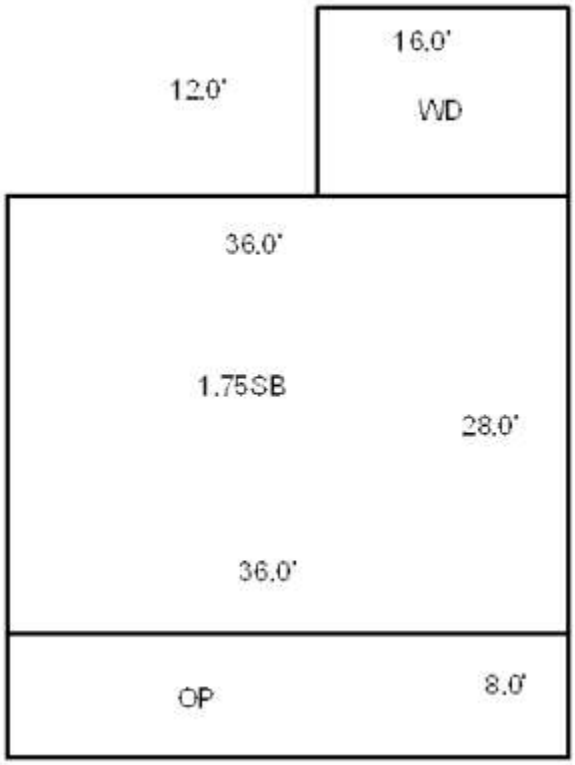
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	271,276

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	224,210

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	192	C 100	2.406	Avg.	87%	100%	95%	1,988
Open Frame Porch	2000	288	C 100	12.171	Avg.	87%	100%	95%	10,060
Frame Garage	2000	576	B 100	27.751	Avg.	86%	100%	95%	22,673
Frame Shed	2009	140	C 100	2.191	Avg.	91%	100%	95%	1,894
1,764 SFLA							Outbuilding Total		36,615

Accpt Land 120,600 Accepted Bldg 260,800 Total 381,400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Map/Lot: 005-033-6
Account: 1887 Card: 1 of 1 Location: 913 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	03/28/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 LOT SIZE:10.34
Tran/Land/Bldg 101 1 11
X..... GAR Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.34	Acres-Rear Land 1-10	1,710.00	11,926	100%		11,926
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.34					Land Total	119,431

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	864 Sqft	Grade C 100	Base	229,611
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

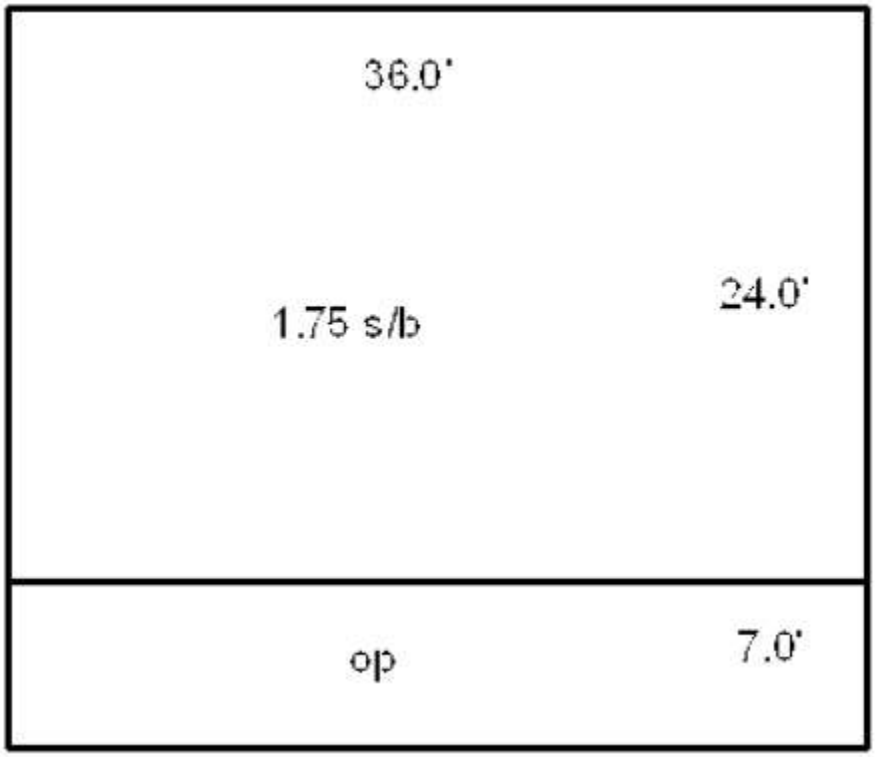
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	244,163

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	197,162

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	252	C 100	10.650	Avg.	85%	100%	95%	8,599
1.50 ST GARAGE..	2000	840	C 100	40.211	Avg.	85%	100%	95%	32,470
1.50 ST GARAGE..	2020	1600	C 100	75.772	Avg.	97%	75%	95%	52,368
1,512 SFLA							Outbuilding Total		93,437

Accpt Land 119,400 Accepted Bldg 290,600 Total 410,000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24.0'
1.75 s/b
op
7.0'

Name: MARVIN, CHARLES
MARVIN, MONICA
Map/Lot: 005-033B
Account: 1888 Card: 1 of 1 Location: 843 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date	02/24/2015
Sale Price	117,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Lender
Validity	Distressed Sale

Reference 1 B16983P245
Reference 2 LOT SIZE:4.25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.25	Acres-Rear Land 1-10	1,710.00	470	100%		470
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.25					Land Total	107,975

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	864 Sqft	Grade C 100	Base	214,303
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,888
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

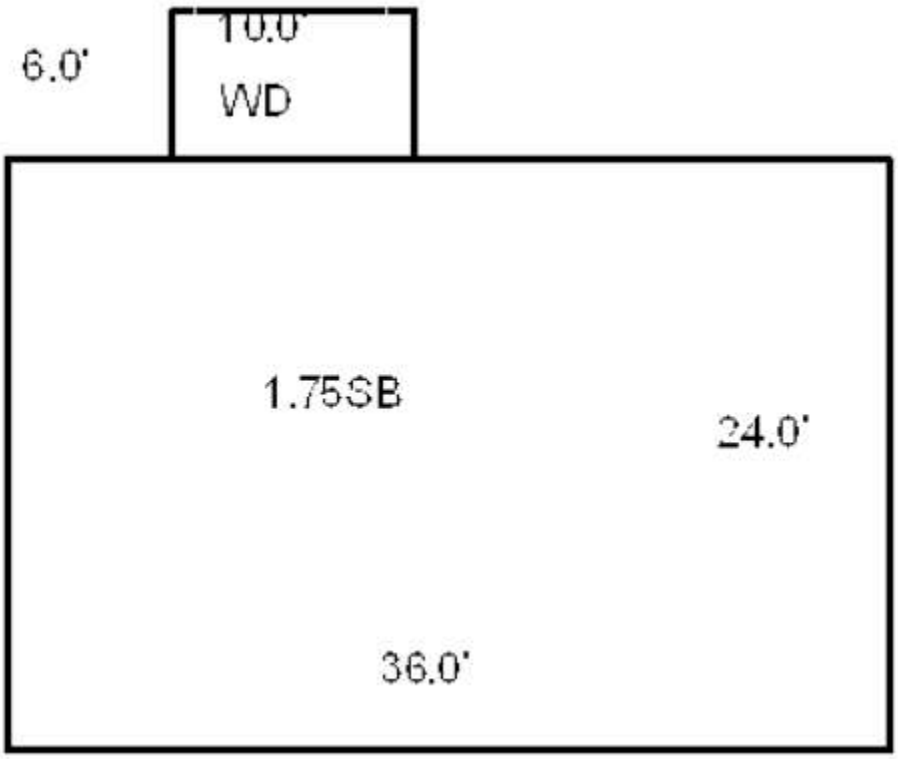
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	239,537

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	80%	95%	147,459

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	60	C 100	752	Avg.	81%	80%	95%	463
Frame Shed	1990			- - - - S O U N D V A L U E - - - -					1,000
1,296 SFLA								Outbuilding Total	1,463

Accpt Land	108,000	Accepted Bldg	148,900	Total	256,900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WD
1.75SB
24.0'
36.0'

Account: 1889 Card: 1 of 1 Map/Lot: 005-006-13A
Location: 278 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B5358P0008
Reference 2	LOT SIZE:4.82
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.82	Acres-Rear Land 1-10	1,710.00	1,542	100%		1,542
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.82					Land Total	109,047

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	924 Sqft	Grade B 100	Base	312,654
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,802
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,306
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

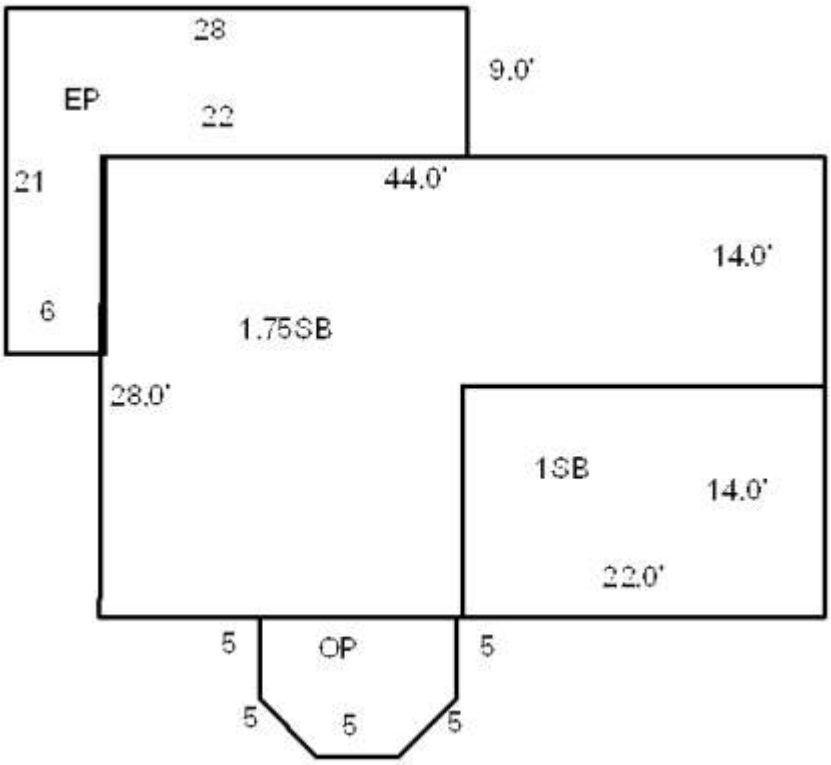
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	338,923

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	267,241

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1993	308	B 100	42,306	Avg.	83%	100%	95%	33,358
Encl Frame Porch	1993	324	C 100	25,816	Avg.	82%	100%	95%	20,111
Open Frame Porch	1993	90	C 100	3,803	Avg.	82%	100%	95%	2,962
Jacuzzi #	1993	1	C 100	3,300	Avg.	82%	100%	95%	2,571
Frame Garage	1993	1840	C 100	66,863	Avg.	82%	100%	95%	52,087
1,925 SFLA							Outbuilding Total		111,089

Accpt Land	109,000	Accepted Bldg	378,300	Total	487,300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22.0'
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OP
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5

Account: 1890 Card: 1 of 1 Map/Lot: 007-047-3 Location: 79 ESTES HILL RD

Neighborhood 17 ESTES HILL RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	02/15/2019
Sale Price	253,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17897P396
Reference 2	LOT SIZE:6.43
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.43	Acres-Rear Land 1-10	1,710.00	4,571	100%		4,571
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.43					Land Total	112,076

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	972 Sqft	Grade C 110	Base	260,980
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,604
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,811
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

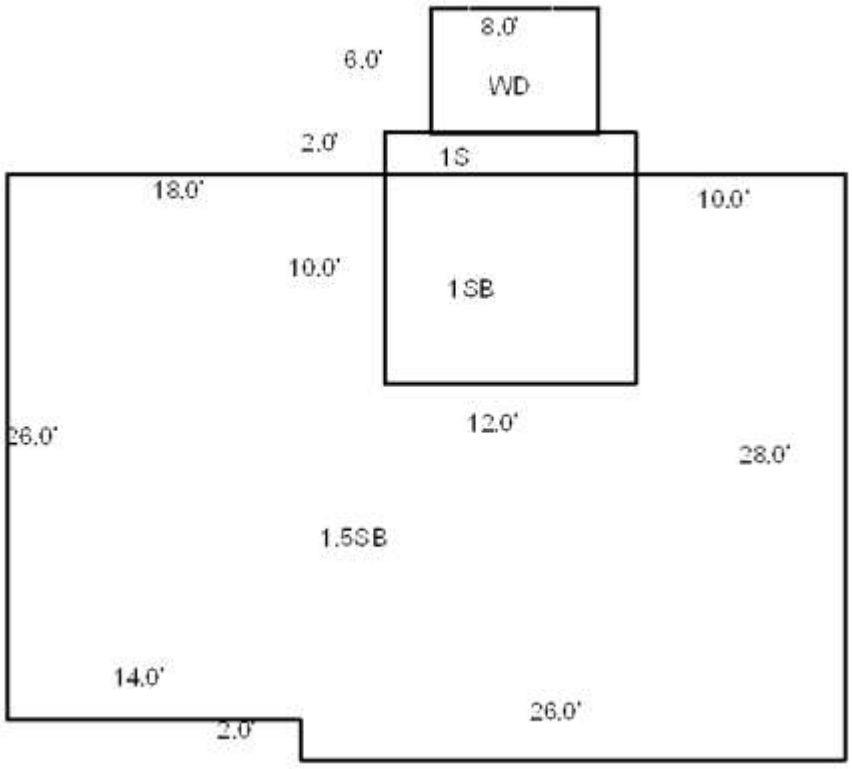
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	276,987

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	218,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1992	120	C 110	13,947	Avg.	83%	100%	95%	10,997
ONE STORY FRAME	1992	24	C 110	2,418	Avg.	83%	100%	95%	1,907
Wood Deck	1992	48	C 110	661	Avg.	83%	100%	95%	522
Frame Garage	1992	441	C 100	16,485	Avg.	81%	100%	95%	12,685
1,602 SFLA							Outbuilding Total		26,111

Accpt Land	112,100	Accepted Bldg	244,500	Total	356,600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1.5SB
14.0'
26.0'
2.0'

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B10990P169
Reference 2	LOT SIZE:22.0
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
8.00	Acres-Rear Land 11-20	950.00	8,360	100%		8,360
Total Acres 22.00					Land Total	134,675

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	782 Sqft	Grade C 100	Base	190,867
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,173
Fin. Basement Area	180 Sqft, Grade C	Basement Gar	3 CAR	Fin Bsmt	9,504
Heating	100% HW BB	Cooling	0% None	Heat	3,519
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

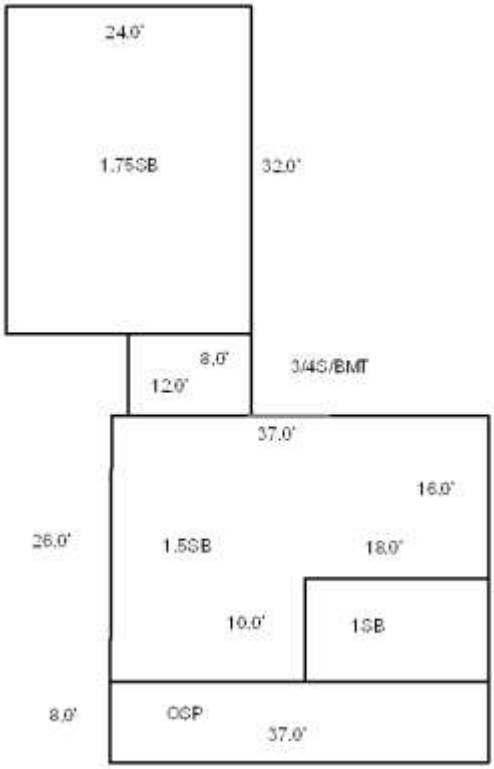
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	213,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	81%	100%	95%	164,506

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	2000	768	C 100	121,720	Avg.	86%	60%	95%	59,667
1 Story/BSMT	2000	96	C 100	10,143	Avg.	86%	60%	95%	4,972
1 Story/BSMT	1990	180	C 100	19,019	Avg.	81%	100%	95%	14,635
OPEN SCR PORCH	1990	296	C 100	13,114	Avg.	81%	100%	95%	10,091
2,793 SFLA							Outbuilding Total		89,365

Accpt Land	134,700	Accepted Bldg	253,900	Total	388,600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3/4S/BMT
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26.0'
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18.0'
10.0'
1SB
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OGP
37.0'

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/30/2017
Sale Price	182,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17508P698
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.00					Land Total	96,454

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	216,427
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	GOOD	GOOD	Above Average	Typical	244,301

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	197,273

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1989	624	C 100	23.075	Avg+	85%	100%	95%	18.633
OPEN SCR PORCH	1989	240	C 100	10.747	Avg+	85%	100%	95%	8.678
Wood Deck	1989	240	C 100	3.007	Avg+	85%	100%	95%	2.428
1,344 SFLA							Outbuilding Total		29,739

Accpt Land	96,500	Accepted Bldg	227,000	Total	323,500

18.0'
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26.0'
32.0'
24.0'
GAR
1.75 SB
24.0'
8.0'

Account: 1893 Card: 1 of 1 Map/Lot: 004-043-2 Location: 224 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/08/2020
Sale Price	257,731
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18218P336
Reference 2	LOT SIZE: 2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	448 Sqft	Grade C 100	Base	146,755
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,352
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

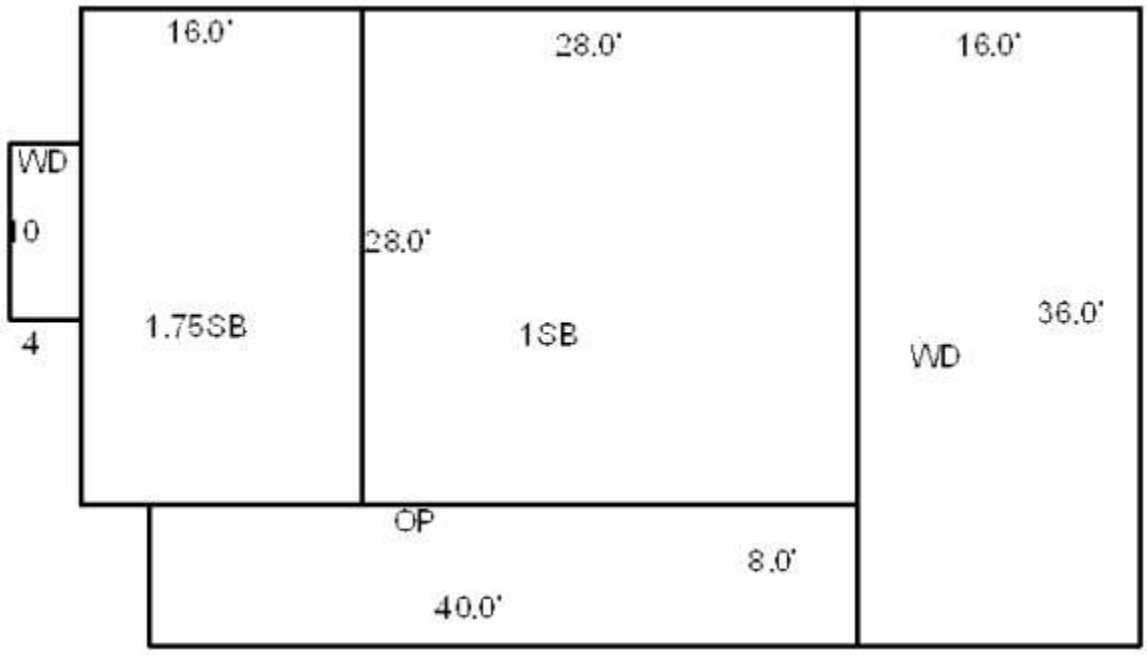
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	163,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	154,743

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1991	40	C 100	501	Avg.	90%	100%	105%	474
1 Story/BSMT	1991	784	C 100	82.837	Avg.	90%	100%	105%	78.281
WOOD DECK	1991	576	C 100	7.217	Avg.	90%	100%	105%	6.820
Open Frame Porch	1991	320	C 100	13.523	Avg.	90%	100%	105%	12.780
Frame Shed	2014	336	A 100	8.413	Avg.	100%	100%	105%	8.834
1,568 SFLA							Outbuilding Total		107,189

Accpt Land 98,900 Accepted Bldg 261,900 Total 360,800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4
OP
8.0'
40.0'

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography RollingBelow Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5244P312
Reference 2 LOT SIZE:14
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 14.00					Land Total	126,315

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	962 Sqft	Grade C 110	Base	264,366
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,587
Fin. Basement Area	802 Sqft, Grade B	Basement Gar	None	Fin Bsmt	20,643
Heating	100% HW BB	Cooling	0% None	Heat	5,557
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	20,328
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

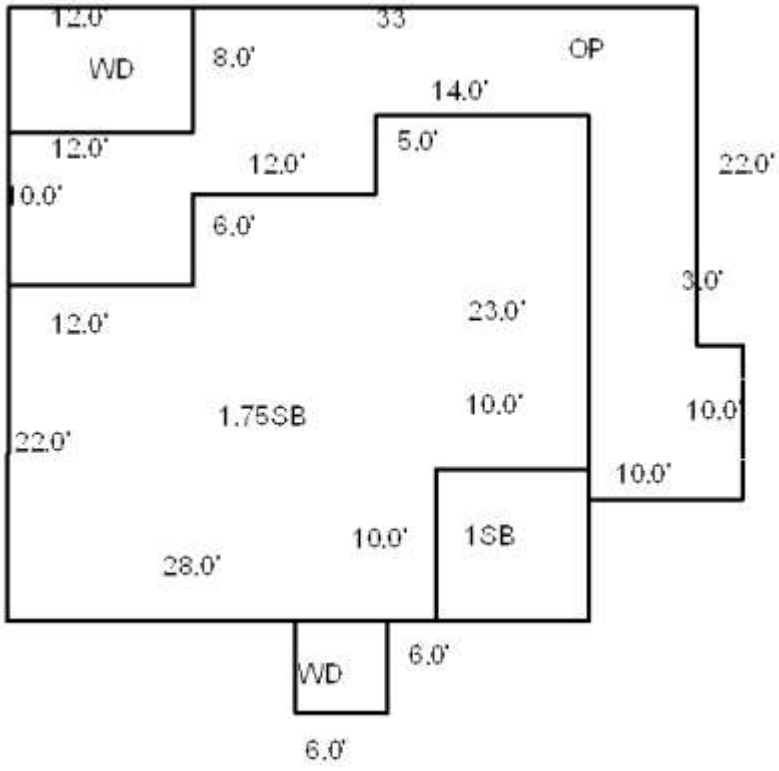
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	312,481

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	240,454

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	96	C 110	1.323	Avg.	81%	100%	95%	1.018
1 Story/BSMT	1990	100	C 110	11.623	Avg.	81%	100%	95%	8.944
WOOD DECK	1990	36	C 110	496	Avg.	81%	100%	95%	382
1.25 ST BARN....	1990	910	C 100	35.650	Avg.	80%	100%	95%	27.094
Open Frame Porch	1990	616	C 110	28.635	Avg.	81%	100%	95%	22.034
Swimming Pool	1990	840	C 110	13.310	Avg.	81%	100%	95%	10.242
1,784 SFLA							Outbuilding Total		69,714

Accpt Land 126,300 Accepted Bldg 310,200 Total 436,500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Name: SORKIN, MICHAEL
SORKIN, SUSAN
Map/Lot: 008-016
Account: 1895 Card: 1 of 1 Location: 864 OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE:4.00
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/05/2022
Sale Price	500,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade C 110	Base	324,741
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	990
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW RADIANT	Cooling	0% None	Heat	6,600
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

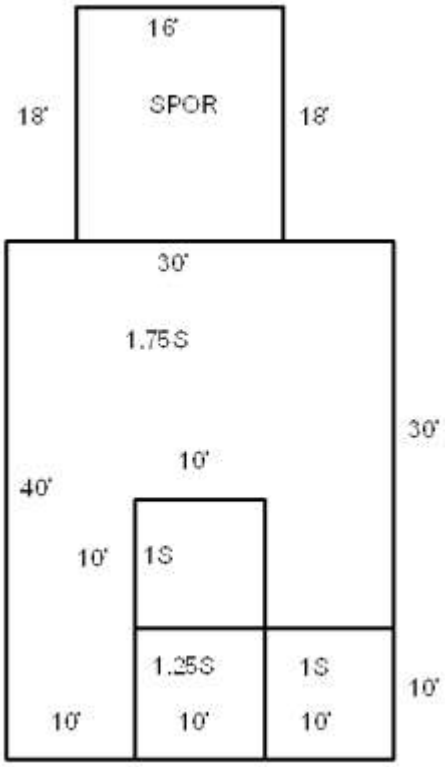
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	341,043

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	285,112

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2003	96	B 100	1.953	Avg+	89%	100%	95%	1.651
OPEN SCR PORCH	2005	288	C 110	14.054	Avg.	88%	100%	95%	11.750
3/4 S APT/GAR	2022	840	C 100	85.470	Avg.	98%	75%	95%	59.680
3,030 SFLA							Outbuilding Total		73,081

Accpt Land	107,500	Accepted Bldg	358,200	Total	465,700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Name: MARSHALL, ADAM N
MARSHALL, MELISSA S
Map/Lot: 008-021-1
Account: 1896 Card: 1 of 1 Location: 974 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/03/2008
Sale Price	187,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15498P935
Reference 2	LOT SIZE:3.99
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.99	Acres-Homesite (Fract)	72,675.00	91,807	100%		91,807
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.99					Land Total	107,482

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	175,985
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

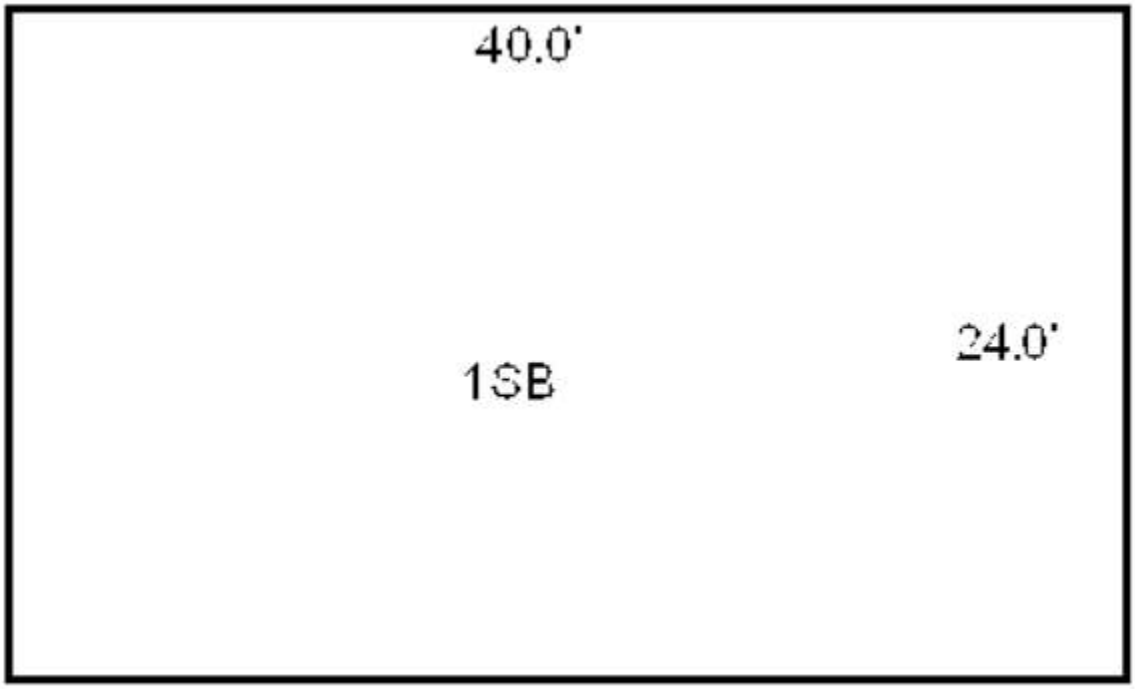
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	180,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	138,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1990	128	C 100	2.003	Avg.	81%	100%	95%	1.541
GAZEBO	1990	64	D 100	1.700	Avg-	75%	100%	95%	1.211
960 SFLA							Outbuilding Total		2,752

Accpt Land 107,500 Accepted Bldg 141,500 Total 249,000


40.0'
24.0'
1SB

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B8485P0141
Reference 2	LOT SIZE:4.3
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.30	Acres-Rear Land 1-10	1,710.00	564	100%		564
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.30					Land Total	108,069

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,200 Sqft	Grade C 100	Base	193,738
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp 1/4 Bmt	Basement	900
Fin. Basement Area	1 Sqft, Grade 0.00	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	3,600
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

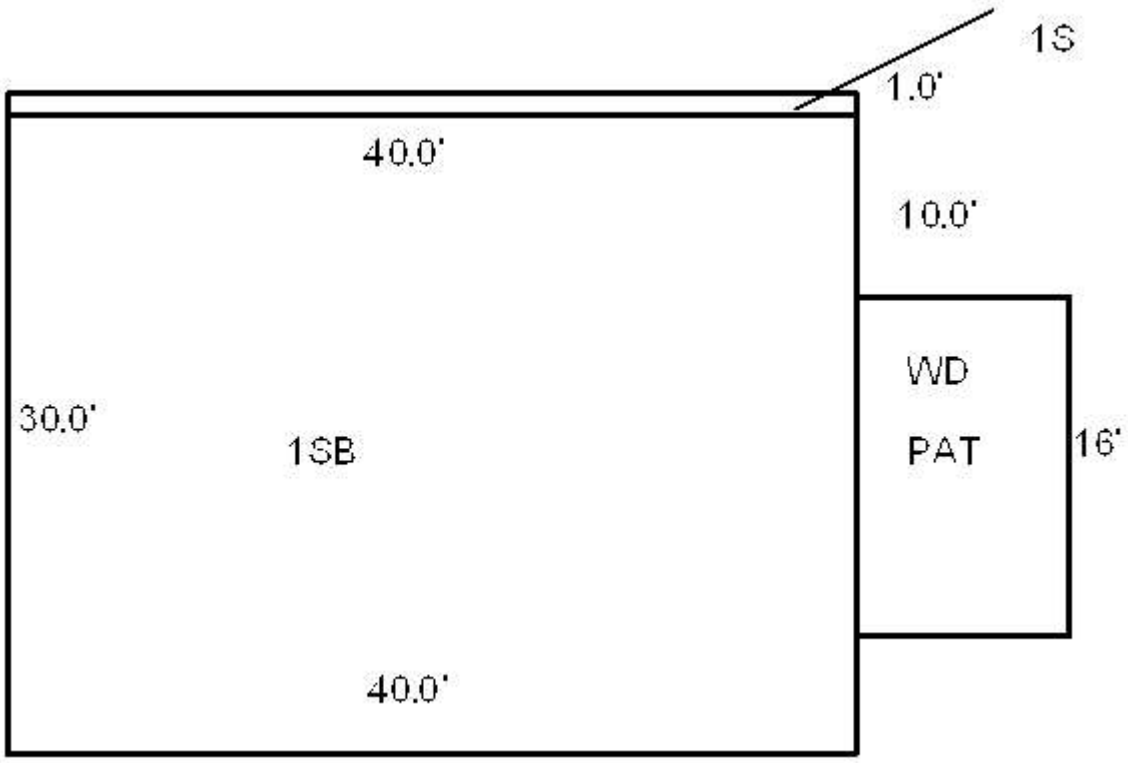
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	205,638

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	95%	156,285

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1987	40	C 100	3.663	Avg.	80%	100%	95%	2,784
Wood Deck	1987	160	C 100	2.005	Avg.	80%	100%	95%	1,524
PATIO	1987	160	C 100	1.002	Avg.	80%	100%	95%	762
1,240 SFLA							Outbuilding Total		5,070

Accpt Land	108,100	Accepted Bldg	161,400	Total	269,500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1.0'
40.0'
10.0'
WD
PAT
16'
30.0'
1SB
40.0'

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9451P0020
Reference 2 LOT SIZE:0.26
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.26	Acres-Homesite (Fract)	7,840.00	6,561	100%		6,561
Total Acres 0.26				Land Total		6,561

Accpt Land 6,600 Accepted Bldg 0 Total 6,600

Map/Lot: 004-023-05A
Account: 1899 Card: 1 of 1 Location: 30 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	06/28/2022
Sale Price	310,000
Sale Type	CONDO .....
Financing	Cash Sale
Verified	Public Record
Validity	Other Non Valid

Reference 1 B14942P585
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

Condo	One Story	1,172 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	CLAPBOARD	Masonry Trim	None	Base	157,174
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
Primary Floor	Hardwood/Bamboo			Roof	0
Secondary Floor	Carpet OPEN 4			Primary Floor	0
Foundation	Concrete	Basement	Dry Full Bmt	Secondary	0
Fin. Basement Area	1000 Sqft, Grade C	Basement Gar	None	Basement	1,758
Heating	100% Electric	Cooling	0% None	Fin Bsmt	19,800
Rooms	5			Heat	1,465
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

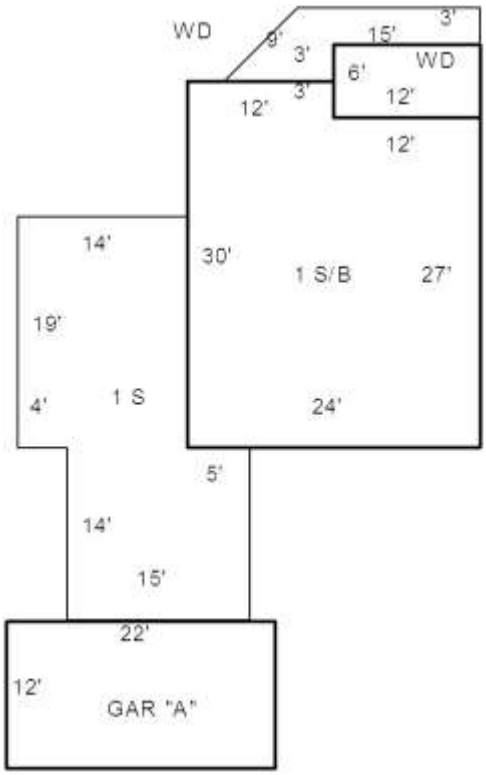
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	193,397

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	162,453

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1987	264	C 100	10.112	Avg.	80%	50%	105%	4,247
1,172 SFLA							Outbuilding Total		4,247

Accpt Land	57,200	Accepted Bldg	166,700	Total	223,900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9'
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12'
GAR "A"

Map/Lot: 004-023-05C
Account: 1900 Card: 1 of 1 Location: 30 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Reference 1	B8927P0006
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description — Replacement Cost New

Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

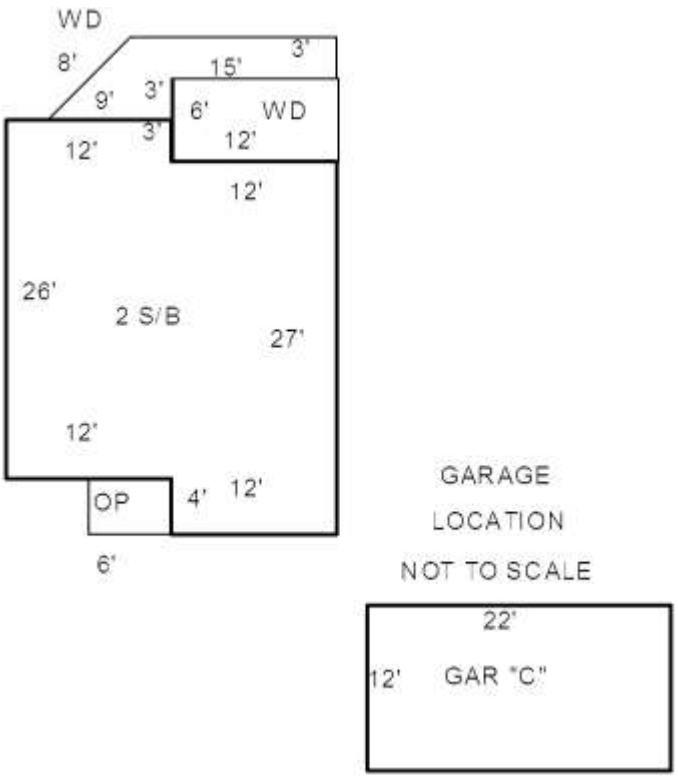
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	173,767

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	145,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
1,274 SFLA							Outbuilding Total		4,247

Accpt Land	57,200	Accepted Bldg	150,200	Total	207,400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WD
3'
12'
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26'
2 S/B
27'
12'
OP
4'
12'
6'
GARAGE
LOCATION
NOT TO SCALE
22'
12'
GAR "C"

Map/Lot: 004-023-05D
Account: 1901 Card: 1 of 1 Location: 30 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private
Reference 1	B6493P0177
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	One Story	1,172 Sqft	Grade C 100	Base	157,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,758
Fin. Basement Area	115 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,277
Heating	100% HW BB	Cooling	0% None	Heat	3,516
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

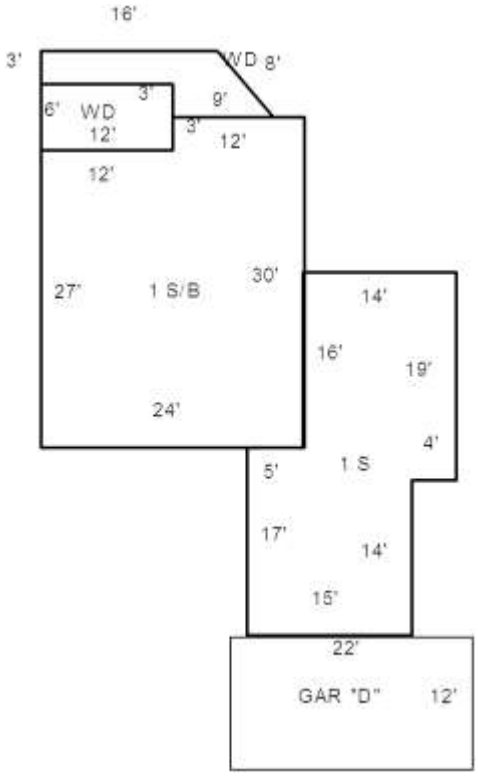
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	170,005

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	142,804

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,172 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	149,600	Total	206,800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15'
22'
GAR "D"
12'

Account: 1902 Card: 1 of 1 Map/Lot: 004-023-06B
Location: 24 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	05/27/2010
Sale Price	169,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15870P905
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

Condo	Two Story	637 Sqft	Grade C 100	Replacement Cost New Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

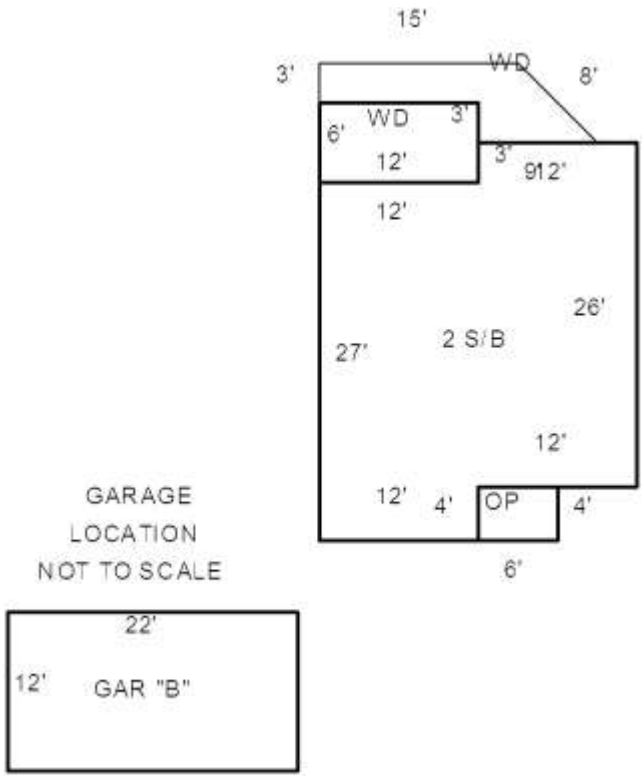
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	173,767

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	145,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	152,800	Total	210,000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6'
GARAGE
LOCATION
NOT TO SCALE
22'
12'
GAR "B"

Map/Lot: 004-023-06C
Account: 1903 Card: 1 of 1 Location: 24 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private
Reference 1	B8222P0146
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,822
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

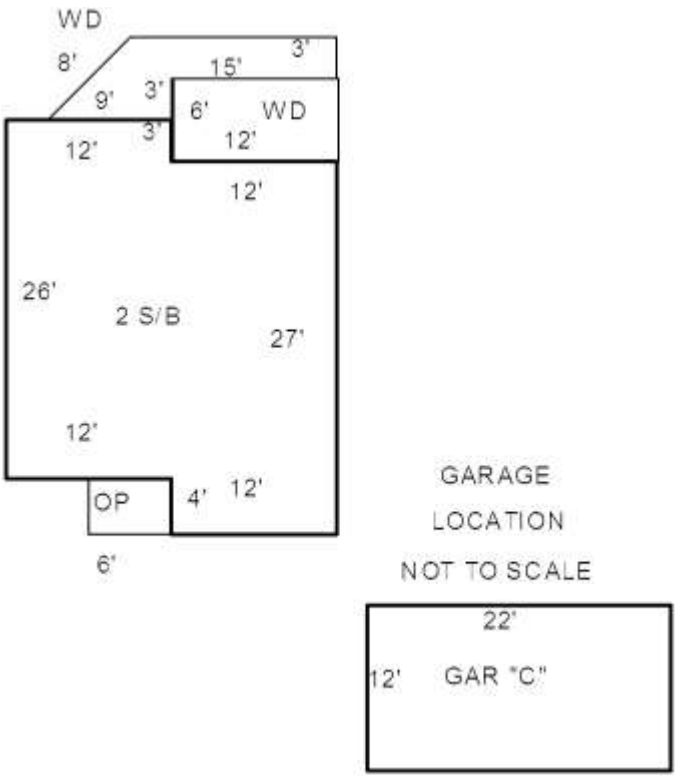
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	175,996

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	147,837

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	154,600	Total	211,800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2 S/B
27'
12'
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12'
6'
GARAGE
LOCATION
NOT TO SCALE
22'
12'
GAR "C"

Map/Lot: 004-023-07B
Account: 1904 Card: 1 of 1 Location: 8 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelAbove Street
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date 10/31/2003
Sale Price 0
Sale Type
Financing
Verified
Validity Validity

Reference 1 B13657P118
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	570 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,286
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

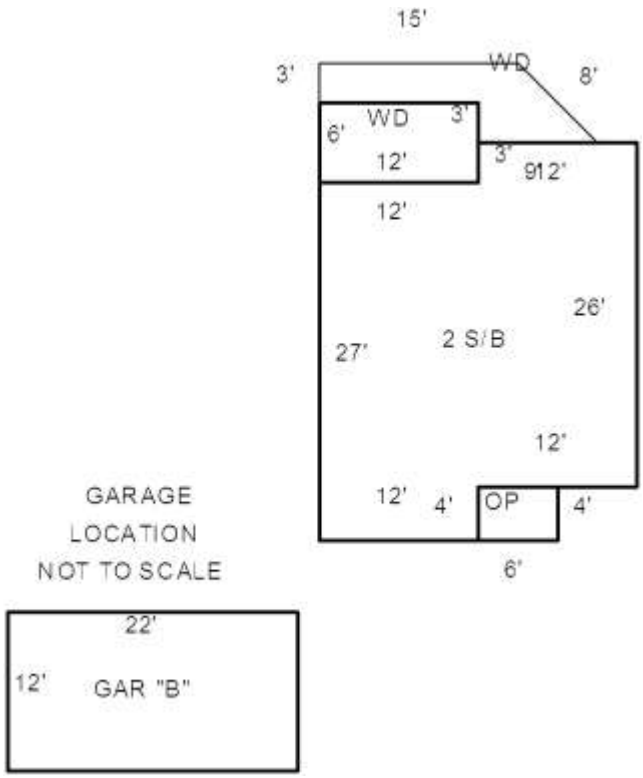
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	GOOD	TYPICAL	Average	Typical	185,053

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	155,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	162,200	Total	219,400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2 S/B
27'
12'
12'
4'
OP
4'
6'
GARAGE
LOCATION
NOT TO SCALE
22'
12'
GAR "B"

Name: SMITH, WENDY G
ORR III, HAROLD F
Map/Lot: 004-023-07C
Account: 1905 Card: 1 of 1 Location: 8 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Sale Data

Sale Date	08/17/2020
Sale Price	180,000
Sale Type	CONDO .....
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1			
Reference 2	LOT SIZE:0		
Tran/Land/Bldg	120 1 18		
X.....	107	Y.....	0
Exemption(s)		Land Schedule	4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	315 Sqft, Grade C	Basement Gar	None	Fin Bsmt	6,237
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Replacement Cost New

Dwelling Condition

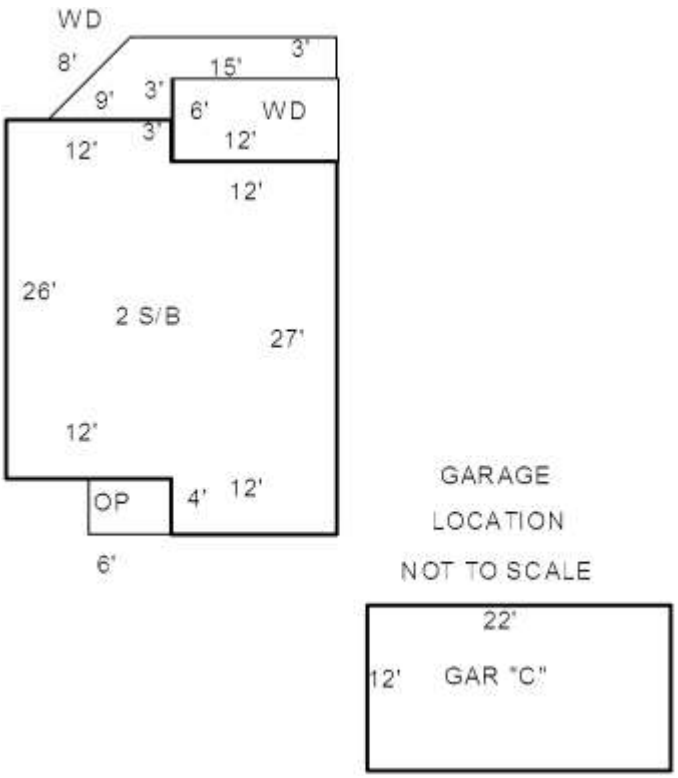
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	180,004

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	151,203

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	158,000	Total	215,200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GARAGE
LOCATION
NOT TO SCALE
22'
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GAR "C"

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private
Reference 1	B5687P0175
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	One Story	1,172 Sqft	Grade C 100	Base	157,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,758
Fin. Basement Area	990 Sqft, Grade D	Basement Gar	None	Fin Bsmt	15,682
Heating	100% Electric	Cooling	0% None	Heat	1,465
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

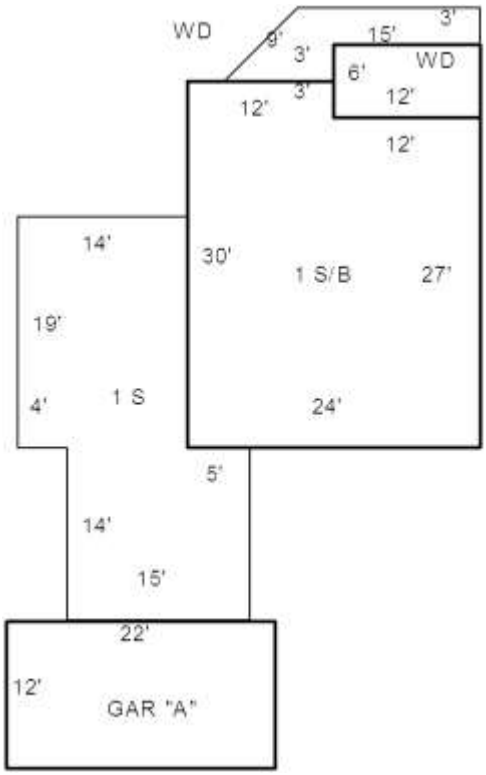
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	181,359

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	152,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,172 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	159,100	Total	216,300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GAR "A"

Map/Lot: 004-023-08B
Account: 1907 Card: 1 of 1 Location: 7 MEADOW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Sale Data

Sale Date	06/28/2017
Sale Price	145,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17511P205
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

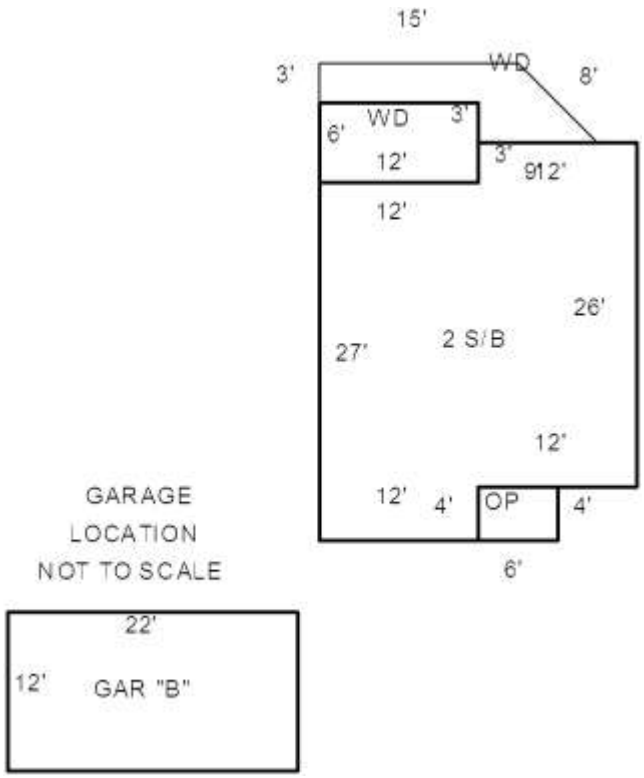
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	173,767

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	145,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	152,800	Total	210,000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GAR "B"

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Reference 1	B12087P096
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description / Replacement Cost New

Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

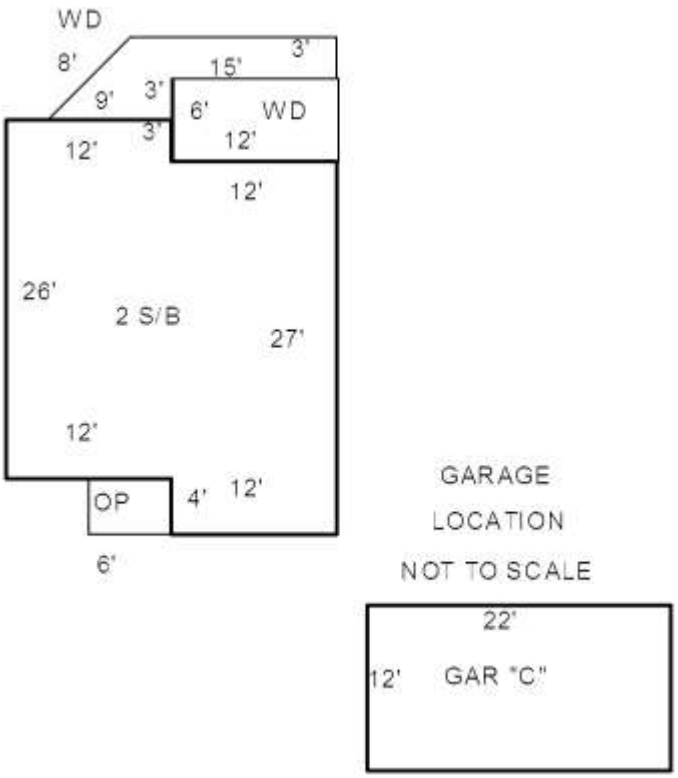
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	173,767

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	145,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
1,274 SFLA							Outbuilding Total		4,247

Accpt Land	57,200	Accepted Bldg	150,200	Total	207,400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GARAGE
LOCATION
NOT TO SCALE
22'
12'
GAR "C"

Name: BOUCHARD, NICHOLAS J
BOUCHARD, COURTNEY M
Map/Lot: 004-023-08D
Account: 1909 Card: 1 of 1 Location: 7 MEADOW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private

Sale Data

Sale Date	10/28/2013
Sale Price	130,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16721P989
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

Condo	One Story	1,172 Sqft	Grade C 100	Replacement Cost New Base	157,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,758
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,465
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

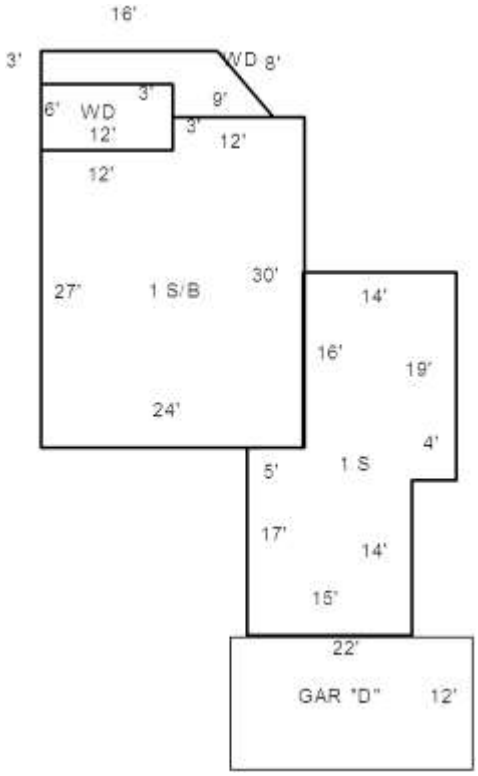
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	165,677

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	139,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,172 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	146,000	Total	203,200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Map/Lot: 004-023-09B
Account: 1910 Card: 1 of 1 Location: 15 MEADOW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Private

Reference 1	B8227P0283
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

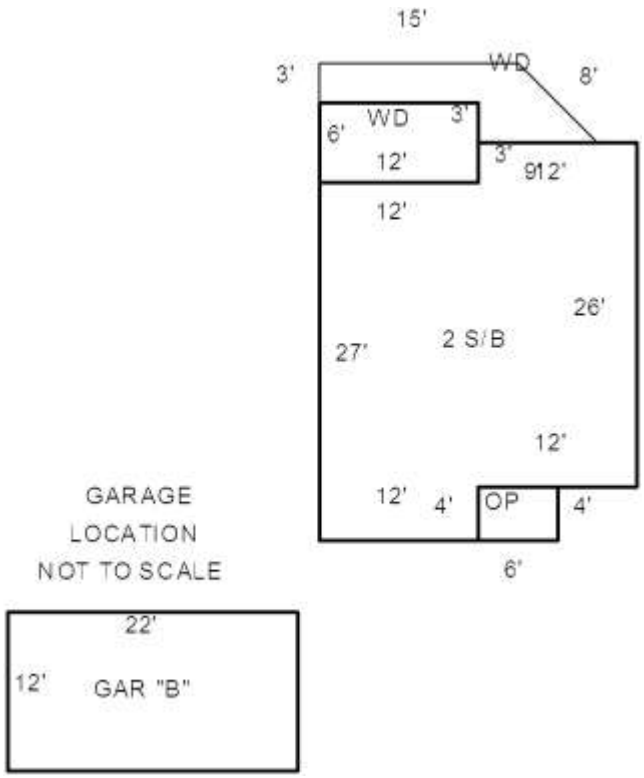
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	173,767

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	145,964

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,274 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	152,800	Total	210,000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GARAGE
LOCATION
NOT TO SCALE
22'
12'
GAR "B"

Name: HARRIS, FRANK M & DEBORAH, TRUSTEES
HARRIS FAMILY REVOCABLE TRUST
Map/Lot: 004-023-09C
Account: 1911 Card: 1 of 1 Location: 15 MEADOW DR

Neighborhood 53	RIVER MEADOW
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Private

Sale Data

Sale Date	10/31/2016
Sale Price	149,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17356P23
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	380 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,524
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

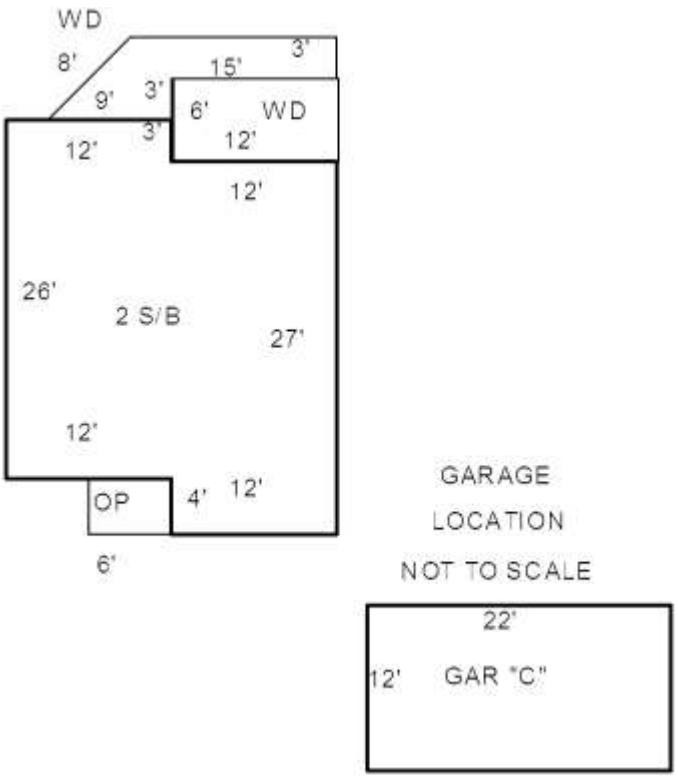
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	181,291

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	152,284

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
1,274 SFLA							Outbuilding Total		4,247

Accpt Land	57,200	Accepted Bldg	156,500	Total	213,700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GARAGE
LOCATION
NOT TO SCALE
22'
12'
GAR "C"

Map/Lot: 004-023-09D
Account: 1912 Card: 1 of 1 Location: 15 MEADOW DR

Neighborhood 53	RIVER MEADOW
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Private

Sale Data

Sale Date	06/16/2020
Sale Price	169,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18276P859
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description / **Replacement Cost New**

Condo	One Story	1,172 Sqft	Grade C 100	Base	157,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,758
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,900
Heating	100% HW BB	Cooling	0% None	Heat	3,516
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

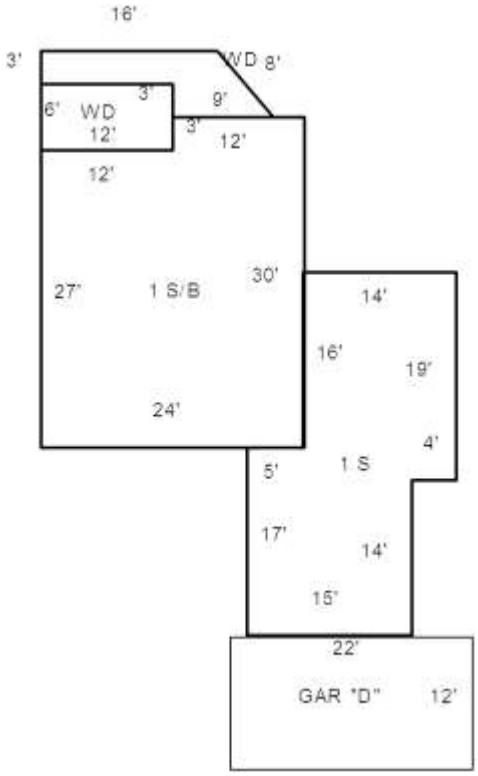
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	177,628

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	149,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
1,172 SFLA							Outbuilding Total		4,247

Accpt Land	57,200	Accepted Bldg	153,500	Total	210,700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GAR "D"
12'

Name: BOSTON, MICHELE N
BOSTON, ROBERT C JR
Map/Lot: 004-023-06A
Account: 1913 Card: 1 of 1 Location: 24 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & SepticPub Wtr & Septic
Street Private

Sale Data

Sale Date	02/26/2013
Sale Price	146,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16543P959
Reference 2 LOT SIZE:0
Tran/Land/Bldg 120 1 18
X..... 0 Y..... 0
Exemption(s) 1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

					Replacement Cost New
Condo	One Story	1,172 Sqft	Grade C 100	Base	157,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,758
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,465
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

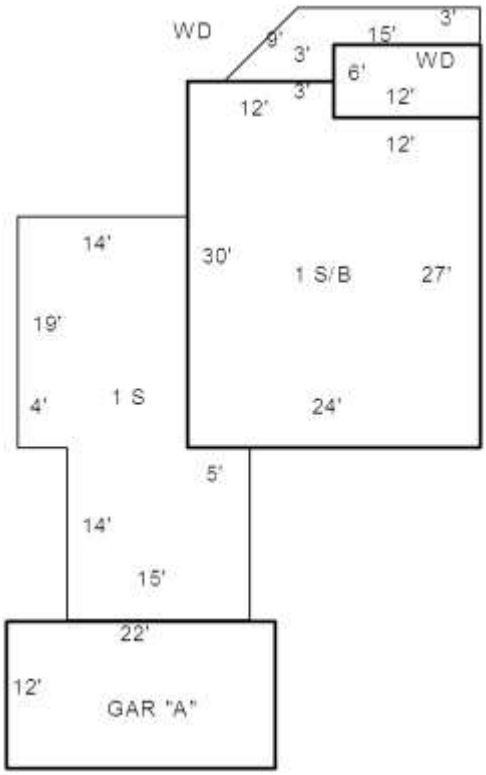
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	165,677

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	139,169

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	50%	100%	105%	5,309
1,172 SFLA							Outbuilding Total		5,309

Accpt Land	57,200	Accepted Bldg	144,500	Total	201,700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Name: HUGHES, RUSSELL H
HUGHES, DEBORAH E
Map/Lot: 004-023-07A
Account: 1914 Card: 1 of 1 Location: 8 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Private

Sale Data

Sale Date	01/06/2017
Sale Price	147,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17400P949
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Condo	One Story	1,172 Sqft	Grade C 100	Base	157,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,758
Fin. Basement Area	1000 Sqft, Grade D	Basement Gar	None	Fin Bsmt	15,840
Heating	100% Electric	Cooling	0% None	Heat	1,465
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

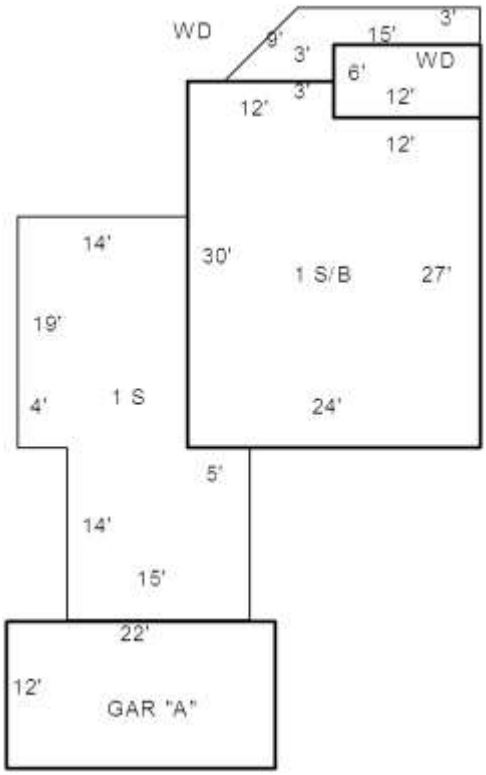
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	181,517

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	152,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,172 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	159,300	Total	216,500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GAR "A"

Map/Lot: 004-023-09A
Account: 1915 Card: 1 of 1 Location: 15 MEADOW DR

Neighborhood 53	RIVER MEADOW
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Private
PERMIT STATUS	OPEN PERMITS
Reference 1	B17873P204
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	12/28/2018
Sale Price	175,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description / Replacement Cost New

Condo	One Story	1,172 Sqft	Grade C 100	Base	157,174
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,758
Fin. Basement Area	879 Sqft, Grade D	Basement Gar	None	Fin Bsmt	13,923
Heating	100% Electric	Cooling	0% None	Heat	1,465
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

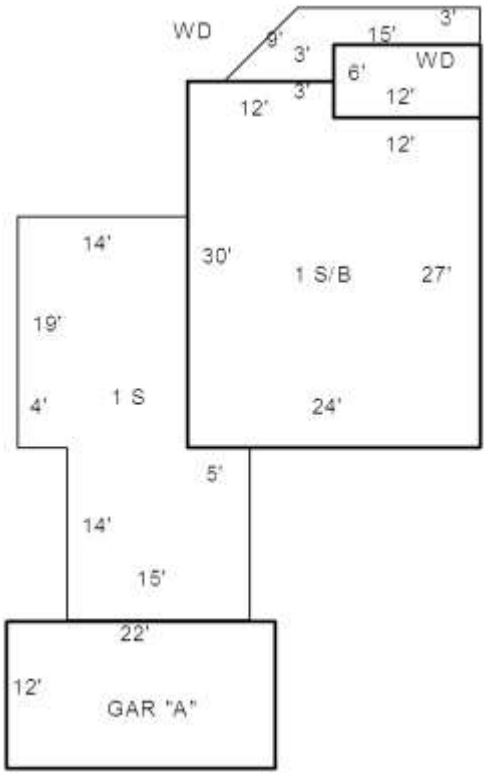
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	GOOD	Average	Typical	179,600

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	150,864

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
Fireplace	1988	1	C 100	6,050	Avg.	80%	50%	105%	2,541
1,172 SFLA							Outbuilding Total		6,788

Accpt Land	57,200	Accepted Bldg	157,700	Total	214,900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15'
22'
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GAR "A"

Name: POOLE, STEVEN H
POOLE, ALICE E
Map/Lot: 001-043-01
Account: 1916 Card: 1 of 1 Location: 307 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B5461P0140 FKA: 001-043-03
Reference 2	LOT SIZE:0.92
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	61,200.00	66,761	100%		66,761
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.92					Land Total	79,961

Dwelling Description

				Replacement Cost New	
Other	One Story	1,456 Sqft	Grade D 100	Base	145,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,330
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

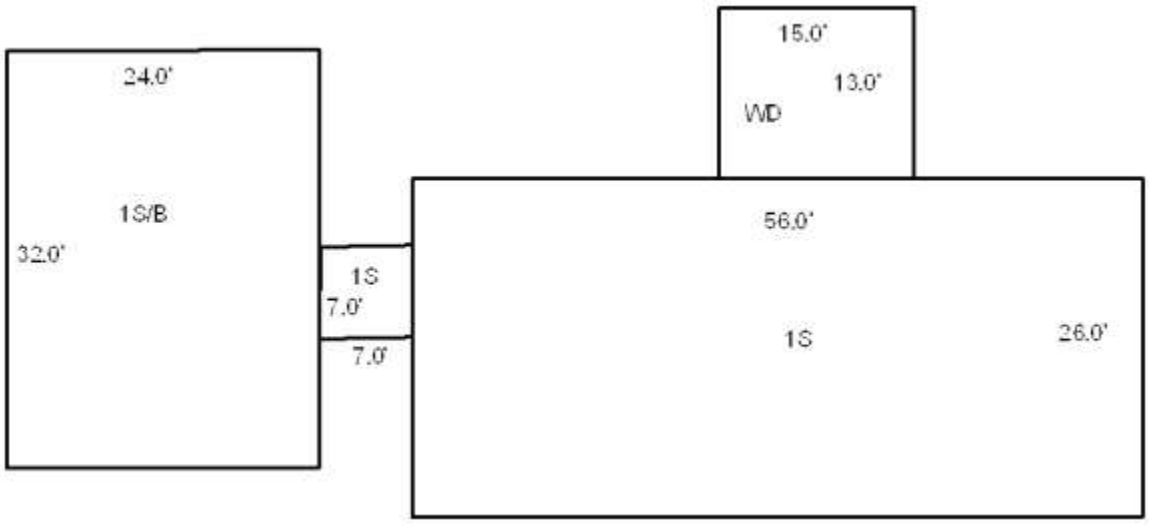
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	148,737

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	95%	95%	108,730

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1990	195	D 100	1.954	Avg.	81%	95%	95%	1.429
1 Story/BSMT	2005	768	C 100	81.147	Avg.	88%	100%	95%	67.839
ONE STORY FRAME	2005	50	C 100	4.579	Avg.	88%	100%	95%	3.828
Frame Shed	1990	192	D 100	2.404	Avg.	81%	95%	95%	1.758
Frame Shed	1990	112	D 100	1.402	Avg.	81%	95%	95%	1.025
2,274 SFLA							Outbuilding Total		75,879

Accpt Land 80,000 Accepted Bldg 184,600 Total 264,600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13.0'
WD
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Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B5499P0277 FKA: 001-043-05
Reference 2	LOT SIZE:1.01
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.01	Acres-Homesite (Fract)	61,200.00	67,387	100%		67,387
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.01					Land Total	80,587

Dwelling Description

				Replacement Cost New	
Other	One Story	1,456 Sqft	Grade D 100	Base	145,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,912
Rooms	3				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,224
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

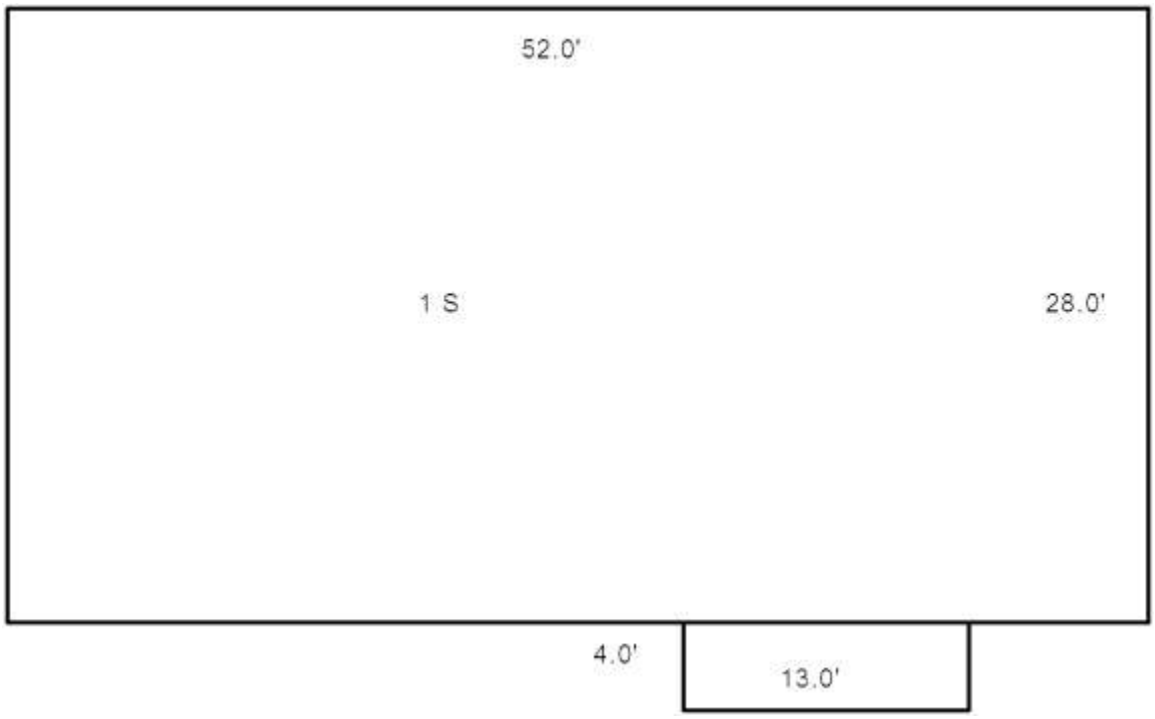
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	153,543

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	95%	95%	112,244

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1990	52	C 100	652	Avg.	80%	100%	95%	496
Frame Shed	1990	128	C 100	2.003	Fair	72%	100%	95%	1.370
1,456 SFLA							Outbuilding Total		1,866

Accpt Land	80,600	Accepted Bldg	114,100	Total	194,700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Name: BAXTER, CHRISTOPHER
BAXTER, AMANDA
Map/Lot: 001-043-05
Account: 1918 Card: 1 of 1 Location: 335 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/28/2015
Sale Price	62,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Lender
Validity	Distressed Sale

Reference 1	B17069P788 FKA: 001-043-07
Reference 2	LOT SIZE:0.95
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	61,200.00	66,976	100%		66,976
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.95					Land Total	80,176

Dwelling Description

				Replacement Cost New	
Other	One Story	1,344 Sqft	Grade D 100	Base	136,754
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	806
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,688
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

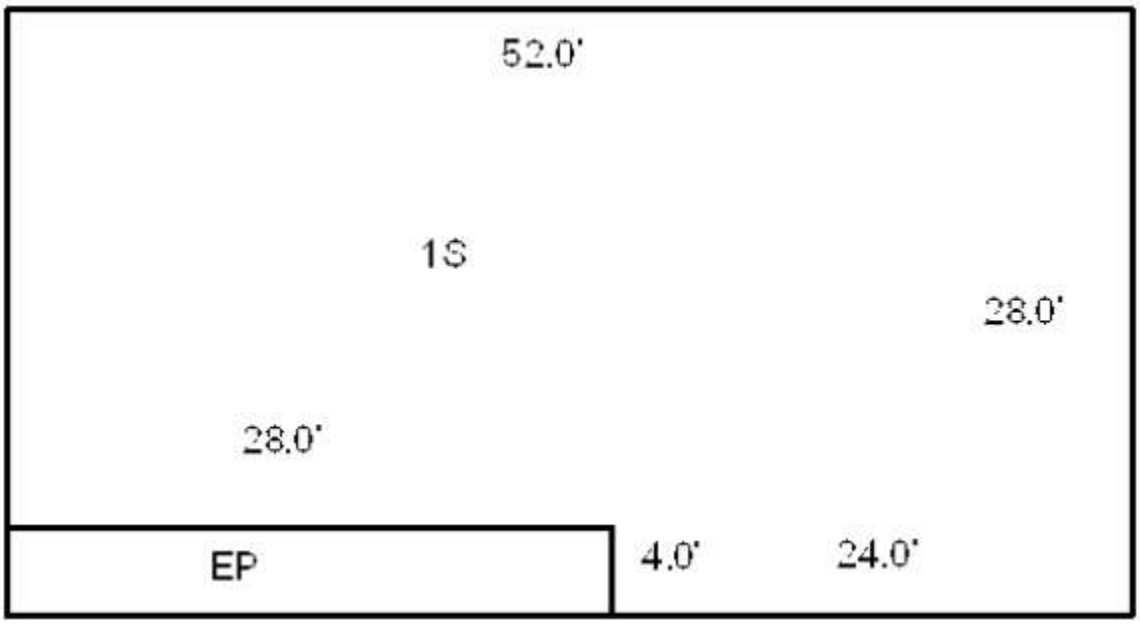
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Fair	Typical	146,584

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	74%	95%	95%	97,896

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1990	112	D 100	7.139	Fair	74%	95%	95%	4.768
Frame Garage	1990	720	D 100	21.226	Fair	72%	50%	95%	7.260
1,344 SFLA							Outbuilding Total		12,028

Accpt Land	80,200	Accepted Bldg	109,900	Total	190,100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Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B5586P0213 FKA: 001-043-08
Reference 2	LOT SIZE:0.96
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	61,200.00	67,046	100%		67,046
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.96					Land Total	80,246

Dwelling Description

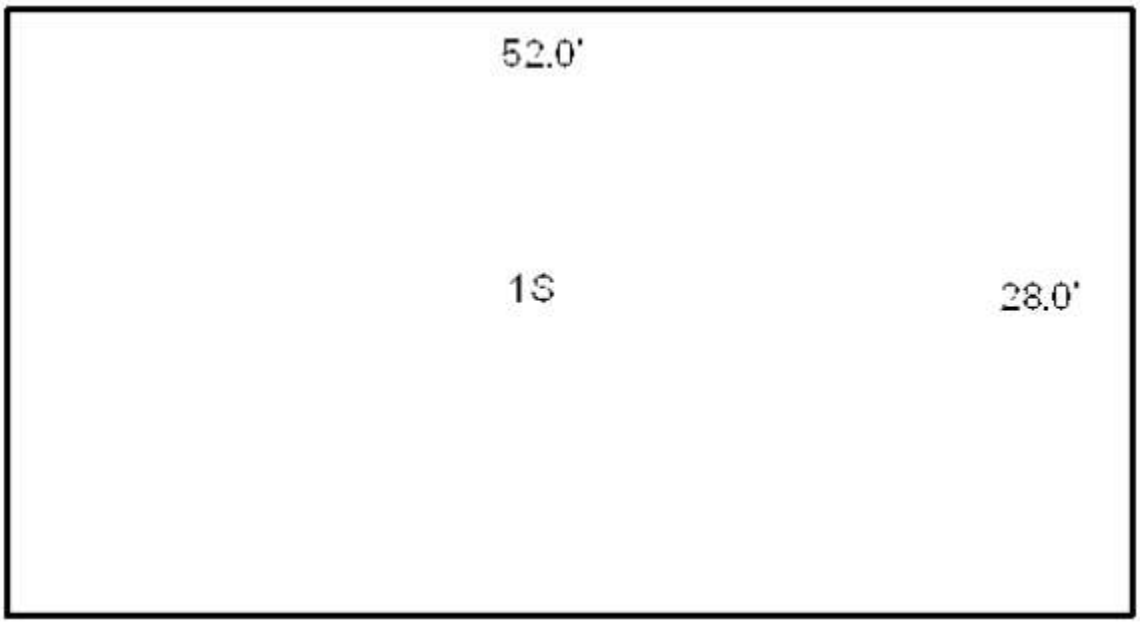
				Replacement Cost New	
Other	One Story	1,456 Sqft	Grade D 100	Base	145,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	874
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,912
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	155,655

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	95%	95%	113,788

Accpt Land	80,200	Accepted Bldg	113,800	Total	194,000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Map/Lot: 001-043-07
Account: 1920 Card: 1 of 1 Location: 347 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	No Street

Sale Data

Sale Date	10/28/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	RTODD B19143P178 / UPDATED NAME
Reference 2	LOT SIZE:0.96
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	61,200.00	67,046	100%		67,046
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.96					Land Total	80,246

Dwelling Description / **Replacement Cost New**

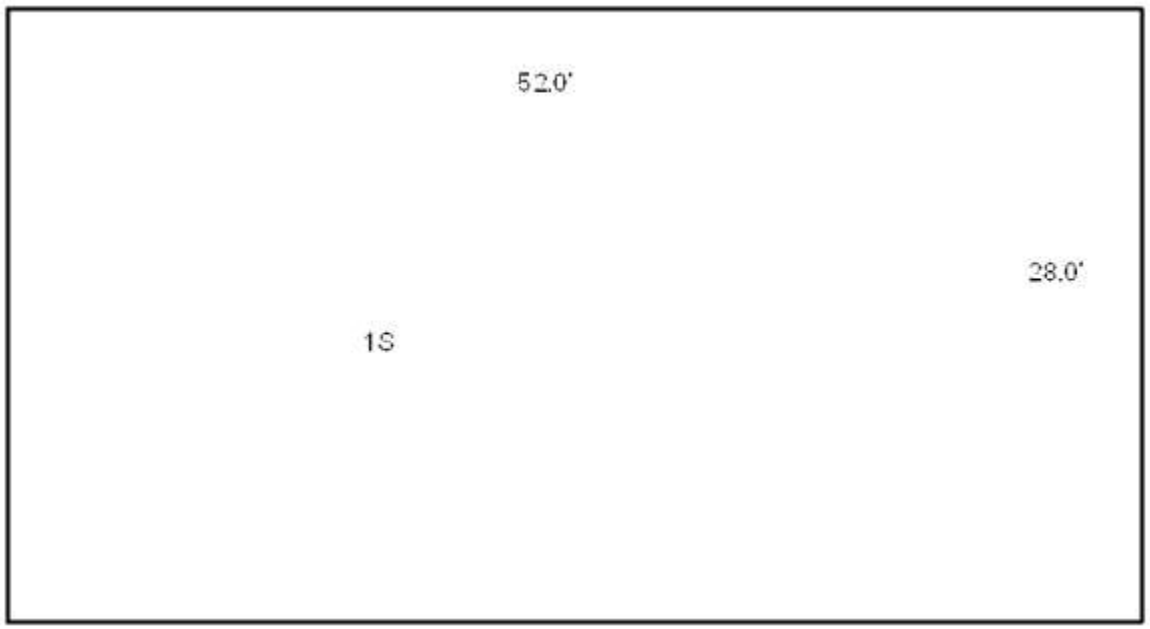
Other	One Story	1,456 Sqft	Grade D 100	Base	145,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,747
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,912
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,224
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	154,416

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	95%	118,823

Accpt Land	80,200	Accepted Bldg	118,800	Total	199,000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Account: 1921 Card: 1 of 1 Map/Lot: 001-043-08 Location: 351 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/09/2018
Sale Price	148,700
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B17651P325 FKA: 001-043-10
Reference 2	LOT SIZE:1.08
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.08	Acres-Homesite (Fract)	61,200.00	67,840	100%		67,840
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.08					Land Total	81,040

Dwelling Description

				Replacement Cost New	
Other	One Story	1,344 Sqft	Grade D 100	Base	136,754
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	806
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,688
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	8,448
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

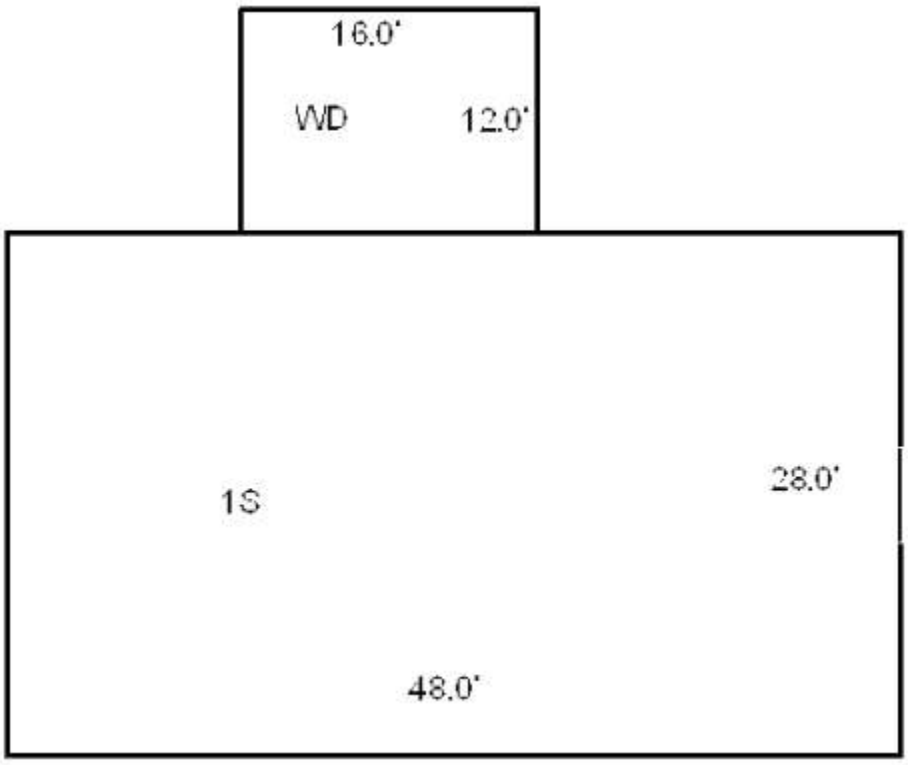
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	148,696

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	90%	95%	102,979

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1990	192	C 100	2.406	Avg.	81%	90%	95%	1.666
Frame Shed	1990	168	C 100	2.629	Avg.	81%	90%	95%	1.820
1,344 SFLA							Outbuilding Total		3,486

Accpt Land	81,000	Accepted Bldg	106,500	Total	187,500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12.0'
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28.0'
48.0'

Name: PHIPPS, HEATHER
PHIPPS, NATHAN
Map/Lot: 001-043-09
Account: 1922 Card: 1 of 1 Location: 361 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/19/2003
Sale Price	179,000
Sale Type	Land & Buildings
Financing	
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B13509P272 FKA: 001-043-11
Reference 2	LOT SIZE:1.11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.11	Acres-Homesite (Fract)	61,200.00	68,026	100%		68,026
Total Acres 1.11					Land Total	68,026

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	TYPICAL	Average	Typical	244,488

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	204,392

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	120	C 100	1.504	Avg.	88%	100%	95%	1.258
BSMT ENTRY.....	2003	16	C 100	250	Avg.	88%	100%	95%	209
1.75 ST GARAGE..	2003	676	C 100	36.316	Avg.	88%	100%	95%	30.360
1,547 SFLA							Outbuilding Total		31,827

Accpt Land	68,000	Accepted Bldg	236,200	Total	304,200

26'
4.0'
12.0'
WD
10.0'
ENT
4.0'
1.75 GAR
26'
26.0'
1.75SB
UNFIN 3/4 ABV GAR
34.0'

Name: LITTLE, MICHAEL A
LITTLE, KATRINA K

Map/Lot: 001-043-10
Account: 1923 Card: 1 of 1 Location: 365 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/21/2001
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B10768P169 FKA: 001-043-12
Reference 2	LOT SIZE:0.97
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Homesite (Fract)	61,200.00	67,115	100%		67,115
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.97					Land Total	80,315

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	624 Sqft	Grade C 90	Base	173,498
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	842
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,370
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,752
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

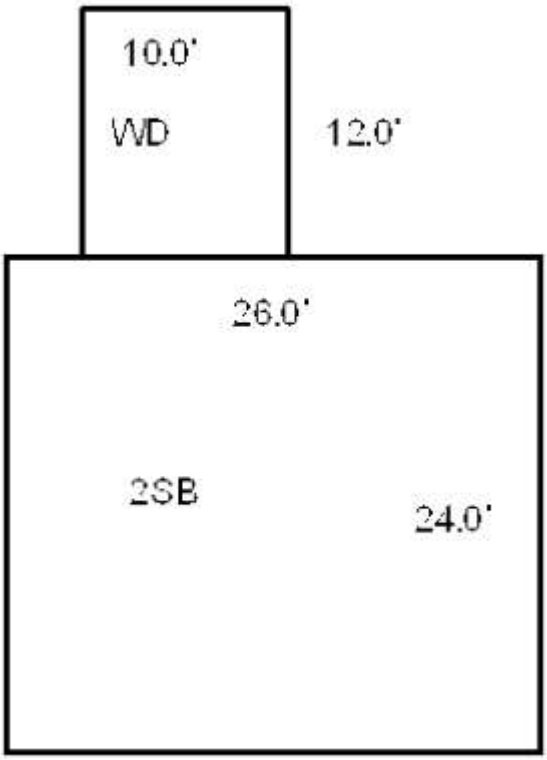
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Inadeq.	182,462

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	95%	95%	143,265

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
WOOD DECK	2000	120	C 90	1.354	Avg.	87%	95%	95%	1.063
1 ST BARN.....	1	144	D 100	4.575	Avg.	87%	95%	95%	3.592
1,248 SFLA								Outbuilding Total	4,655

Accpt Land	80,300	Accepted Bldg	147,900	Total	228,200


10.0'
WD
12.0'
26.0'
2SB
24.0'

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/27/2014
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16882P202 FKA: 001-043-13
Reference 2	LOT SIZE:0.97
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.97	Acres-Homesite (Fract)	61,200.00	67,115	100%		67,115
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.97					Land Total	80,315

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

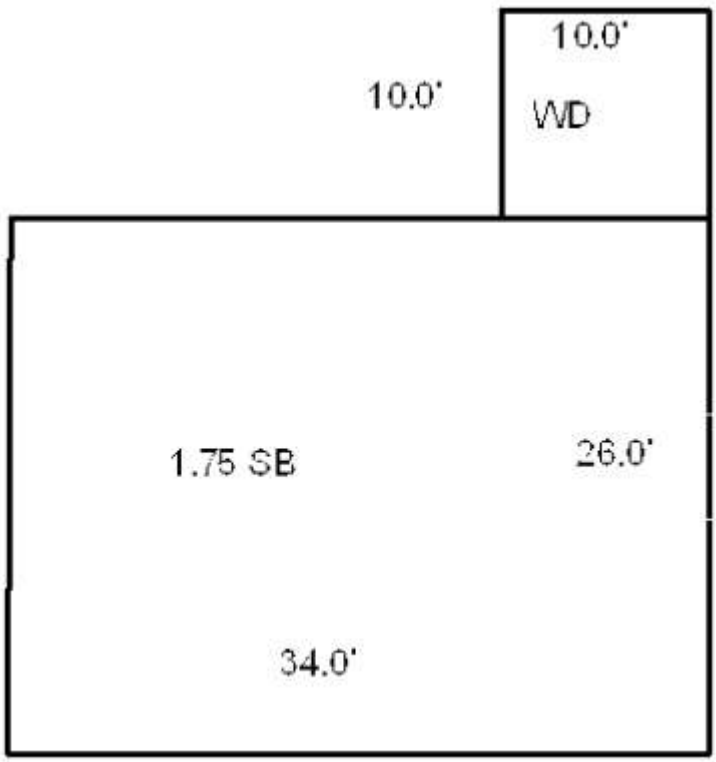
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	244,488

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	202,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2001	100	C 100	1.253	Avg.	87%	100%	95%	1.036
1,547 SFLA							Outbuilding Total		1,036

Accpt Land	80,300	Accepted Bldg	203,100	Total	283,400


10.0'
10.0'
WD
1.75 SB
26.0'
34.0'

Name: SZCZECHOWICZ, KEVIN
SZCZECHOWICZ, PATRICIA
Map/Lot: 001-043-12
Account: 1925 Card: 1 of 1 Location: 375 RANDALL RD

Neighborhood 6 RANDALL RD

Zoning/Use RESIDENTIAL 1
Topography LevelBelow Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 01/19/2009
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B15560P21 FKA: 001-043-14
Reference 2 LOT SIZE:1.02
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.02	Acres-Homesite (Fract)	61,200.00	67,453	100%		67,453
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.02					Land Total	80,653

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	246,468

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	203,706

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
WOOD DECK	2001	72	C 100	902	Avg.	87%	100%	95%	746
1,547 SFLA							Outbuilding Total		746

Accpt Land 80,700 Accepted Bldg 204,500 Total 285,200

12.0'
6.0'
WD
1.75SB
26.0'
34.0'

Map/Lot: 001-043-13
Account: 1926 Card: 1 of 1 Location: 381 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/03/2015
Sale Price	205,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Related Parties

Reference 1	B17031P453 FKA: 001-043-15
Reference 2	LOT SIZE:1.07
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.07	Acres-Homesite (Fract)	61,200.00	67,777	100%		67,777
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.07					Land Total	80,977

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	220,897
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Inadeq.	231,685

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	95%	95%	181,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2001	120	C 100	1.878	Avg.	87%	95%	95%	1.474
1,428 SFLA							Outbuilding Total		1,474

Accpt Land	81,000	Accepted Bldg	183,400	Total	264,400

34.0'
1.75SB
24.0'

Map/Lot: 001-043-14
Account: 1927 Card: 1 of 1 Location: 389 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/21/2015
Sale Price	103,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Arms Length Sale

Reference 1	B17083P886 FKA: 001-043-16
Reference 2	LOT SIZE:1.06
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.06	Acres-Homesite (Fract)	61,200.00	67,713	100%		67,713
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.06					Land Total	80,913

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1991	14X76	B 100	33.638	Avg.	40%	100%	95%	12.782
Wood Deck	1991	288	C 100	3.609	Avg.	81%	100%	95%	2.777
Frame Shed	1991	112	C 100	1.753	Avg-	76%	100%	95%	1.265
MH ADDITION ..	2005	168	B 100	10.358	Avg.	88%	100%	95%	8.659
1,064 SFLA							Outbuilding Total		25,483

Accpt Land	80,900	Accepted Bldg	25,500	Total	106,400

Map/Lot: 001-043-02
Account: 1928 Card: 1 of 1 Location: 315 RANDALL RD

Neighborhood 6 RANDALL RD

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	12/30/2009
Sale Price	115,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1 B15807P955 FKA: 001-043-04
Reference 2 LOT SIZE:0.96
Tran/Land/Bldg 103 1 9
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.96	Acres-Homesite (Fract)	61,200.00	67,046	100%		67,046
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 0.96					Land Total	80,246

Dwelling Description

				Replacement Cost New	
Other	One Story	1,120 Sqft	Grade D 100	Base	119,198
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,240
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

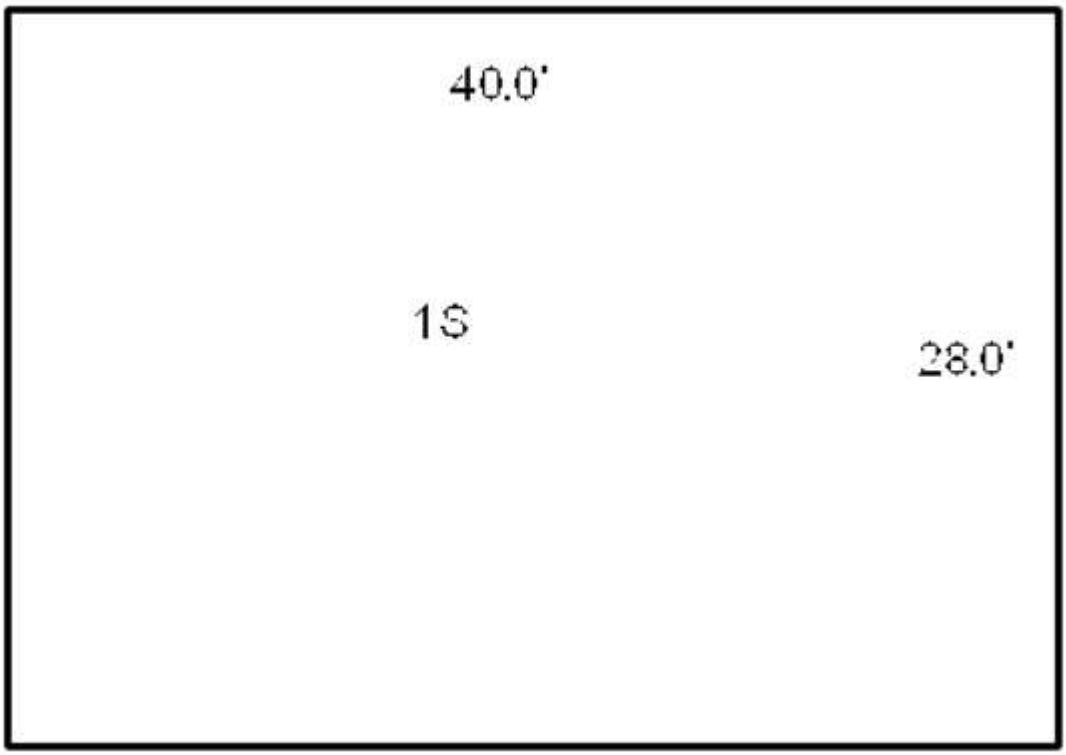
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1989	0	TYPICAL	TYPICAL	Below Average	Typical	128,446

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	95%	95%	88,101

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	2001	832	C 100	35.248	Avg.	86%	100%	95%	28.797
WOOD DECK	1989	256	C 100	3.208	Avg.	79%	100%	95%	2.407
1,120 SFLA							Outbuilding Total		31,204

Accpt Land	80,200	Accepted Bldg	119,300	Total	199,500


40.0'
1S
28.0'

Name: NOYCE, ANDREW WILLIAM
NOYCE, JACQUELINE IVY
Map/Lot: 001-043-04
Account: 1929 Card: 1 of 1 Location: 329 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/03/2021
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	FKA: 001-043-06
Reference 2	LOT SIZE:1
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	61,200.00	67,320	100%		67,320
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.00					Land Total	80,520

Dwelling Description

				Replacement Cost New	
Other	One Story	1,120 Sqft	Grade D 100	Base	121,582
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,240
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,120	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Above Average	Typical	131,502

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	90%	95%	96,693

Accpt Land	80,500	Accepted Bldg	96,700	Total	177,200

40.0'
1SB
28.0'

Map/Lot: 002-010-1
Account: 1930 Card: 1 of 1 Location: 124 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/30/2015
Sale Price	128,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16992P839
Reference 2	LOT SIZE: 1.85
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Homesite (Fract)	74,130.00	86,717	100%		86,717
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.85					Land Total	98,267

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade C 110	Base	314,683
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	1000 Sqft, Grade D	Basement Gar	None	Fin Bsmt	15,840
Heating	100% HW BB	Cooling	0% None	Heat	7,392
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	Floor & Stairs			Attic	2,464
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

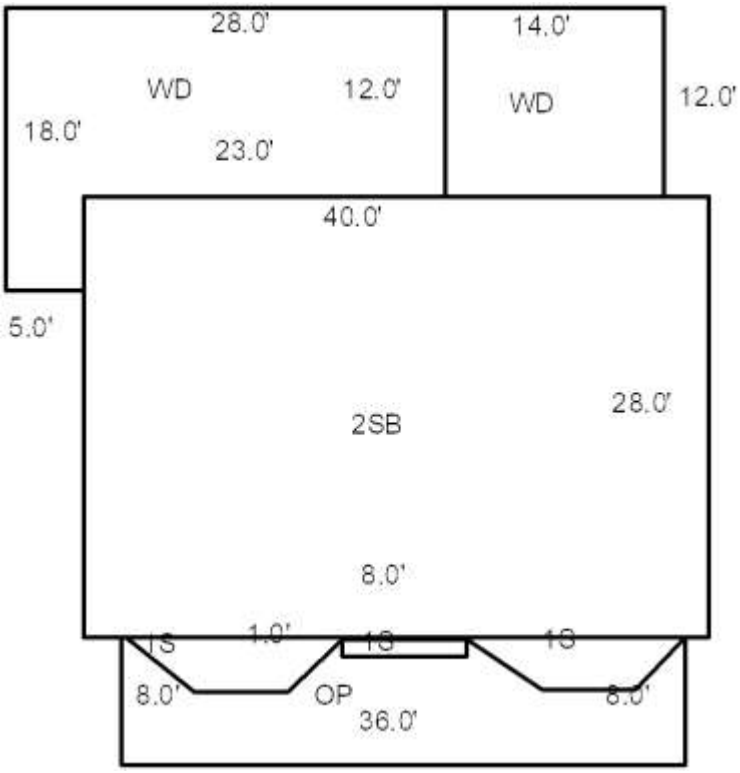
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Below Average	Typical	359,651

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	76%	100%	105%	287,001

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1988	366	C 110	5.045	Ava-	76%	100%	105%	4.026
ONE STORY FRAME	1988	30	C 110	3.022	Ava-	76%	100%	105%	2.412
1 STORY	1988	16	C 110	1.612	Ava-	76%	100%	105%	1.286
1 STORY	1988	30	C 110	3.022	Ava-	76%	100%	105%	2.412
WOOD DECK	1988	168	C 110	2.316	Ava-	76%	100%	105%	1.848
Frame Shed	1988	96	C 110	1.652	Ava-	76%	100%	105%	1.319
Open Frame Porch	1988	288	C 110	13.388	Ava-	76%	100%	105%	10.684
2,316 SFLA							Outbuilding Total		23,987

Accpt Land	98,300	Accepted Bldg	311,000	Total	409,300


28.0'
14.0'
WD
12.0'
WD
12.0'
18.0'
23.0'
40.0'
5.0'
28.0'
2SB
8.0'
1S
1.0'
1S
1S
8.0'
OP
8.0'
36.0'

Name: NOYES, JESSE P
NOYES, LAUREL A
Map/Lot: 008-076-3
Account: 1931 Card: 1 of 1 Location: 19 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/09/2016
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17383P262
Reference 2	LOT SIZE: 3.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,104 Sqft	Grade B 100	Base	367,985
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,153
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,611
Rooms	10	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

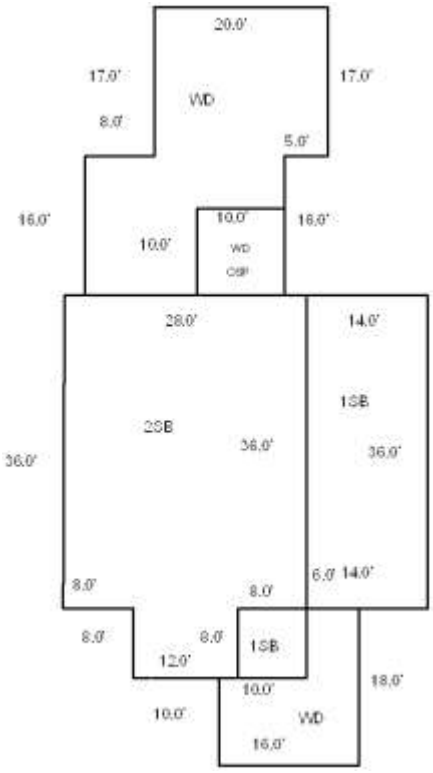
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1985	0	GOOD	TYPICAL	Average	Typical	393,517

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	95%	295,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1985	708	B 100	11.532	Ava.	79%	100%	95%	8.654
WOOD DECK	1985	100	B 100	1.629	Ava.	79%	100%	95%	1.223
OPEN SCR PORCH	1985	100	B 100	6.280	Ava.	79%	100%	95%	4.713
1 Story/BSMT	1985	64	B 100	8.791	Ava.	79%	100%	95%	6.598
1 STORY/BASEMENT	1985	504	B 100	69.229	Ava.	79%	100%	95%	51.956
Wood Deck	1985	208	B 100	3.388	Ava.	79%	100%	95%	2.543
2,776 SFLA							Outbuilding Total		75,687

Accpt Land 106,700 Accepted Bldg 371,000 Total 477,700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WD
16.0'

Name: MCKINNON, CHRIS D
MCKINNON, ARLENE L

Map/Lot: 005-052-3

Account: 1932 Card: 1 of 1 Location: MCKINNON LN

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B14964P890
Reference 2 LOT SIZE:3.73
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.73	Acres-Homesite (Fract)	72,675.00	91,190	50%	Restrictio	45,595
Total Acres 3.73					Land Total	45,595

Accpt Land	45,600	Accepted Bldg		0 Total	45,600

Account: 1933 Card: 1 of 1 Map/Lot: 005-052-4 Location: 24 MCKINNON LN

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B8750P0137
Reference 2	LOT SIZE:3.98
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.98	Acres-Homesite (Fract)	72,675.00	91,784	100%		91,784
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.98					Land Total	107,459

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	600 Sqft	Grade C 95	Base	175,341
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,280
Rooms	5	HEARTHS		HEARTHS	760
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	TYPICAL	Average	Typical	174,249

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	81%	95%	95%	127,380

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1990	156	C 95	13.572	Avg.	81%	95%	95%	9.921
Encl Frame Porch	1990	158	C 100	12.589	Avg.	80%	60%	95%	5.741
1.25 ST GARAGE..	2000	968	C 95	38.837	Avg.	81%	95%	95%	28.391
1,356 SFLA								Outbuilding Total	44,053

Accpt Land	107,500	Accepted Bldg	171,400	Total	278,900

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12.0'
13.0'
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12.0'

Name: PAYETTE, JONATHAN C
PAYETTE, KRYSTAL D
Account: 1934 Card: 1 of 1 Map/Lot: 006-067-4
Location: 394 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/11/2003
Sale Price	179,900
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B13149P134
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,008 Sqft	Grade C 100	Base	162,382
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	170,878

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	139,607

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1999	100	C 100	1.253	Avg.	86%	100%	95%	1.024
1.50 ST BARN....	2005	576	C 100	26.934	Avg.	86%	100%	95%	22.005
1,008 SFLA							Outbuilding Total		23,029

Accpt Land	107,500	Accepted Bldg	162,600	Total	270,100

NOT TO SCALE

Account: 1935 Card: 1 of 1 Map/Lot: 008-028-2 Location: 196 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B5242P0158
Reference 2 LOT SIZE:5.2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.20	Acres-Rear Land 1-10	1,710.00	2,257	100%		2,257
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.20					Land Total	109,762

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,020 Sqft	Grade C 110	Base	293,991
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Other	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,683
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,610
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

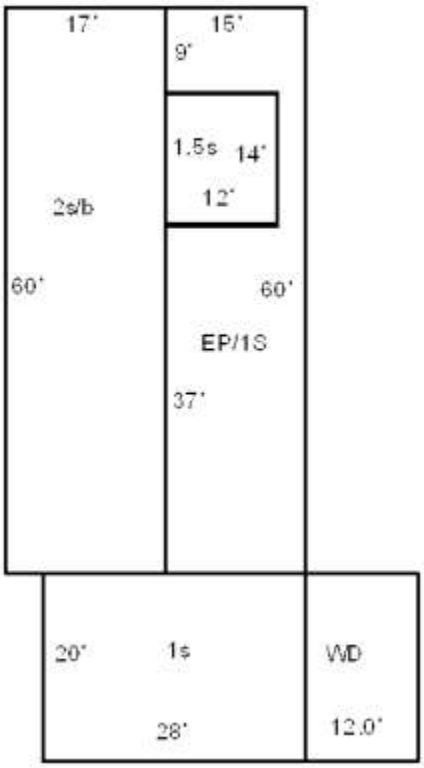
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Good	Typical	309,996

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	262,102

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 1/2 STORY FR	1990	168	C 110	24.731	Good	89%	100%	95%	20.910
1 STORY	1990	732	C 110	73.741	Good	89%	100%	95%	62.348
1 STORY	2005	560	C 110	56.414	Avg.	100%	100%	95%	53.593
Wood Deck	1990	240	C 100	3.007	Avg.	80%	100%	95%	2.286
Frame Garage	2001	576	B 100	27.751	Avg.	100%	100%	95%	26.363
Encl Frame Porch	1990	732	C 90	52.493	Avg.	80%	75%	95%	29.921
3,584 SFLA							Outbuilding Total		195,421

Accpt Land 109,800 Accepted Bldg 457,500 Total 567,300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Map/Lot: 004-023-05B
Account: 1936 Card: 1 of 1 Location: 30 RIVERVIEW DR

Neighborhood 53 RIVER MEADOW

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticPub Wtr & Septic
Street	Private
Reference 1	B0935P0127
Reference 2	LOT SIZE:0
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description / Replacement Cost New

Condo	Two Story	637 Sqft	Grade C 100	Base	165,938
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	956
Fin. Basement Area	60 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	1,188
Heating	100% Electric	Cooling	0% None	Heat	1,593
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

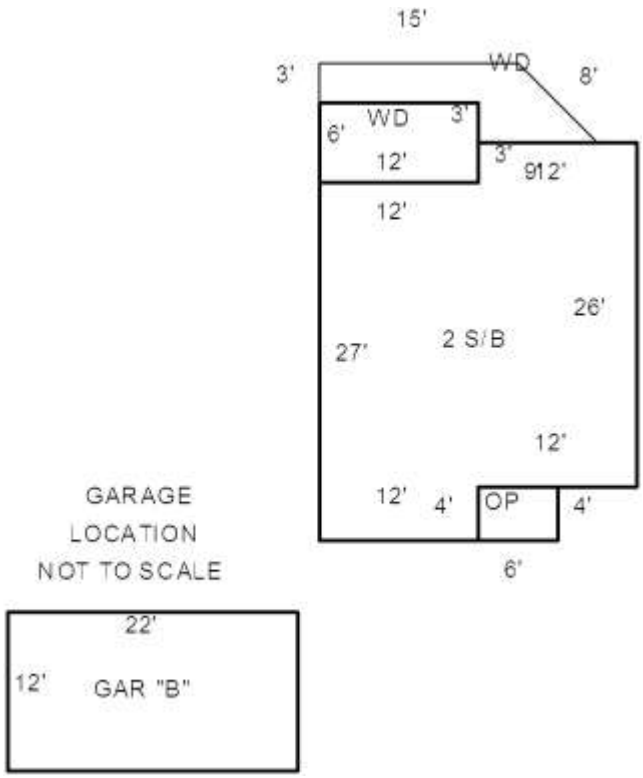
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1988	0	TYPICAL	TYPICAL	Average	Typical	174,955

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	100%	105%	146,962

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1988	264	C 100	10.112	Avg.	80%	50%	105%	4,247
1,274 SFLA							Outbuilding Total		4,247

Accpt Land	57,200	Accepted Bldg	151,200	Total	208,400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GAR "B"

Neighborhood 18	LEBANON RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography		Sale Date	06/10/2022
Utilities	NoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	Land Only
		Financing	
		Verified	Public Record
		Validity	Related Parties
Reference 1	RTODD b19015p346 & b19017p810		
Reference 2	LOT SIZE: 229.50		
Tran/Land/Bldg	130 1 99		
X.....	LAND Y..... LRG		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
205.50	Acres-Rear 21+	665.00	150,323	100%		150,323
Total Acres 229.50				Land Total		271,413

Accpt Land	271,400	Accepted Bldg	0	Total	271,400

Name: TENNANT, HERBERT IV
TENNANT, ASHLYNN E
Map/Lot: 001-067-2
Account: 1938 Card: 1 of 1 Location: 125 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	
Reference 2	LOT SIZE: 8.97 (2021 split)
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	10/21/2022
Sale Price	768,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	75%		74,094
4.97	Acres-Rear Land 1-10	2,280.00	12,465	100%		12,465
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 8.97					Land Total	97,009

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,888 Sqft	Grade B 110	Base	596,278
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	6,195
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	10,325
Rooms	8				
Bedrooms	4	Add Fixtures	3		
Baths	3	Half Baths	1	Plumbing	41,527
Attic	Floor & Stairs			Attic	8,260
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

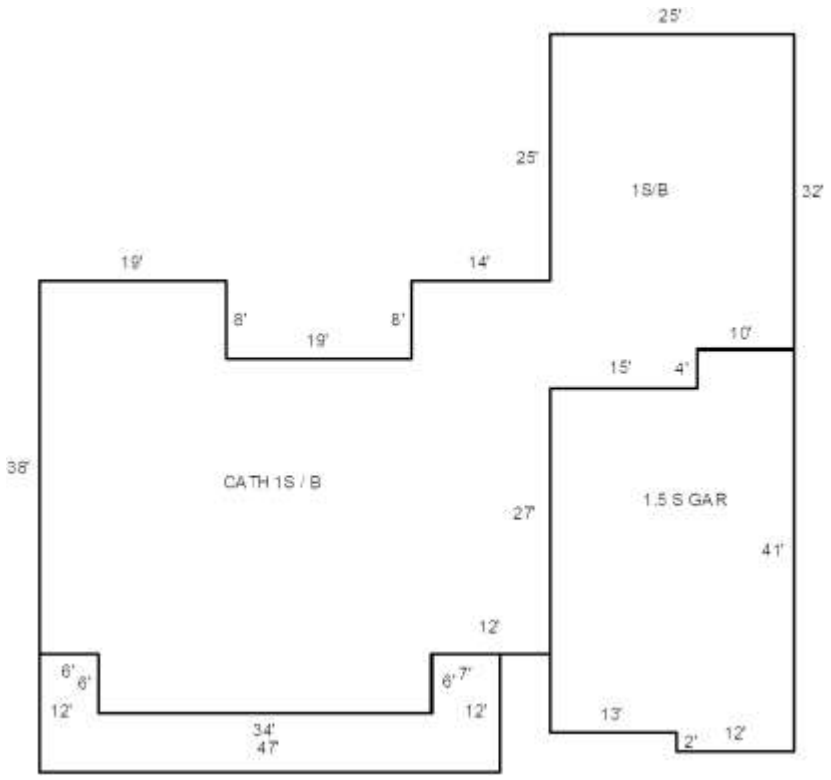
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	662,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	616,867

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2022	939	B 110	64.126	Avg.	98%	100%	95%	59.701
Open Frame Porch	2022	360	B 110	21.756	Avg.	98%	100%	95%	20.255
CATH XTRA FEATURE	2022	380	B 110	7.732	Avg.	98%	100%	95%	7.198
GAS FPL	2022	1	B 110	3.288	Avg.	98%	100%	95%	3.061
2,888 SFLA							Outbuilding Total		90,215

Accpt Land	97,000	Accepted Bldg	707,100	Total 804,100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12'
34'
47'
13'
2'
12'

Name: CASE, JESSICA
BEATTY, DEREK J
Account: 1939 Card: 1 of 1 Map/Lot: 001-043-A
Location: 40 CASE RD

Neighborhood 6 RANDALL RD

Zoning/Use RESIDENTIAL 1
Topography Level
Utilities Well & SepticWell & Septic
Street Private

Sale Data

Sale Date	11/05/2020
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 LOT SIZE:45.74
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
10.00	Acres-Rear Land 1-10	1,440.00	15,840	100%		15,840
10.00	Acres-Rear Land 11-20	800.00	8,800	100%		8,800
21.74	Acres-Rear 21+	560.00	13,392	100%		13,392
Total Acres 45.74					Land Total	115,362

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	4 Sqft	Grade C 110	Base	53,894
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	7
Fin. Basement Area	500 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	12,078
Heating	100% Forced Warm	Cooling	0% None	Heat	11
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Above Average	Typical	80,510

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	66,542

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	120	C 110	1.654	Avg+	87%	100%	95%	1.367
WOOD DECK	1994	144	C 110	1.984	Avg+	87%	100%	95%	1.640
1.75 ST GARAGE..	1994	576	C 100	31.096	Avg+	87%	100%	95%	25.701
4 SFLA							Outbuilding Total		28,708

Accpt Land 115,400 Accepted Bldg 95,300 Total 210,700

12.0'
12.0'
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12.0'
WD
1SB
27.0'
44.0'
1.0'

Account: 1940 Card: 1 of 1 Map/Lot: 001-037-20 Location: 111 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/29/2006
Sale Price	216,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B14969P809
Reference 2	LOT SIZE:1.12
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.12	Acres-Homesite (Fract)	78,185.00	86,984	100%		86,984
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.12					Land Total	97,434

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,000 Sqft	Grade C 100	Base	177,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,500
Fin. Basement Area	200 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	3,000
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

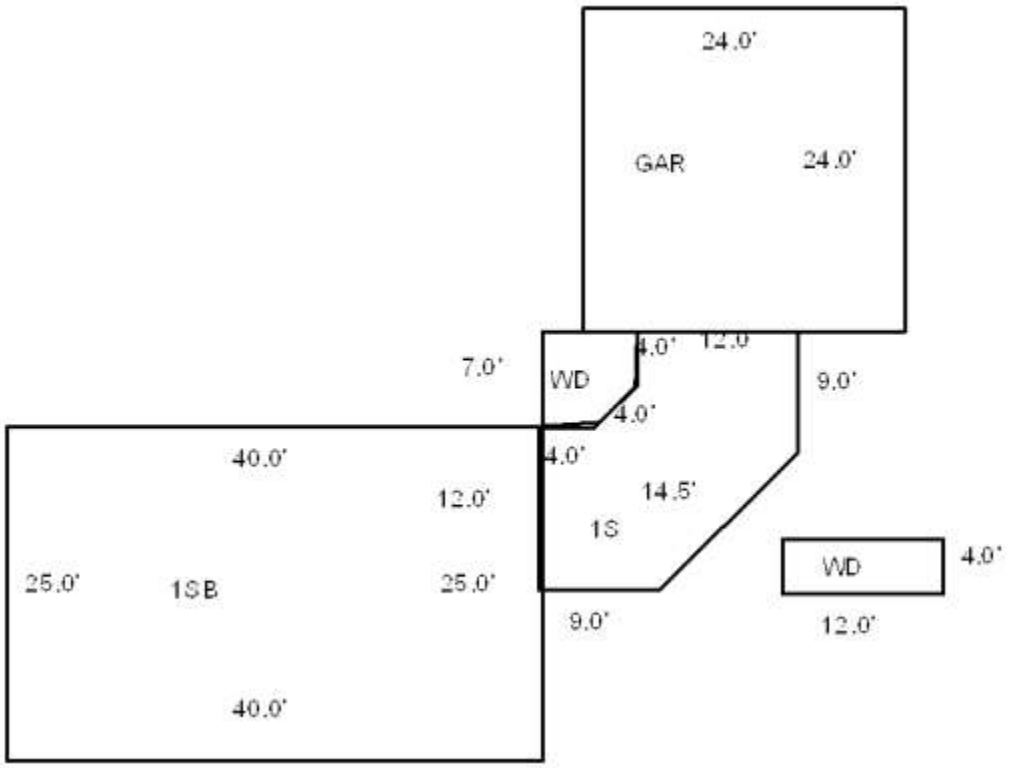
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	186,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	146,713

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1992	44	C 100	551	Avg.	83%	100%	95%	434
ONE STORY FRAME	1992	271	C 100	24.818	Avg.	83%	100%	95%	19.569
WOOD DECK	1992	48	C 100	601	Avg.	83%	100%	95%	474
Frame Garage	1992	576	C 100	21.347	Avg.	83%	100%	95%	16.832
1,271 SFLA							Outbuilding Total		37,309

Accpt Land	97,400	Accepted Bldg	184,000	Total	281,400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GAR
24.0'
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WD
4.0'
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40.0'
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12.0'
14.5'
1S
WD
4.0'
25.0'
1SB
25.0'
9.0'
12.0'
40.0'

Name: GERRY, WILLIAM E
GERRY, CINDY J

Map/Lot: 001-037-21
Account: 1941 Card: 1 of 1 Location: 112 MEEHAN LN

Neighborhood 5	MEEHAN LN		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	LevelRolling	Sale Date	05/29/1998
Utilities	Pub Wtr & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B8828P0221		
Reference 2	LOT SIZE:1		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.00					Land Total	96,454

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	212,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,344	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

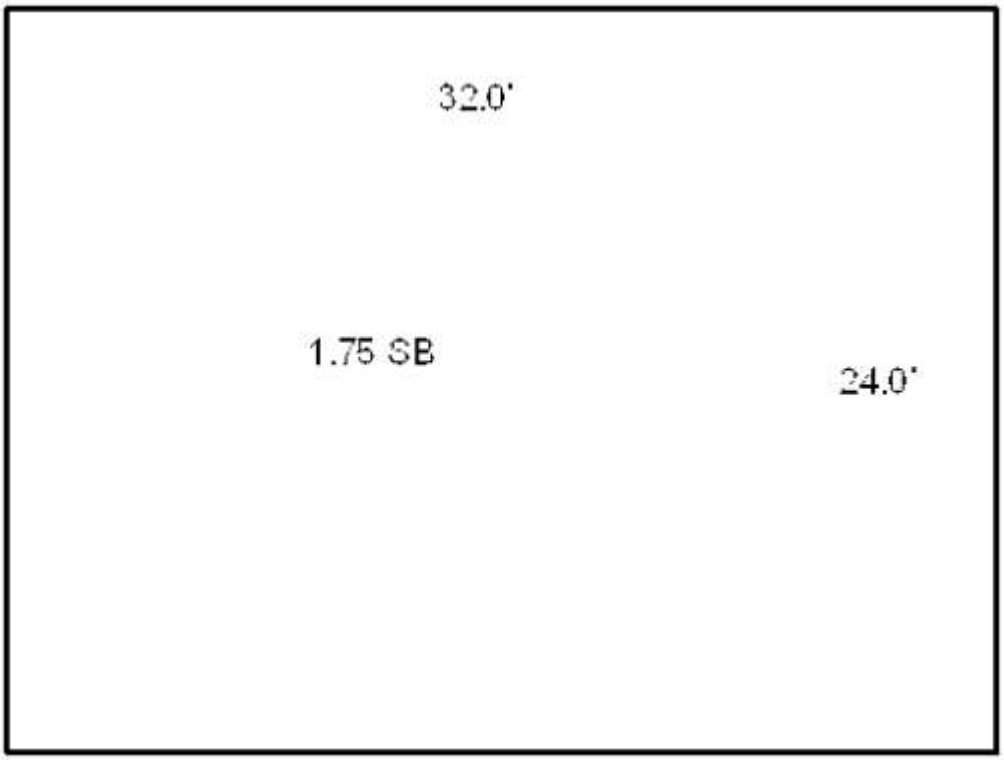
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	2003	TYPICAL	TYPICAL	Average	Typical	217,367

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	171,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1993	120	C 100	1.878	Avg-	77%	0%	95%	0
1,344 SFLA							Outbuilding Total		0

Accpt Land	96,500	Accepted Bldg	171,400	Total	267,900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1.75 SB
24.0'

Name: MOLDA, CHRISTOPHER J
MOLDA, BRITTANY L
Map/Lot: 001-037-22
Account: 1942 Card: 1 of 1 Location: 106 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/23/2013
Sale Price	147,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16701P983
Reference 2	LOT SIZE:1.09
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.09	Acres-Homesite (Fract)	78,185.00	86,748	100%		86,748
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.09					Land Total	97,198

Dwelling Description

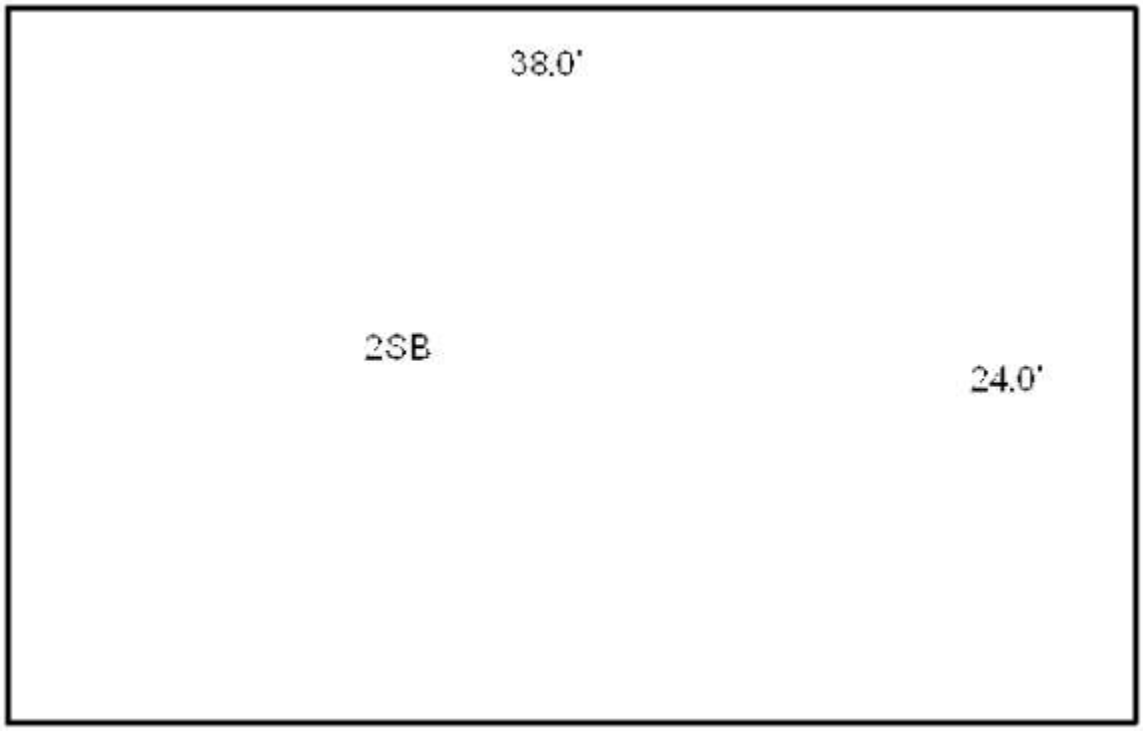
				Replacement Cost New	
Conventional	Two Story	912 Sqft	Grade C 110	Base	266,318
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,505
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,019
Rooms	2				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,824	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Excellent	Typical	285,458

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	90%	95%	231,863

Accpt Land	97,200	Accepted Bldg	231,900	Total	329,100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2SB
24.0'

Name: STRYNAR, SCOTT
CESARIO, NICOLE
Map/Lot: 001-037-23
Account: 1943 Card: 1 of 1 Location: 98 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	01/26/2004
Sale Price	249,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B13887P235
Reference 2	LOT SIZE:1.12
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.12	Acres-Homesite (Fract)	78,185.00	86,984	100%		86,984
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.12					Land Total	97,434

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	920 Sqft	Grade C 100	Base	239,777
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,380
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,830
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

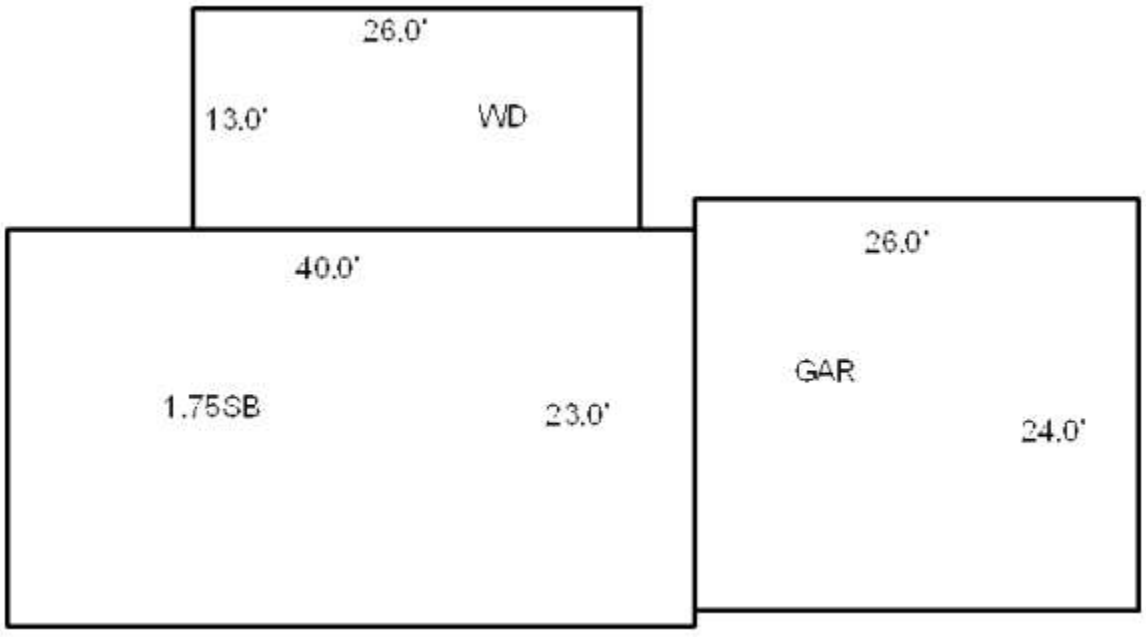
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	GOOD	GOOD	Average	Typical	260,757

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	200,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1990	338	C 100	4.235	Avg.	81%	100%	95%	3.258
Frame Garage	1990	624	C 100	23.075	Avg.	81%	100%	95%	17.756
Frame Shed	1990	120	C 100	1.878	Avg.	80%	100%	95%	1.427
1,610 SFLA							Outbuilding Total		22,441

Accpt Land	97,400	Accepted Bldg	223,100	Total	320,500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WD
40.0'
1.75SB
23.0'
26.0'
GAR
24.0'

Account: 1944 Card: 1 of 1 Map/Lot: 005-007-1 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	1deed - lots 005-014;015;007;007-1;007-2
Reference 2	LOT SIZE:45
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	03/28/2022
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
25.00	Acres-Rear 21+	210.00	5,775	100%		5,775
Total Acres 45.00					Land Total	21,175

Accpt Land 21,200 Accepted Bldg 0 Total 21,200

Account: 1945 Card: 1 of 1 Map/Lot: 005-007-2 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	1deed - lots 005-014;015;007;007-1;007-2
Reference 2	LOT SIZE:38
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Sale Data

Sale Date	03/28/2022
Sale Price	300,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
10.00	Acres-Rear Land 11-20	630.00	6,930	100%		6,930
18.00	Acres-Rear 21+	210.00	4,158	100%		4,158
Total Acres 38.00					Land Total	19,558

Accpt Land 19,600 Accepted Bldg 0 Total 19,600

Account: 1946 Card: 1 of 1 Map/Lot: 021-007-1 Location: SUNSET AVE

Neighborhood 37	SUNSET AV		
Zoning/Use	VILLAGE A, B, C		
Topography			
Utilities	NoWater/NoSewerNoWater/NoSewer		
Street	No Street		
Reference 1	B12690P234		
Reference 2	LOT SIZE:2.5		
Tran/Land/Bldg	130 1 99		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	02/24/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Rear Land 1-10	3,045.00	8,374	100%		8,374
Total Acres 2.50				Land Total		8,374

Accpt Land	8,400	Accepted Bldg	0	Total	8,400

Map/Lot: 010-073-1
Account: 1947 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17819P436
Reference 2 LOT SIZE:1.8
Tran/Land/Bldg 300 2 6
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	10/09/2018
Sale Price	135,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Homesite (Fract)	72,675.00	84,782	100%		84,782
0.00	# -SITE IMPROVEMENT	630.00	6,930	100%		0
Total Acres 1.80					Land Total	84,782

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BULK OIL 20000	2008	12000	C 100	19.800	Avg.	90%	100%	95%	16.929
BULK OIL 20000	2008	12000	C 100	19.800	Avg.	90%	100%	95%	16.929
BULK OIL 20000	2008	10000	C 100	19.800	Avg.	90%	100%	95%	16.929
BULK OIL 20000	2008	8000	C 100	19.800	Avg.	90%	100%	95%	16.929
LOADING RACK....	2008	1	C 100	6.050	Avg.	90%	100%	95%	5.173
GARAGE STEEL	2008	420	C 100	18.833	Avg.	90%	100%	95%	16.102
CONCRETE PLATFRM	2008	1920	B 100	18.802	Avg.	90%	100%	95%	16.076
								Outbuilding Total	105,067

Accpt Land 84,800 Accepted Bldg 105,100 Total 189,900

Account: 1948 Card: 1 of 1 Map/Lot: 002-042-1 Location: 145 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/22/2005
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14686P460
Reference 2	LOT SIZE:0.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	78,185.00	85,473	100%		85,473
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.94					Land Total	95,923

Dwelling Description / **Replacement Cost New**

Ranch	One Story	816 Sqft	Grade C 100	Base	157,363
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,448
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

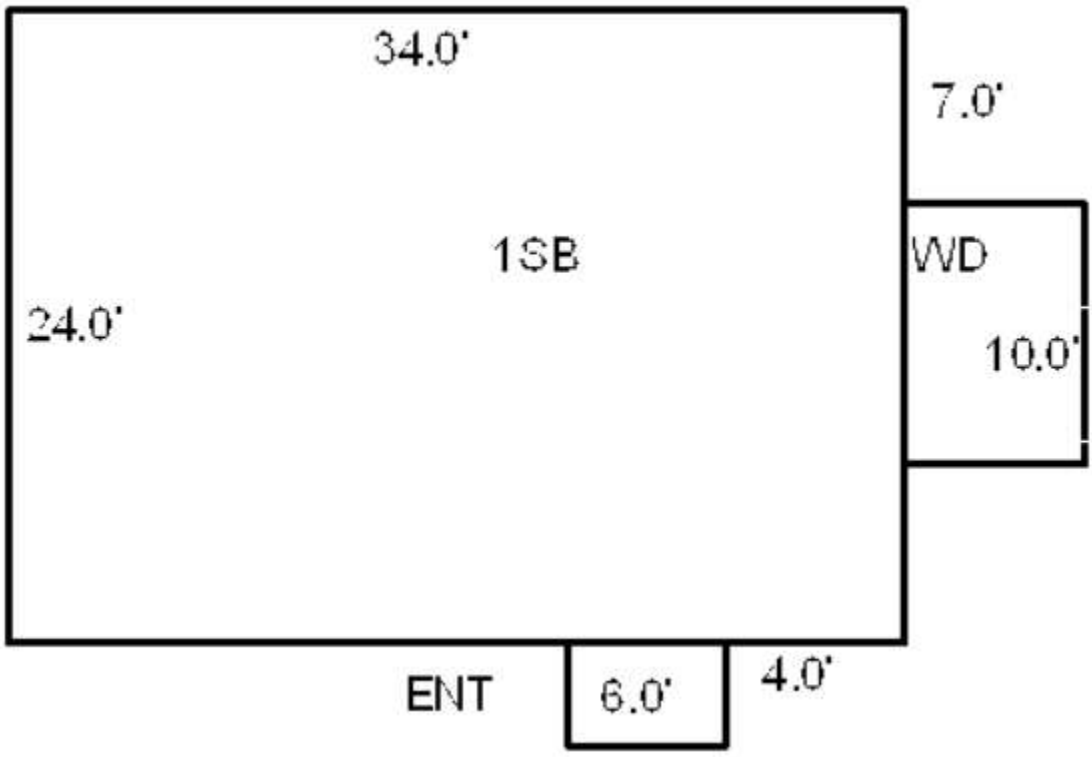
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	161,035

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	95%	123,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1990	70	C 100	877	Avg.	81%	100%	95%	674
Encl Frame Porch	1990	24	D 100	1.530	Avg.	81%	100%	95%	1.177
816 SFLA							Outbuilding Total		1,851

Accpt Land	95,900	Accepted Bldg	125,800	Total	221,700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1SB
WD
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ENT
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4.0'

Name: SMITH, MICHAEL S
SMITH, NICOLE
Map/Lot: 004-024-1
Account: 1949 Card: 1 of 1 Location: 176 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/04/2005
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14557P863
Reference 2	LOT SIZE:0.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,040 Sqft	Grade C 100	Base	174,374
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

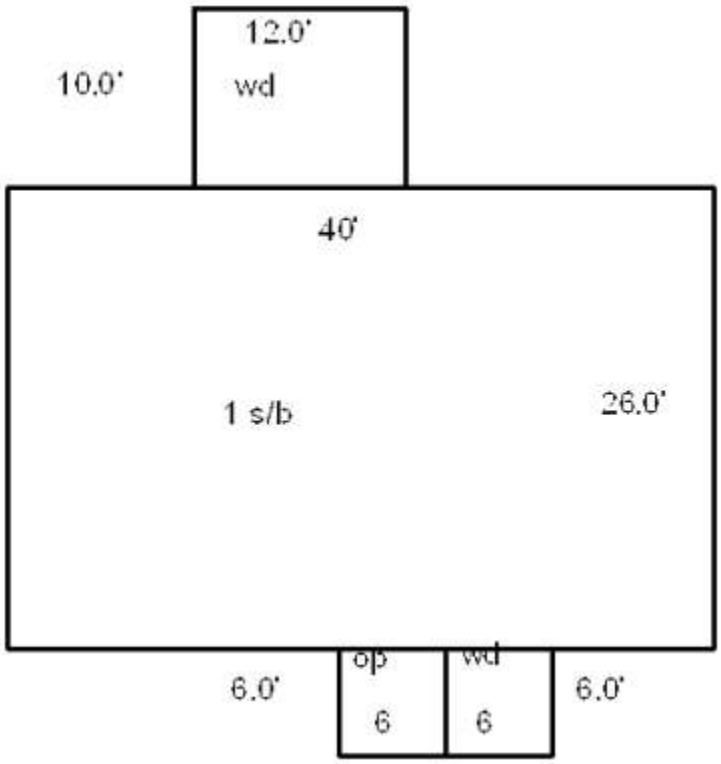
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Average	Typical	186,314

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	80%	100%	105%	156,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1987	120	C 100	1.504	Avg.	80%	100%	105%	1.263
WOOD DECK	1987	36	C 100	451	Avg.	80%	100%	105%	379
Open Frame Porch	1987	36	C 100	1.521	Avg.	80%	100%	105%	1.278
Frame Shed	1987			----SOUND VALUE----					1.000
1,040 SFLA								Outbuilding Total	3,920

Accpt Land	87,600	Accepted Bldg	160,400	Total	248,000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26.0'
6.0'
op
6
wd
6
6.0'

Name: LAYTON, DANIEL M
LAYTON, LORINDA L
Map/Lot: 010-064-1
Account: 1950 Card: 1 of 1 Location: 697 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B10876P070
Reference 2 LOT SIZE:4.19
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.19	Acres-Rear Land 1-10	1,710.00	357	100%		357
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.19					Land Total	107,862

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	768 Sqft	Grade C 105	Base	226,329
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,210
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,838
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,544
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

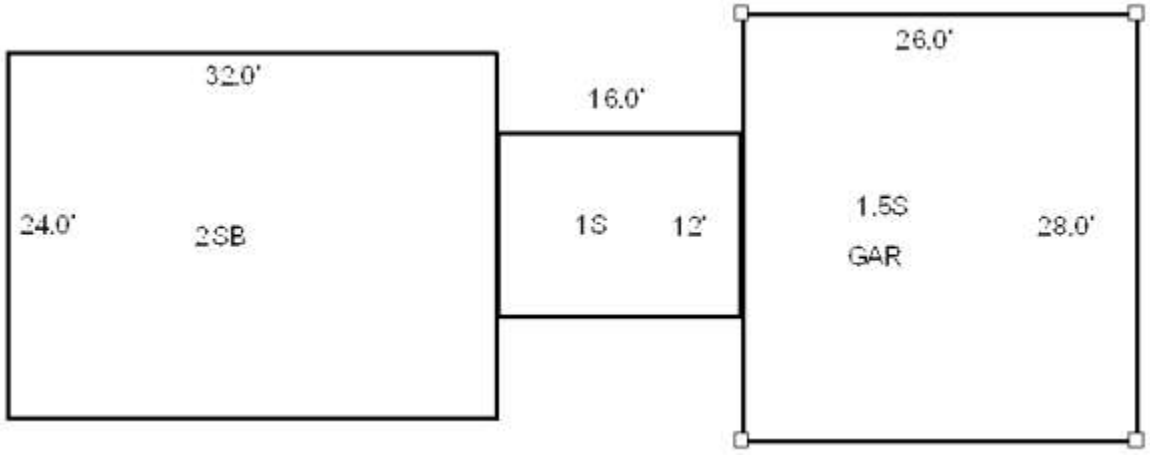
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Above Average	Typical	237,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	203,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	16	C 100	200	Avg+	90%	100%	95%	171
Frame Shed	2003	180	C 100	2,817	Avg+	90%	100%	95%	2,408
ONE STORY FRAME	2004	192	C 105	18,462	Avg+	90%	100%	95%	15,785
1.75 ST GARAGE..	2004	728	C 105	40,982	Avg+	90%	100%	95%	35,040
1,728 SFLA							Outbuilding Total		53,404

Accpt Land 107,900 Accepted Bldg 256,800 Total 364,700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GAR
28.0'

Name: DUBAY, DEBRA A., TRUSTEE
DEBRA A. DUBAY REVOCABLE LIVING TRUST
Map/Lot: 010-060-06
Account: 1951 Card: 1 of 1 Location: 279 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/17/2020
Sale Price	340,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	LOT SIZE:4.07
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.07	Acres-Homesite (Fract)	72,675.00	91,989	100%		91,989
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.07					Land Total	107,664

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,560 Sqft	Grade B 95	Base	307,029
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,890
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,891
Heating	100% HW BB	Cooling	0% None	Heat	5,780
Rooms	7	HEARTHS		HEARTHS	988
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,781
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

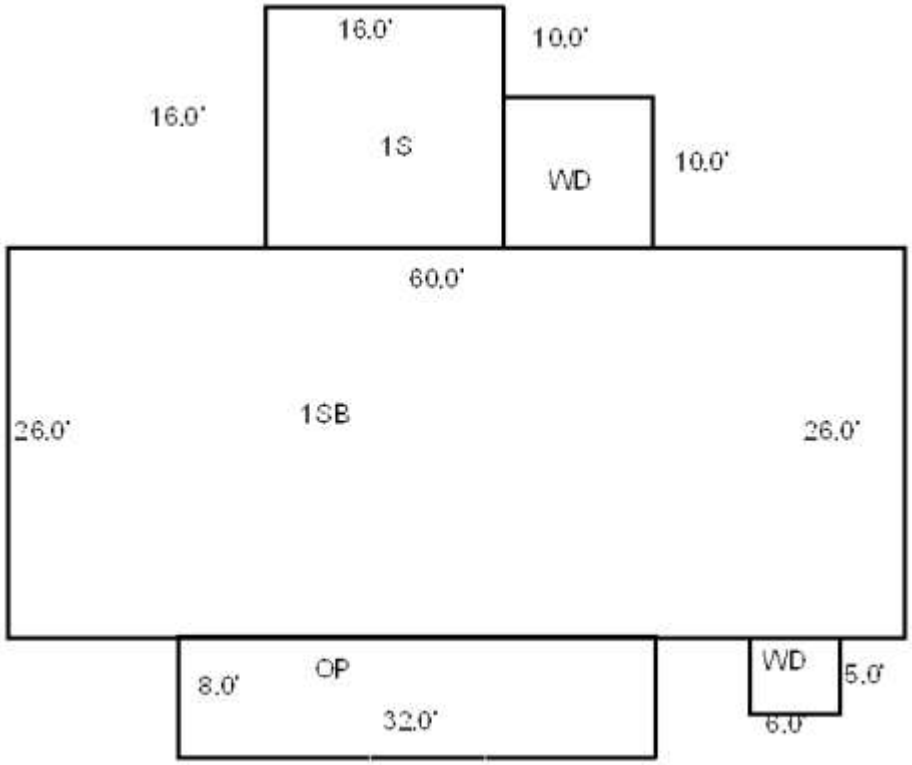
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	GOOD	TYPICAL	Average	Typical	331,359

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	261,277

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1992	256	B 95	28.953	Avg.	83%	100%	95%	22.829
Wood Deck	1992	100	B 95	1.548	Avg.	83%	100%	95%	1.221
OPEN PORCH	1992	256	B 95	13.511	Avg.	83%	100%	95%	10.653
WOOD DECK	1992	30	B 95	465	Avg.	83%	100%	95%	367
1,816 SFLA							Outbuilding Total		35,070

Accpt Land	107,700	Accepted Bldg	296,300	Total	404,000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6.0'

Account: 1952 Card: 1 of 1 Map/Lot: 008-040-1 Location: 356 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B16896P194
Reference 2 LOT SIZE:5.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	09/24/2014
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.80	Acres-Rear Land 1-10	1,710.00	3,386	100%		3,386
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.80					Land Total	110,891

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,080 Sqft	Grade B 100	Base	326,171
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,106
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,318
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

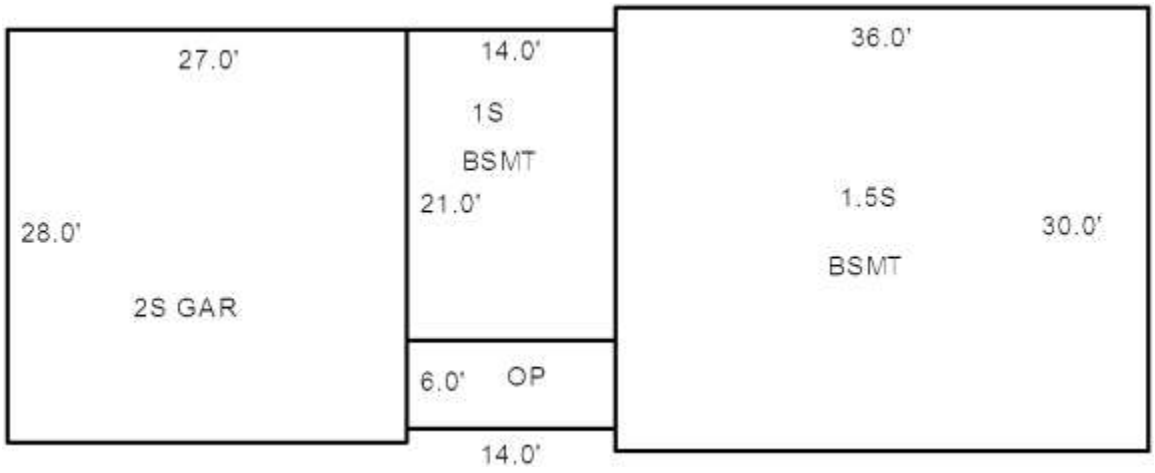
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	TYPICAL	TYPICAL	Above Average	Typical	359,620

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	100%	95%	249,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	0	294	B 100	35.002	Avg+	73%	100%	95%	24,273
Open Frame Porch	0	84	B 100	4.615	Avg+	73%	100%	95%	3,201
2S Frame Garage	0	756	B 100	56.954	Avg+	73%	100%	95%	39,497
1.50 ST BARN....	1997	1632	C 100	73.208	Avg.	84%	100%	95%	58,420
1,914 SFLA							Outbuilding Total		125,391

Accpt Land 110,900 Accepted Bldg 374,800 Total 485,700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Map/Lot: 008-006-3
Account: 1953 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 RTODD B19222P142 4/13/2023
Reference 2 LOT SIZE:40.71
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%	Access	82,647
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
16.71	Acres-Rear 21+	665.00	12,223	100%		12,223
Total Acres 40.71					Land Total	124,130

Accpt Land 124,100 Accepted Bldg 0 Total 124,100

Account: 1954 Card: 1 of 1 Map/Lot: 001-036A
Location: 436 ELM ST

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	Rolling	Sale Date	01/13/1998
Utilities	Well & SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B8606P0137		
Reference 2	LOT SIZE:45.6		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
21.60	Acres-Rear 21+	665.00	15,800	100%		15,800
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 45.60				Land Total		165,797

Dwelling Description

				Replacement Cost New	
Log Home	One Story	420 Sqft	Grade C 110	Base	104,070
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	693
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,386
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

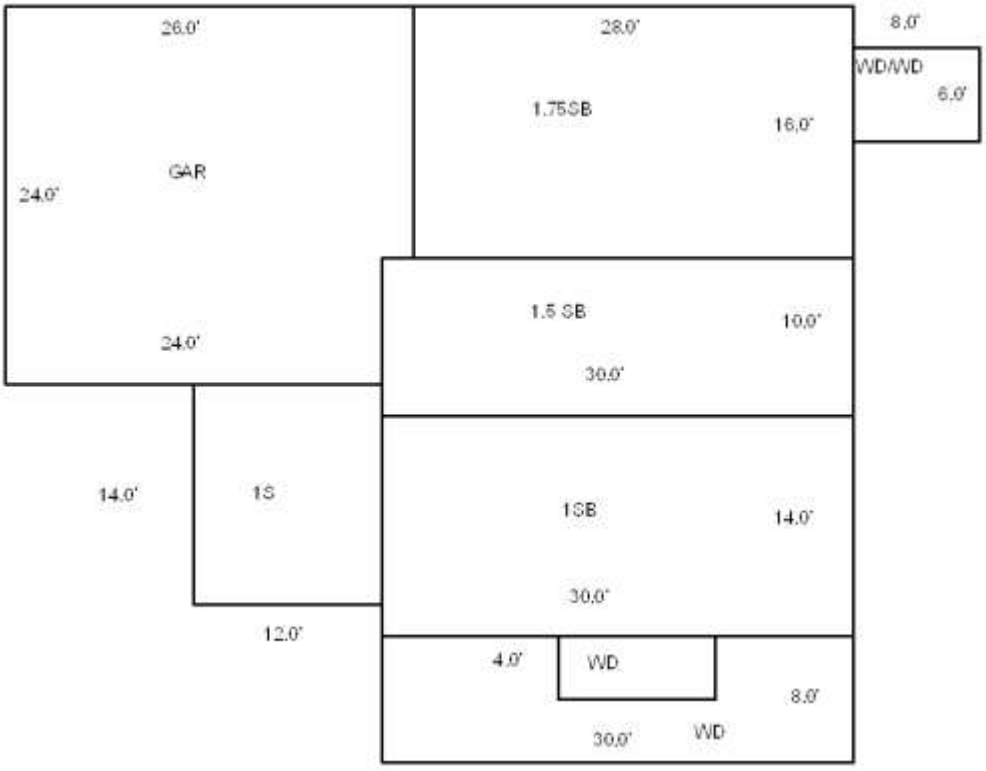
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Above Average	Typical	114,861

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	98,206

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.75 Story/BSMT	2000	448	C 110	78.104	Avg+	90%	100%	95%	66.779
1 STORY	2000	300	C 110	30.221	Avg+	90%	100%	95%	25.839
Frame Garage	2000	608	C 110	24.749	Avg+	90%	100%	95%	21.160
ONE STORY FRAME	2000	168	C 110	16.924	Avg+	90%	100%	95%	14.470
WD/WD	2000	48	C 110	1.322	Avg+	90%	100%	95%	1.130
Wood Deck	2000	240	C 110	3.308	Avg+	90%	100%	95%	2.828
WOOD DECK	2000	40	C 110	551	Avg+	90%	100%	95%	471
1.25 ST BARN....	2000	1800	C 100	69.096	Avg+	90%	100%	95%	59.077
Wood Deck	2000	48	C 110	661	Avg+	90%	100%	95%	565
Wood Deck	2000	48	C 110	661	Avg+	90%	100%	95%	565
1,672 SFLA						Outbuilding Total			192,884

Accpt Land	165,800	Accepted Bldg	291,100	Total	456,900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Name: BRASSEUR, BERNARD P
BRASSEUR, LORRAINE CECILE
Map/Lot: 004-022-01
Account: 1955 Card: 1 of 1 Location: 230 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities Well & Septic
Street No Street

Sale Data

Sale Date	06/28/2019
Sale Price	332,566
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17983P876
Reference 2 LOT SIZE: 0.83
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) 1 17 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	74,130.00	80,038	100%		80,038
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.83					Land Total	91,588

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,248 Sqft	Grade B 100	Base	271,764
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,434
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,867
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Typical	289,361

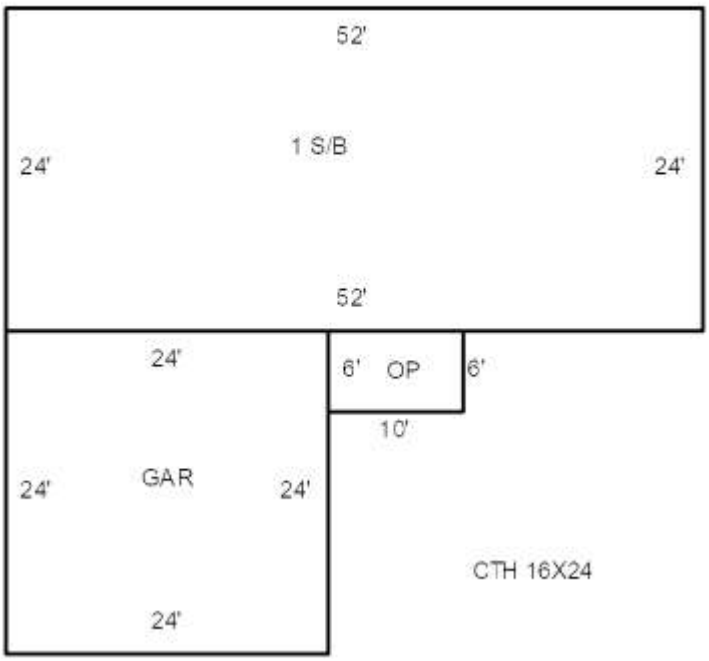
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	105%	291,676

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2019	576	B 100	27.751	Avg.	96%	100%	105%	27.973
CATH XTRA FEATURE	2019	384	B 100	7.103	Avg.	96%	100%	105%	7.160
Open Frame Porch	2019	60	B 100	3.297	Avg.	96%	100%	105%	3.323
Wood Deck	2019	120	B 100	1.955	Avg.	96%	100%	105%	1.971
Frame Shed	2019	192	B 100	3.906	Avg.	96%	100%	105%	3.938
1,248 SFLA							Outbuilding Total		44,365

Accpt Land 91,600 Accepted Bldg 336,000 Total 427,600

WD



Map/Lot: 002-009-1
Account: 1957 Card: 1 of 1 Location: 130 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B5374P0335
Reference 2 LOT SIZE:2
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,080 Sqft	Grade C 95	Base	178,361
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,539
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,565
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,524
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

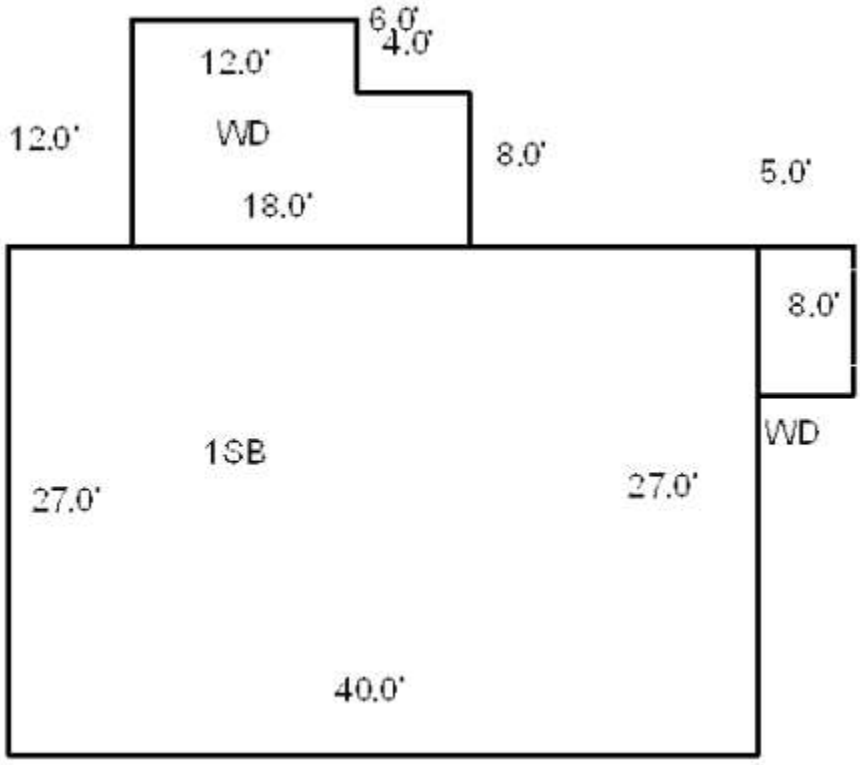
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	189,989

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	105%	161,586

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
WOOD DECK	1990	192	C 95	2.286	Avg.	81%	100%	105%	1.945
Wood Deck	1990	40	C 95	476	Avg.	81%	100%	105%	405
1.50 ST GARAGE..	2018	1280	C 100	60.799	Avg.	96%	100%	105%	61.285
1,080 SFLA							Outbuilding Total		63,635

Accpt Land 98,900 Accepted Bldg 225,200 Total 324,100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Account: 1958 Card: 1 of 1 Map/Lot: 001-001-2
Location: EASTERN AVE

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	INDUSTRIAL
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B6451P0126
Reference 2	LOT SIZE: .50
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	13 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Rear Land 1-10	2,400.00	1,320	100%		1,320
Total Acres 0.50					Land Total	1,320

Accpt Land	1,300	Accepted Bldg	0	Total	1,300

Name: MARTIN, BRAD
LISKA, BRITTANY
Map/Lot: 001-037-19
Account: 1960 Card: 1 of 1 Location: 103 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/31/2018
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17838P24
Reference 2	LOT SIZE:2.28
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.28	Acres-Homesite (Fract)	78,185.00	93,392	100%		93,392
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.28					Land Total	103,842

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 110	Base	196,482
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,326
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

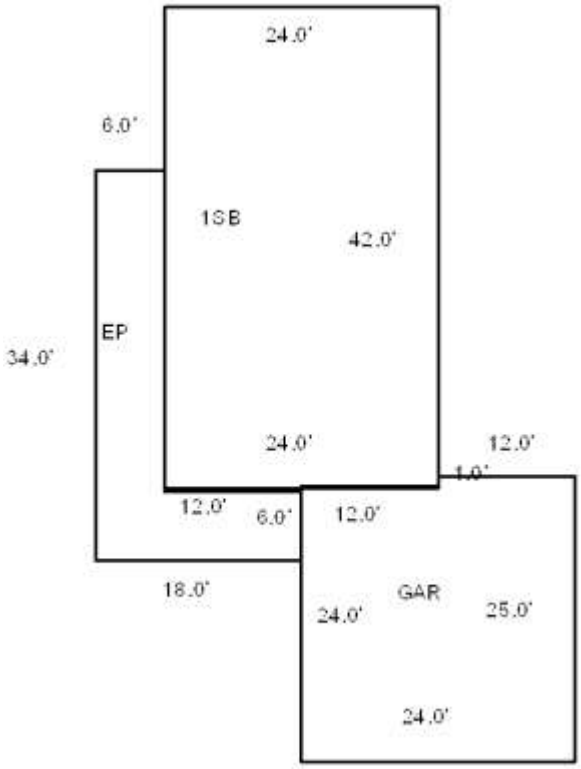
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	201,471

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	160,774

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1994	588	C 110	23.957	Avg.	84%	100%	95%	19.118
Encl Frame Porch	1994	276	C 110	24.191	Avg.	84%	100%	95%	19.304
Frame Shed	1994	96	C 110	1.652	Avg.	84%	100%	95%	1.319
1,008 SFLA							Outbuilding Total		39,741

Accpt Land	103,800	Accepted Bldg	200,500	Total	304,300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GAR
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24.0'

Account: 1961 Card: 1 of 1 Map/Lot: 001-037-24 Location: 8 CABBAGE HILL LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	12/16/2010
Sale Price	17,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16012P79
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 86 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.00					Land Total	96,454

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,614 Sqft	Grade C 110	Base	273,590
Exterior	CLAPBOARD	Masonry Trim	320Sqft	Trim	1,760
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,663
Fin. Basement Area	1130 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	24,552
Heating	100% HW BB	Cooling	0% None	Heat	5,326
Rooms	4	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

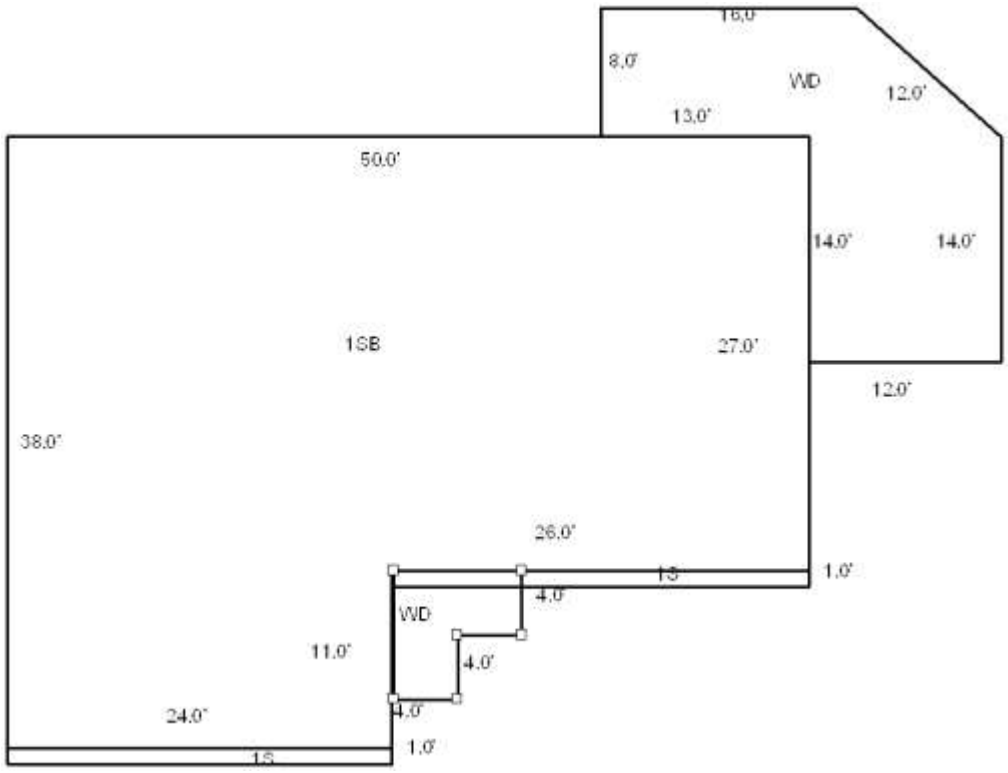
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	317,483

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	250,335

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1993	332	C 110	4.576	Avg.	83%	100%	95%	3.608
ONE STORY FRAME	1993	26	C 110	2.619	Avg.	83%	100%	95%	2.065
1 STORY	1993	24	C 110	2.418	Avg.	83%	100%	95%	1.907
WOOD DECK	1993	48	C 110	661	Avg.	83%	100%	95%	522
Frame Shed	1993	96	C 100	1.502	Avg.	83%	100%	95%	1.185
Frame Shed	2005	240	C 100	3.756	Avg.	83%	100%	95%	2.961
SOLAR CL3 /KW	2019			----SOUND VALUE----					15.000
1,664 SFLA							Outbuilding Total		27,248

Accpt Land	96,500	Accepted Bldg	277,600	Total	374,100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WD
12.0'
13.0'
50.0'
14.0'
14.0'
1SB
27.0'
12.0'
38.0'
26.0'
1.0'
4.0'
WD
11.0'
4.0'
24.0'
4.0'
1.0'

Name: DOUCETTE, DANIEL R
DOUCETTE, KRISTY L
Map/Lot: 001-037-33
Account: 1962 Card: 1 of 1 Location: 16 CABBAGE HILL LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	07/06/2016
Sale Price	299,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17273P421
Reference 2	LOT SIZE:1.37
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.37	Acres-Homesite (Fract)	78,185.00	88,754	100%		88,754
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.37					Land Total	99,204

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	864 Sqft	Grade C 110	Base	240,545
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,426
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% Forced Warm	Cooling	0% None	Heat	4,158
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

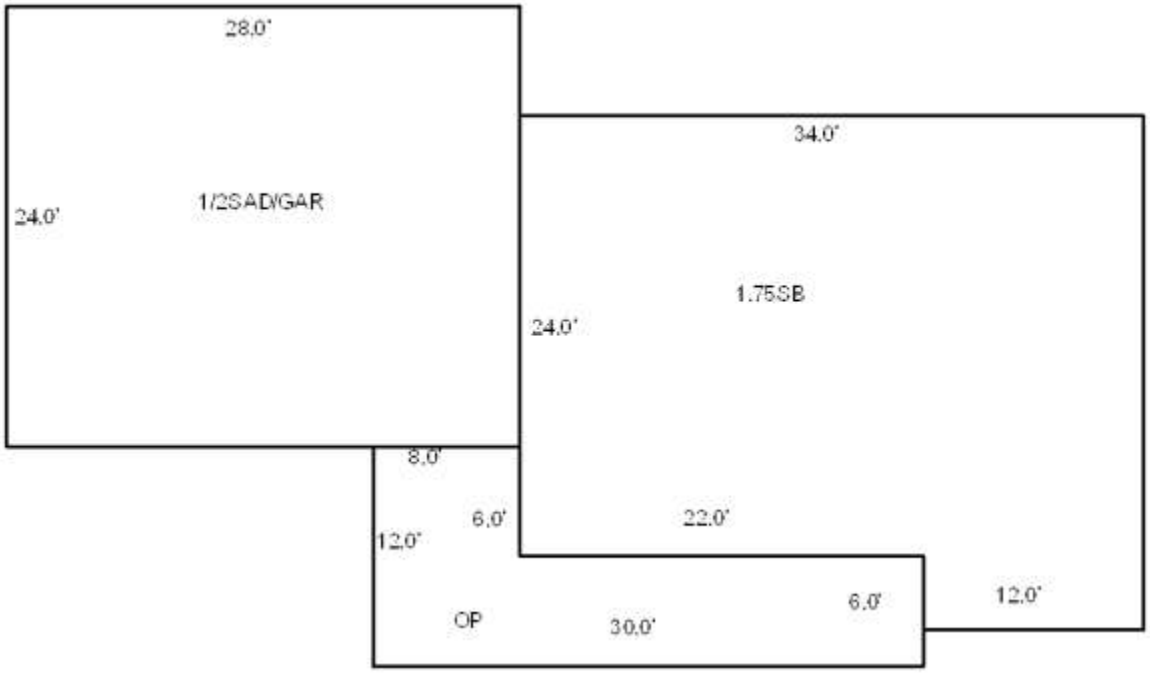
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	GOOD	Average	Typical	259,197

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	209,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1/2S AD/GAR.....	1996	672	C 110	51.035	Avg.	85%	100%	95%	41.211
Open Frame Porch	1996	228	C 110	10.598	Avg.	85%	100%	95%	8.558
Frame Shed	1996	96	C 110	1.652	Avg.	83%	100%	95%	1.302
Wood Deck	2019			----SOUND VALUE----					2.000
1,848 SFLA								Outbuilding Total	53,071

Accpt Land	99,200	Accepted Bldg	262,400	Total	361,600


28.0'
24.0'
1/2SAD/GAR
34.0'
1.75SB
24.0'
8.0'
6.0'
12.0'
22.0'
6.0'
12.0'
OP
30.0'

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/15/2021
Sale Price	377,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B16553P820
Reference 2	LOT SIZE: 1.90
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite (Fract)	78,185.00	91,705	100%		91,705
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.90					Land Total	102,155

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	960 Sqft	Grade C 110	Base	253,626
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,752
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Average	Typical	268,674

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	82%	100%	95%	209,297

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1991	120	C 110	1.654	Avg.	82%	100%	95%	1.288
Frame Garage	1991	768	C 100	28.261	Avg.	81%	100%	95%	21.746
Frame Shed	1991	96	C 100	1.502	Avg.	81%	100%	95%	1.156
1,440 SFLA							Outbuilding Total		24,190

Accpt Land	102,200	Accepted Bldg	233,500	Total	335,700

40.0'
8.0'
15.0'
1.5S B
24.0'
WD

Account: 1964 Card: 1 of 1 Map/Lot: 002-025 Location: PERRY OLIVER RD

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16231P1
Reference 2	LOT SIZE:2.38 PORTION OF PARCEL IN
Tran/Land/Bldg	900 13 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Sale Data

Sale Date	12/27/2011
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.83	Acres-Rear Land 1-10	3,045.00	9,479	100%		9,479
Total Acres 2.83				Land Total		9,479

Accpt Land	9,500	Accepted Bldg		0 Total	9,500

Neighborhood 36 DIAMOND HILL ST

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B3881P0297
Reference 2 LOT SIZE:1
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	72,675.00	79,943	10%	Size/Shape	7,994
Total Acres 1.00					Land Total	7,994

Accpt Land	8,000	Accepted Bldg	0	Total	8,000

Name: NUTTER, TYLER C
NUTTER, JACLYN S
Map/Lot: 003-048-2
Account: 1966 Card: 1 of 1 Location: 291 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	04/11/2003
Sale Price	26,036
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B13144P229
Reference 2	LOT SIZE:4.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.60	Acres-Rear Land 1-10	1,710.00	1,129	100%		1,129
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.60					Land Total	108,634

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,026 Sqft	Grade C 110	Base	284,921
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,693
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,927
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

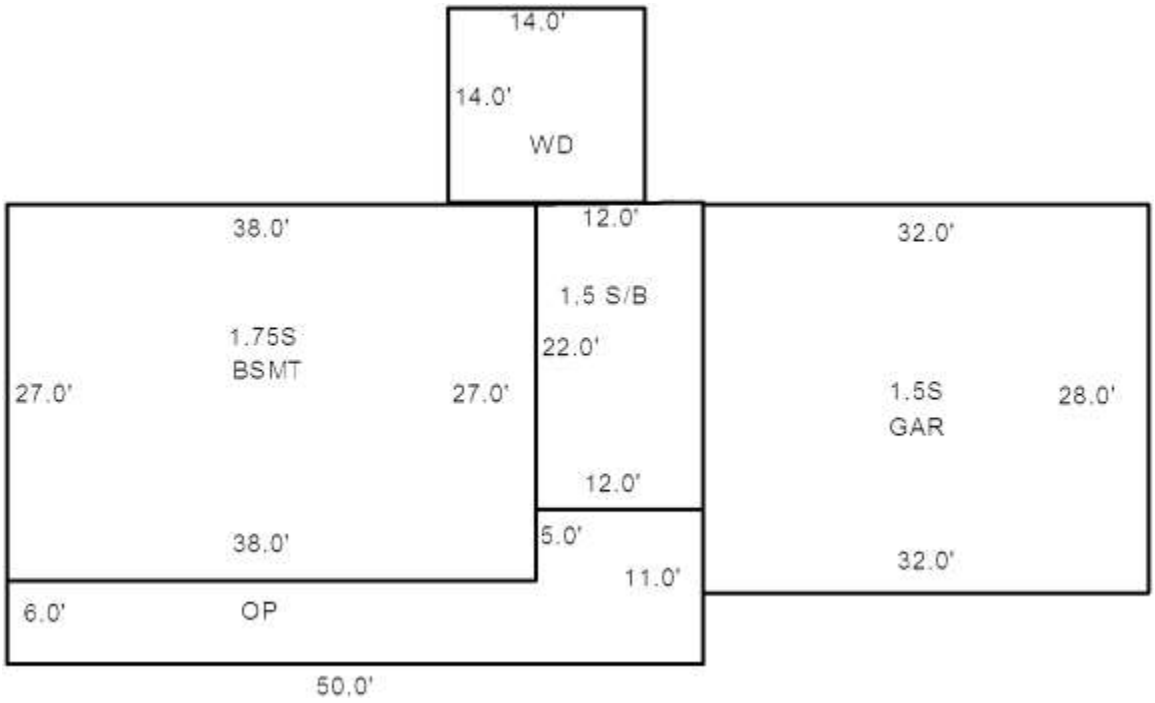
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	307,061

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	259,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2005	264	C 110	42.959	Avg.	89%	100%	95%	36.322
Open Frame Porch	2005	360	C 110	16.735	Avg.	89%	100%	95%	14.149
1.75 ST GARAGE..	2005	896	C 110	52.580	Avg.	89%	100%	95%	44.456
Wood Deck	2005	196	C 110	2.702	Avg.	89%	100%	95%	2.285
2,192 SFLA							Outbuilding Total		97,212

Accpt Land	108,600	Accepted Bldg	356,800	Total	465,400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14.0'
WD
38.0'
12.0'
32.0'
1.5 S/B
1.75S
BSMT
22.0'
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27.0'
1.5S
GAR
28.0'
12.0'
38.0'
5.0'
32.0'
11.0'
6.0'
OP
50.0'

Map/Lot: 005-034-5
Account: 1970 Card: 1 of 1 Location: 932 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Below Street
Utilities Well & SepticSeptic
Street Paved

Sale Data

Sale Date 12/01/2002
Sale Price 200,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1 B12276P181
Reference 2 LOT SIZE:4.25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.25	Acres-Rear Land 1-10	1,710.00	470	100%		470
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.25					Land Total	107,975

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	468 Sqft	Grade C 110	Base	176,249
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	772
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,089
Rooms	5	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

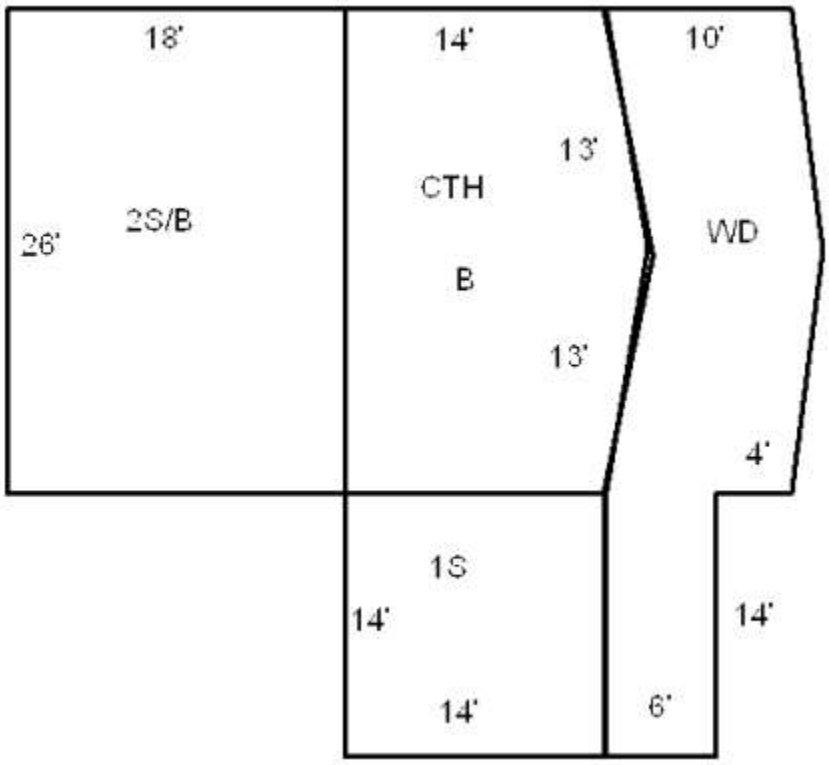
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	196,357

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	95%	171,616

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2010	394	C 110	51.961	Avg.	92%	100%	95%	45.414
Wood Deck	2010	332	C 110	4.576	Avg.	92%	100%	95%	4.000
ONE STORY FRAME	2010	196	C 110	19.745	Avg.	92%	100%	95%	17.257
1,526 SFLA							Outbuilding Total		66,671

Accpt Land 108,000 Accepted Bldg 238,300 Total 346,300


18'
14'
10'
13'
CTH
2S/B
26'
WD
B
13'
4'
1S
14'
14'
14'
6'

Name: WYMAN, DENNIS A & DEBORAH S, TRUSTEES
DENNIS A WYMAN REV TRUST & DEBORAH S
Map/Lot: 006-019-2
Account: 1971 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE: 22.86 (MERGE)
Tran/Land/Bldg	130 1 99
X.....	MRG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
8.86	Acres-Rear Land 11-20	950.00	9,259	100%		9,259
Total Acres 22.86				Land Total		119,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2022	448	B 100	9.114	Avg.	98%	90%	95%	7.637
							Outbuilding Total		7,637

Accpt Land	119,900	Accepted Bldg	7,600	Total	127,500

Account: 1972 Card: 1 of 1 Map/Lot: 007-005 Location: BEECH RIDGE RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE:8.5
Tran/Land/Bldg	900 12 99
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
8.50	Acres-Rear 21+	210.00	1,964	100%		1,964
Total Acres 8.50				Land Total		1,964

Accpt Land	2,000	Accepted Bldg	0	Total	2,000

Account: 1973 Card: 1 of 1 Map/Lot: 007-006A Location: BEECH RIDGE RD

Neighborhood 71	BK BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE:2
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
Total Acres 2.00				Land Total		3,762

Accpt Land	3,800	Accepted Bldg	0	Total	3,800

Name: NICHOLS, CATHY A TRUSTEE
CATHY ANN NICHOLS TRUST

Map/Lot: 007-046
Account: 1974 Card: 1 of 1 Location: ESTES HILL RD

Neighborhood 17 ESTES HILL RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B11160P289
Reference 2 LOT SIZE:63
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
39.00	Acres-Rear 21+	665.00	28,529	100%		28,529
Total Acres 63.00					Land Total	149,619

Accpt Land 149,600 Accepted Bldg 0 Total 149,600

Map/Lot: 008-001
Account: 1975 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE:16
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	770.00	8,470	100%		8,470
6.00	Acres-Rear Land 11-20	630.00	4,158	100%		4,158
Total Acres 16.00					Land Total	12,628

Accpt Land 12,600 Accepted Bldg 0 Total 12,600

Map/Lot: 008-027-1
Account: 1976 Card: 1 of 1 Location: 176 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B5953P0058
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	784 Sqft	Grade C 100	Base	219,390
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,176
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,430
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

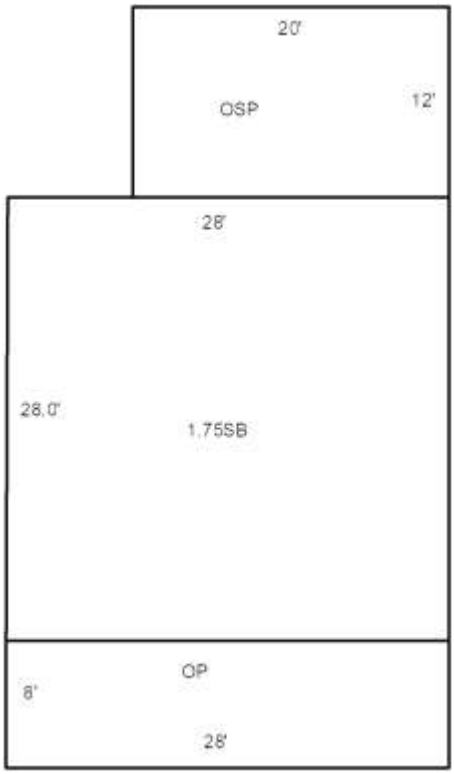
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	232,716

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	183,497

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1992	96	D 100	1.202	Avg.	81%	100%	95%	925
Open Frame Porch	1992	224	C 100	9.466	Avg.	83%	100%	95%	7.464
OPEN SCR PORCH	2022	240	C 100	10.747	Avg.	83%	100%	95%	8.474
1,372 SFLA							Outbuilding Total		16,863

Accpt Land	107,500	Accepted Bldg	200,400	Total	307,900


20'
OSP
12'
28'
28.0'
1.75SB
OP
8'
28'

Name: COTTY, JESSE THOMAS IV
MCLAUGHLIN, EMILY MARIE
Map/Lot: 010-004-5
Account: 1977 Card: 1 of 1 Location: 61 HAMMOND RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Value Change	Data Correction
Reference 1	B10908P296
Reference 2	LOT SIZE:4.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	05/17/2022
Sale Price	515,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.60	Acres-Rear Land 1-10	1,710.00	1,129	100%		1,129
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.60					Land Total	108,634

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	1,200 Sqft	Grade C 110	Base	289,831
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Wet Full Bmt	Basement	1,320
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,960
Rooms	11				
Bedrooms	5	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

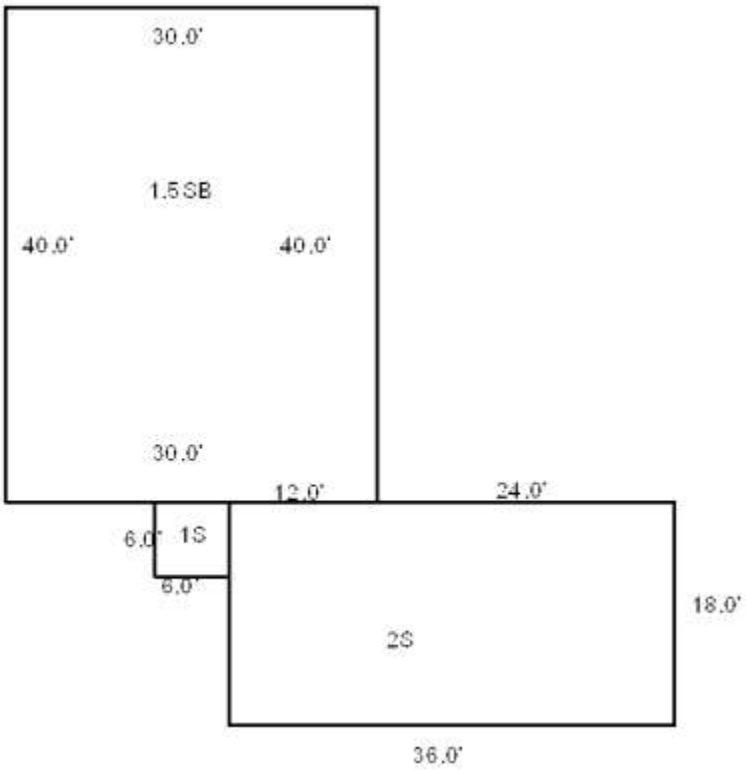
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1700	0	TYPICAL	TYPICAL	Above Average	Typical	306,727

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	73%	97%	95%	206,334

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	1880	648	C 110	115.480	Avg+	73%	97%	95%	77.682
ONE STORY FRAME	1970	36	C 110	3.627	Avg+	73%	97%	95%	2.441
Frame Shed	1900	160	C 110	2.754	Avg.	67%	0%	95%	0
1.25 ST GARAGE..	1900	720	D 100	24.487	Poor	45%	0%	95%	0
1.25 ST BARN....	1	1	E 100	745	Poor	45%	0%	95%	0
1.50 ST GARAGE..	2004	884	C 100	42.270	Avg.	88%	100%	95%	35.338
3,132 SFLA							Outbuilding Total		115,461

Accpt Land 108,600 Accepted Bldg 321,800 Total 430,400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1.5SB
40.0'
40.0'
30.0'
12.0'
24.0'
6.0'
1S
6.0'
18.0'
2S
36.0'

Neighborhood 66 WELLS ST

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9922P0016
Reference 2 LOT SIZE: .66
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.66	Acres-Homesite (Fract)	78,185.00	82,503	50%		41,252
Total Acres 0.66					Land Total	41,252

Accpt Land 41,300 Accepted Bldg 0 Total 41,300

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved

Reference 1	B5950P0185
Reference 2	LOT SIZE: .06
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.60	Acres-Homesite (Fract)	74,130.00	77,482	100%		77,482
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.60					Land Total	89,032

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,100 Sqft	Grade C 100	Base	190,285
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	1,375
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,300
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

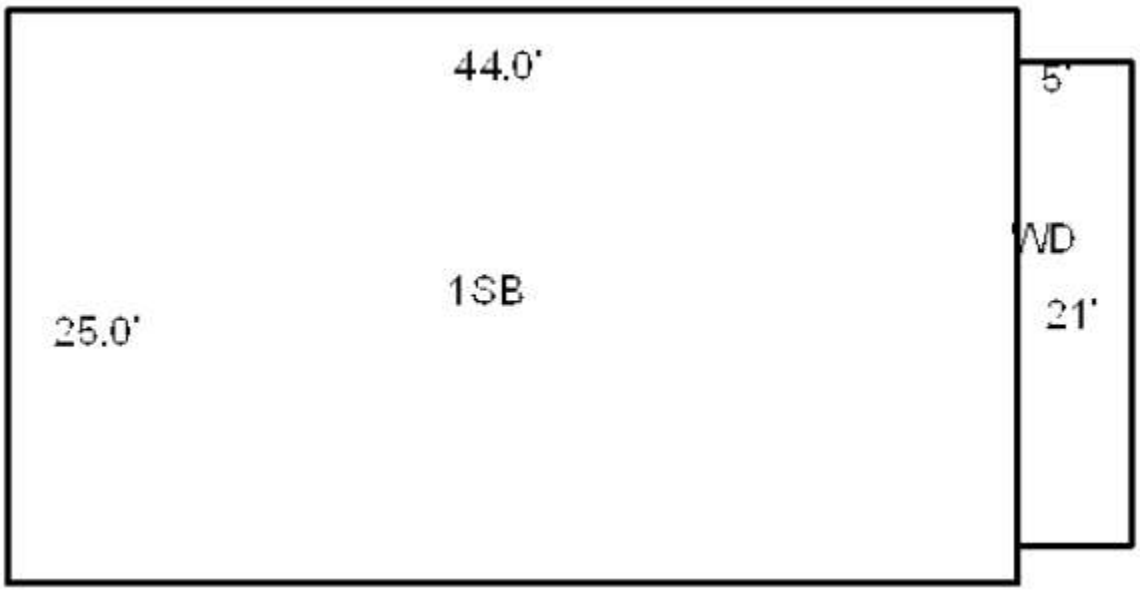
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	GOOD	GOOD	Average	Typical	194,960

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	82%	100%	105%	167,861

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1991	105	C 100	1.316	Avg.	82%	100%	105%	1.133
1,100 SFLA							Outbuilding Total		1,133

Accpt Land	89,000	Accepted Bldg	169,000	Total	258,000


44.0'
5'
WD
1SB
25.0'
21'

Name: BUDNIK, ALICJA C
BUDNIK, AGNES K

Map/Lot: 021-019
Account: 1980 Card: 1 of 1 Location: 14 PUFFIN LN

Neighborhood 58 PUFFIN LANE

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	08/02/2018
Sale Price	238,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17769P48
Reference 2	LOT SIZE:4.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.50	Acres-Homesite (Fract)	74,130.00	94,778	100%		94,778
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 4.50					Land Total	106,328

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	442 Sqft	Grade C 110	Base	149,229
Exterior	T-111	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	729
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,188
Rooms	5	HEARTHS		HEARTHS	880
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

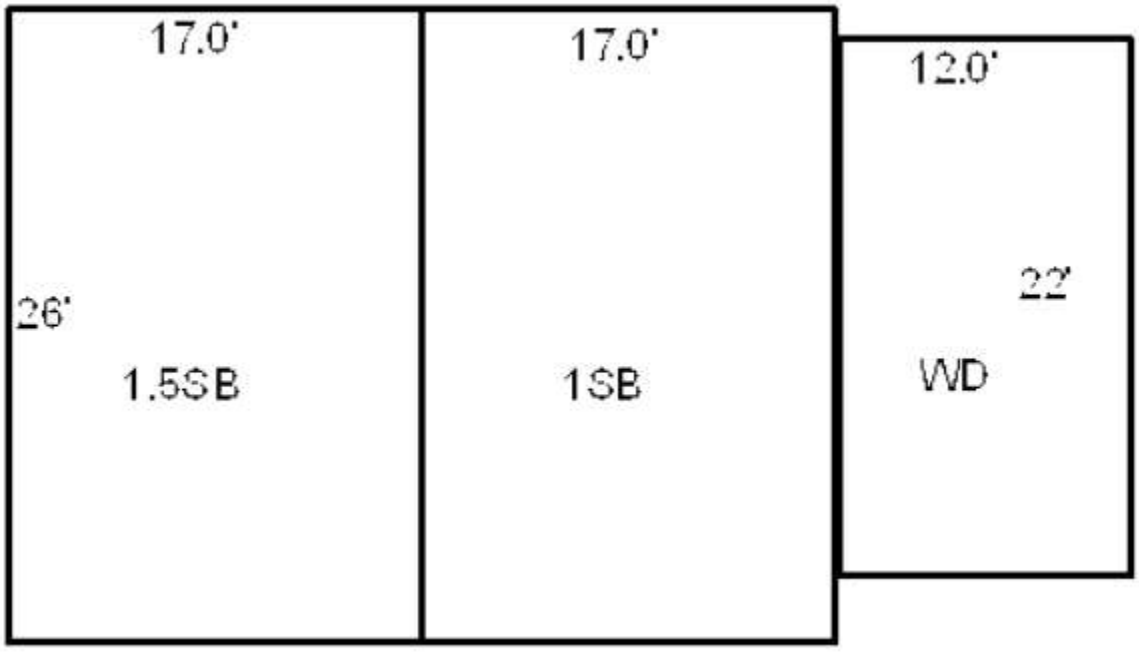
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	161,738

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	105%	140,955

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1992	442	C 110	51.372	Avg.	83%	100%	105%	44.771
Wood Deck	1992	264	C 110	3.639	Avg.	83%	100%	105%	3.171
Frame Shed	1992	120	C 100	1.878	Avg-	76%	100%	105%	1.498
Frame Garage	1992	484	C 100	18.034	Avg.	81%	100%	105%	15.338
1,105 SFLA							Outbuilding Total		64,778

Accpt Land	106,300	Accepted Bldg	205,700	Total	312,000


17.0'
17.0'
12.0'
22'
26'
1.5SB
1SB
WD

Account: 1981 Card: 1 of 1 Map/Lot: 021-019-5 Location: 93 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/18/2020
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18248P369
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	442 Sqft	Grade B 100	Base	176,804
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Crawl	Basement	287
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,586
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

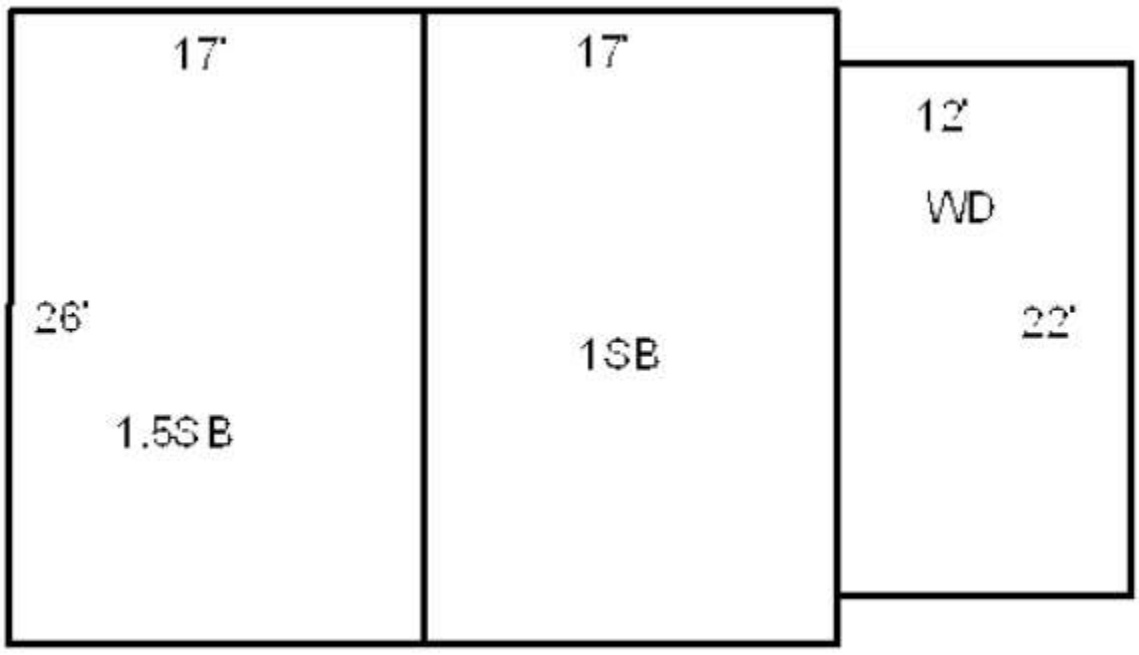
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1991	0	TYPICAL	TYPICAL	Good	Typical	179,677

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	105%	167,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST CATH/BSMT	1991	442	B 100	68.888	Good	89%	100%	105%	64.376
Wood Deck	1991	264	B 100	4.300	Good	89%	100%	105%	4.018
Frame Shed	1991	168	D 100	2.103	Avg.	81%	100%	105%	1.788
1.50 ST GARAGE..	2012	936	B 100	58.114	Good	95%	100%	105%	57.968
1,105 SFLA								Outbuilding Total	128,150

Accpt Land	93,100	Accepted Bldg	296,100	Total	389,200


17'
17'
12'
WD
26'
22'
1SB
1.5S B

Map/Lot: 020-002
Account: 1982 Card: 1 of 1 Location: 27 OLD COUNTY RD

Neighborhood 45 OLD COUNTY

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B5719P0059
Reference 2 LOT SIZE:2.9
Tran/Land/Bldg 900 14 77
X..... ex Y..... 0
Exemption(s) 8 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Homesite (Fract)	74,130.00	90,704	100%		90,704
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.90					Land Total	102,254

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,200 Sqft	Grade B 100	Base	359,654
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,950
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	0% Not Heated	Cooling	0% None	Heat	-4,680
Rooms	7				
Bedrooms	0	Add Fixtures	0		
Baths	0	Half Baths	0	Plumbing	-10,296
Attic	None			Attic	0
FirePlaces	3			Fireplace	18,876
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1740	1960	Field5	Field7	Below Average	Typical	365,504

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	60%	97%	105%	223,359

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1740	200	B 100	27.472	Avg-	60%	50%	105%	8,654
1 ST BARN.....	2020	1536	B 100	64.093	Avg.	97%	100%	105%	65,278
2,000 SFLA							Outbuilding Total		73,932

Accpt Land 102,300 Accepted Bldg 297,300 Total 399,600

40.0'
10.0'
1.5SB
30.0'
20.0'
1SB

Map/Lot: 003-006-1
Account: 1983 Card: 1 of 1 Location: 351 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 2
Topography LevelRolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	04/15/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1
Reference 2 LOT SIZE: 1.88 line chg 2019
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.88	Acres-Homesite (Fract)	76,500.00	83,631	100%		83,631
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.88					Land Total	94,631

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	676 Sqft	Grade D 100	Base	139,010
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	406
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	1,622
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	4,224
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

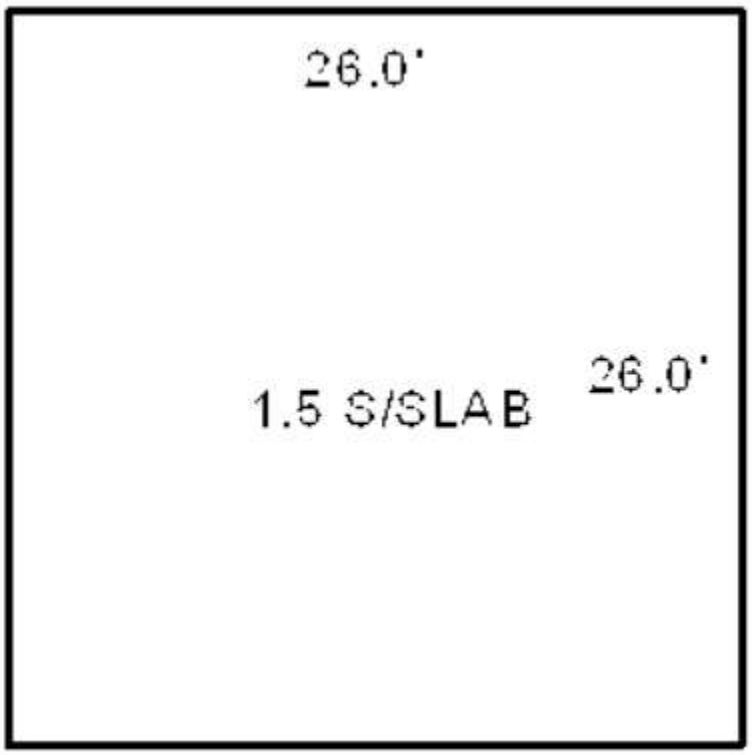
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	145,262

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	70%	100%	100%	101,683

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2012			- - - - S O U N D V A L U E - - - -					500
1,014 SFLA							Outbuilding Total		500

Accpt Land	94,600	Accepted Bldg	102,200	Total	196,800


26.0'
1.5 S/SLAB
26.0'

Map/Lot: 004-021A
Account: 1984 Card: 1 of 1 Location: 338 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Reference 1 B5823P0342
Reference 2 LOT SIZE:1.6
Tran/Land/Bldg 900 12 59
X..... 0 Y..... 0
Exemption(s) 3 0 0 Land Schedule 4

Land Description

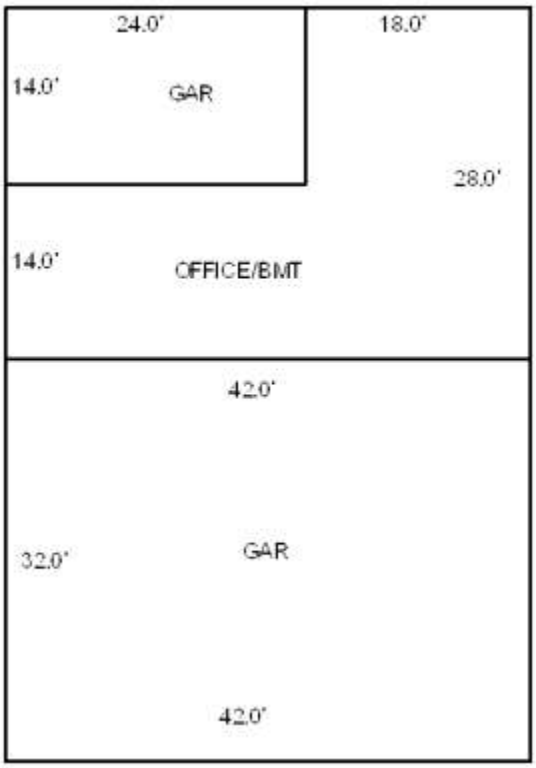
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.60	Acres-Homesite (Fract)	74,130.00	85,467	100%		85,467
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.60					Land Total	97,017

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GARAGE MAS COM..	1983	1344	C 100	104.260	Avg.	76%	100%	105%	83.200
BSMT UNFINISHED.	1983	840	C 100	21.042	Avg.	76%	100%	105%	16.792
OFFICE MASONRY..	1983	840	C 100	85.249	Avg.	76%	100%	105%	68.028
GARAGE MAS COM..	1983	336	C 100	39.496	Avg.	76%	100%	105%	31.518
								Outbuilding Total	199,538

Accpt Land 97,000 Accepted Bldg 199,500 Total 296,500

NORTH BERWICK RESCUE, INC.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18.0'
14.0'
GAR
28.0'
14.0'
OFFICE/BMT
42.0'
32.0'
GAR
42.0'

Map/Lot: 006-077-1
Account: 1985 Card: 1 of 1 Location: 359 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B6023P0090
Reference 2	LOT SIZE:1.87
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 1

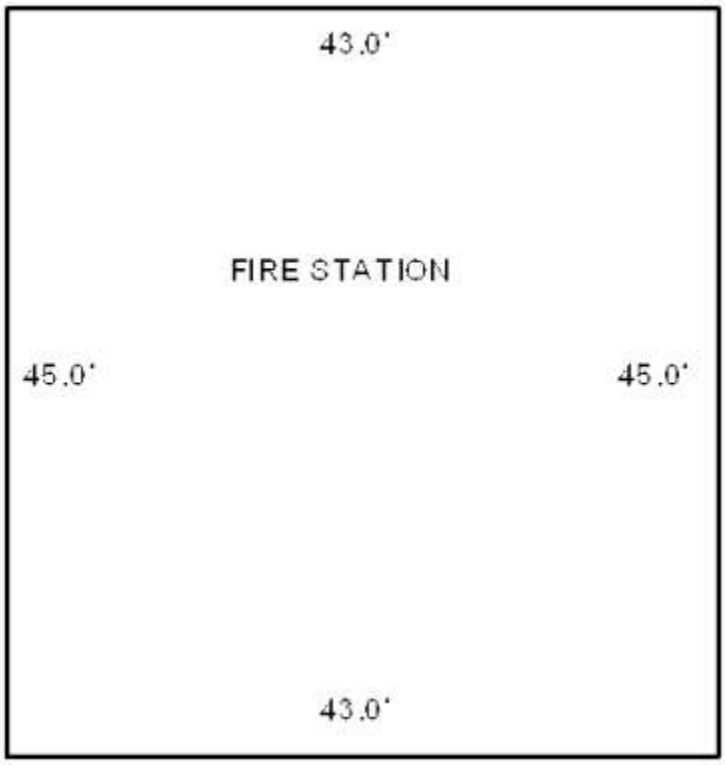
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.87	Acres-Homesite (Fract)	72,675.00	85,106	100%		85,106
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.87					Land Total	100,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FIRE STATION ...	1992	1935	D 100	240,966	D Gr	100%	100%	95%	228,918
								Outbuilding Total	228,918

Accpt Land	100,800	Accepted Bldg	228,900	Total	329,700


43.0'
FIRE STATION
45.0'
45.0'
43.0'

Account: 1986 Card: 1 of 1 Map/Lot: 006-082-6A
Location: WEST FIFTH ST

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B13880P166
Reference 2	LOT SIZE:1.3
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/22/2004
Sale Price	180,500
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	72,675.00	82,068	10%	Topography	8,207
Total Acres 1.30					Land Total	8,207

Accpt Land	8,200	Accepted Bldg	0	Total	8,200

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B8228P0098
Reference 2	LOT SIZE:8.42
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.42	Acres-Rear Land 1-10	1,710.00	8,314	100%		8,314
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.42					Land Total	115,819

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade C 100	Base	259,811
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	302 Sqft, Grade C	Basement Gar	None	Fin Bsmt	5,980
Heating	100% HW BB	Cooling	0% None	Heat	6,048
Rooms	9	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

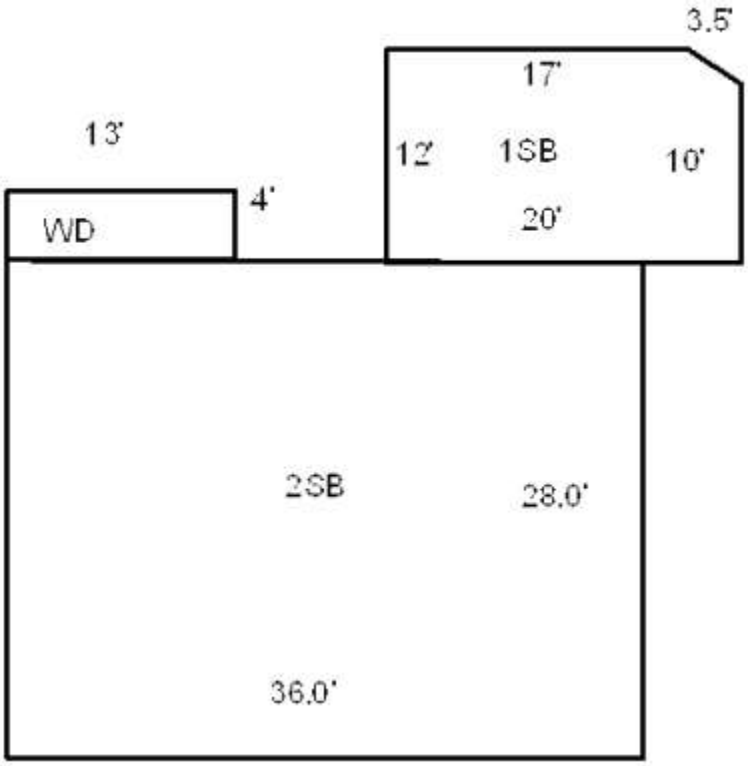
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1992	0	TYPICAL	TYPICAL	Average	Typical	285,481

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	95%	225,102

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1992	52	C 100	652	Avg.	83%	100%	95%	514
1 Story/BSMT	1992	237	C 100	25,041	Avg.	83%	100%	95%	19,745
Frame Garage	1992	1320	C 100	48,138	Avg.	83%	100%	95%	37,957
Frame Garage	2008	1200	C 100	43,817	Avg.	83%	100%	95%	34,550
LEAN TO	2009	760	D 100	4,542	Avg.	83%	100%	95%	3,582
2,253 SFLA							Outbuilding Total		96,348

Accpt Land 115,800 Accepted Bldg 321,500 Total 437,300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2SB
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Map/Lot: 001-050-4
Account: 1990 Card: 1 of 1 Location: 186 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/20/2008
Sale Price	20,000
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Reference 1	B15495P818
Reference 2	LOT SIZE: 4.3
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.30	Acres-Homesite (Fract)	76,500.00	90,844	100%		90,844
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 4.30					Land Total	101,844

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,020 Sqft	Grade C 100	Base	175,393
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Crawl	Basement	255
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,040
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Full Finished			Attic	27,520
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

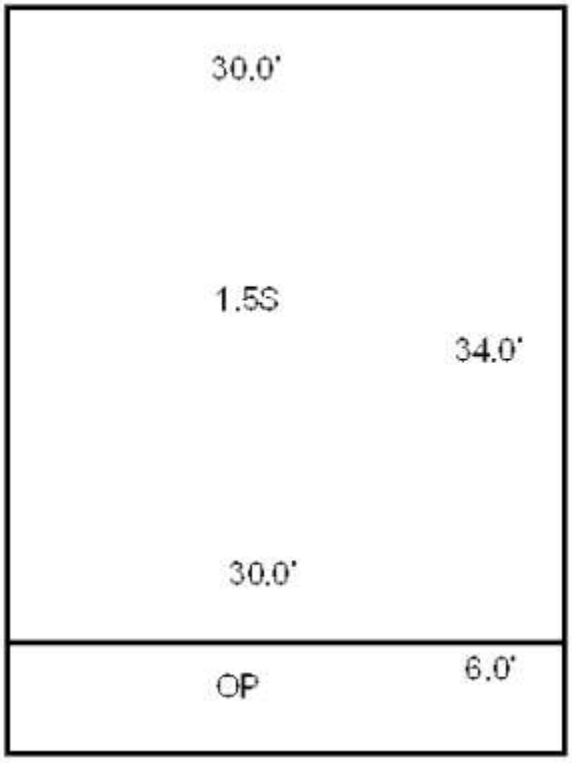
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	213,128

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	100%	206,734

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1993	180	C 100	7.607	Avg.	97%	100%	100%	7.379
Frame Garage	2008	576	D 100	17.078	Avg.	97%	100%	100%	16.566
1,020 SFLA							Outbuilding Total		23,945

Accpt Land	101,800	Accepted Bldg	230,700	Total	332,500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Neighborhood 19	BEECH RIDGE RD
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B3515P0036
Reference 2	LOT SIZE:2.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.60	Acres-Homesite (Fract)	76,500.00	86,387	100%		86,387
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.60					Land Total	97,387

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	860 Sqft	Grade B 100	Base	297,550
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,677
Fin. Basement Area	688 Sqft, Grade B	Basement Gar	None	Fin Bsmt	17,709
Heating	100% HW BB	Cooling	0% None	Heat	5,870
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

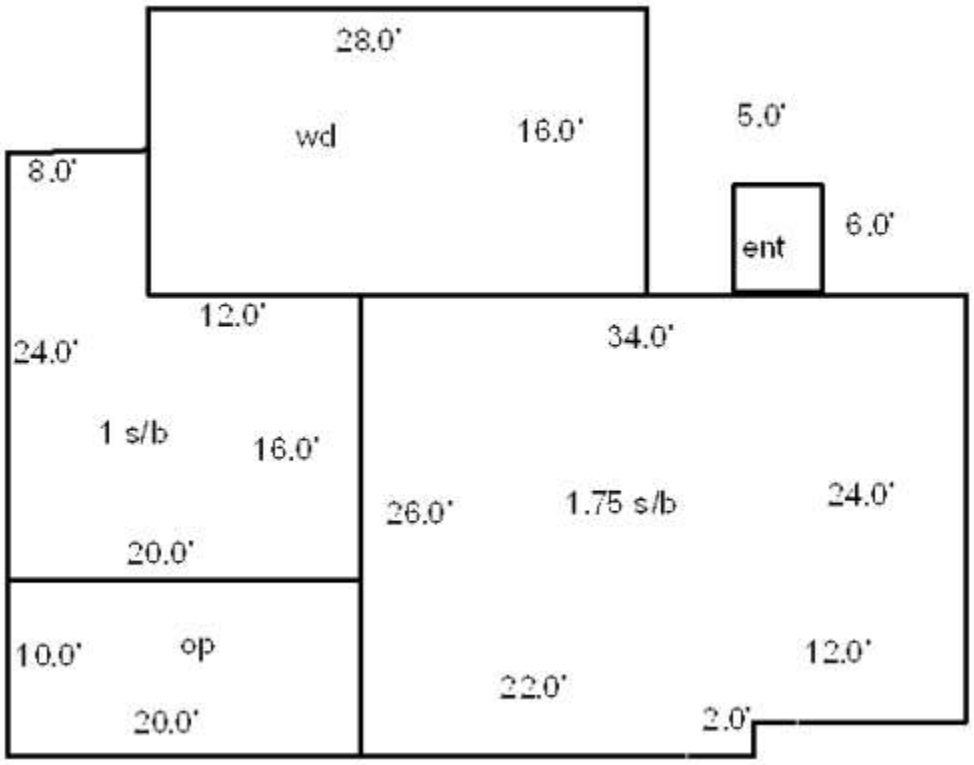
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	GOOD	GOOD	Average	Typical	352,303

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	79%	100%	100%	278,319

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	1986	384	B 100	52.745	Ava.	79%	100%	100%	41.669
Wood Deck	1986	448	B 100	7.297	Ava.	79%	100%	100%	5.765
Open Frame Porch	1986	200	B 100	10.988	Ava.	79%	100%	100%	8.681
BSMT ENTRY.....	1986	30	B 100	611	Ava.	79%	100%	100%	483
APT/GAR	2005	1008	C 110	121.491	Ava.	88%	100%	100%	106.912
WOOD DECK	2005	144	C 100	1.804	Ava.	88%	100%	100%	1.588
2,897 SFLA								Outbuilding Total	165,098

Accpt Land	97,400	Accepted Bldg	443,400	Total	540,800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20.0'
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Account: 1993 Card: 1 of 1 Map/Lot: 001-030A-1 Location: HIGH ST

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography		Sale Date	07/20/1938
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B0985P0450		
Reference 2	LOT SIZE: 5.15		
Tran/Land/Bldg	600 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
1.15	Acres-Rear Land 1-10	2,280.00	2,884	100%		2,884
Total Acres 5.15					Land Total	101,676

Accpt Land	101,700	Accepted Bldg	0	Total	101,700

Map/Lot: 003-069
Account: 1994 Card: 1 of 1 Location: 234 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/24/2005
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14356P070
Reference 2	LOT SIZE:0.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	74,130.00	81,040	100%		81,040
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.94					Land Total	92,590

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,152 Sqft	Grade C 100	Base	196,877
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,728
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

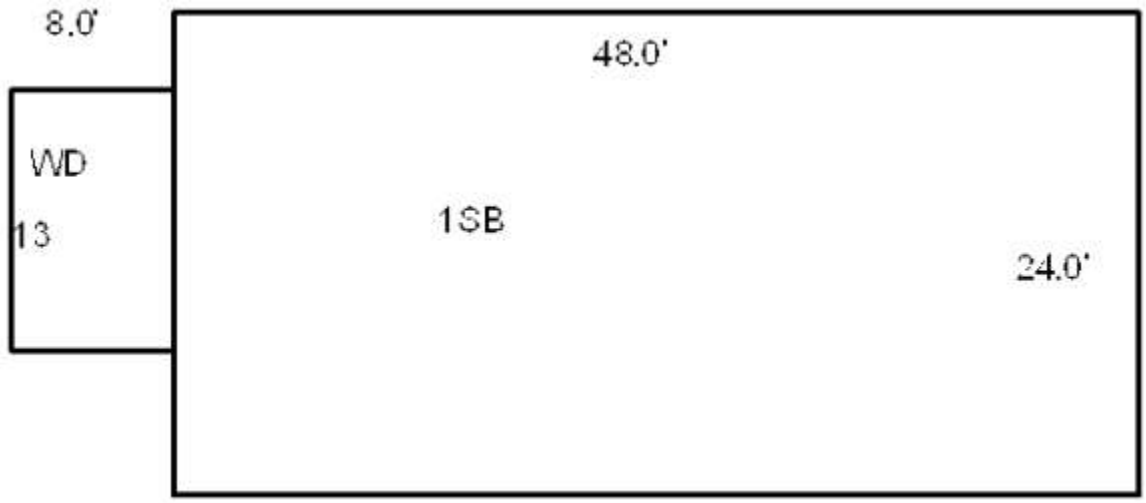
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	202,061

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	81%	100%	105%	171,853

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1990	104	C 100	1.303	Avg.	81%	100%	105%	1.108
1,152 SFLA							Outbuilding Total		1,108

Accpt Land	92,600	Accepted Bldg	173,000	Total	265,600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Name: SPRAGUE, DAVID W
SPRAGUE, JENNIFER L
Map/Lot: 008-041-1
Account: 1995 Card: 1 of 1 Location: 310 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/14/2014
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16779P1
Reference 2	LOT SIZE:19.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
5.50	Acres-Rear Land 11-20	950.00	5,748	100%		5,748
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 19.50					Land Total	132,063

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	255,752
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	7	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

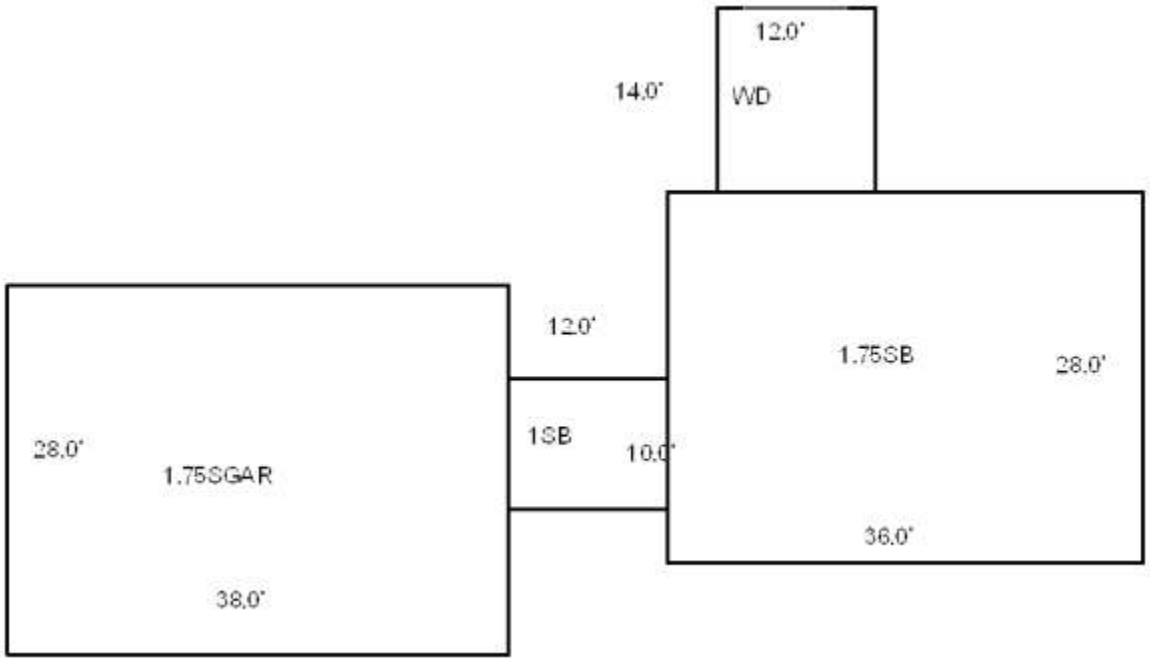
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	271,276

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	221,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	1999	1064	C 100	44.857	Avg.	86%	100%	95%	36,648
1 Story/BSMT	1999	120	C 100	12.679	Avg.	86%	100%	95%	10,359
Wood Deck	1999	168	C 100	2.105	Avg.	86%	100%	95%	1,720
Frame Shed	2000	256	D 90	2.885	Avg.	86%	100%	95%	2,357
Frame Shed	2008	192	C 90	2.704	Avg.	86%	100%	95%	2,209
1,884 SFLA							Outbuilding Total		53,293

Accpt Land	132,100	Accepted Bldg	274,900	Total	407,000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Name: MINUTELLI, DANIEL A
MINUTELLI, DIANA L
Map/Lot: 005-006-11-4
Account: 1996 Card: 1 of 1 Location: 170 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/22/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B16563P418
Reference 2	LOT SIZE: 7.35
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.35	Acres-Rear Land 1-10	1,710.00	6,301	100%		6,301
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.35					Land Total	113,806

Dwelling Description

				Replacement Cost New	
Ranch	One & 1/2 Story	480 Sqft	Grade C 100	Base	156,348
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	720
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,160
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

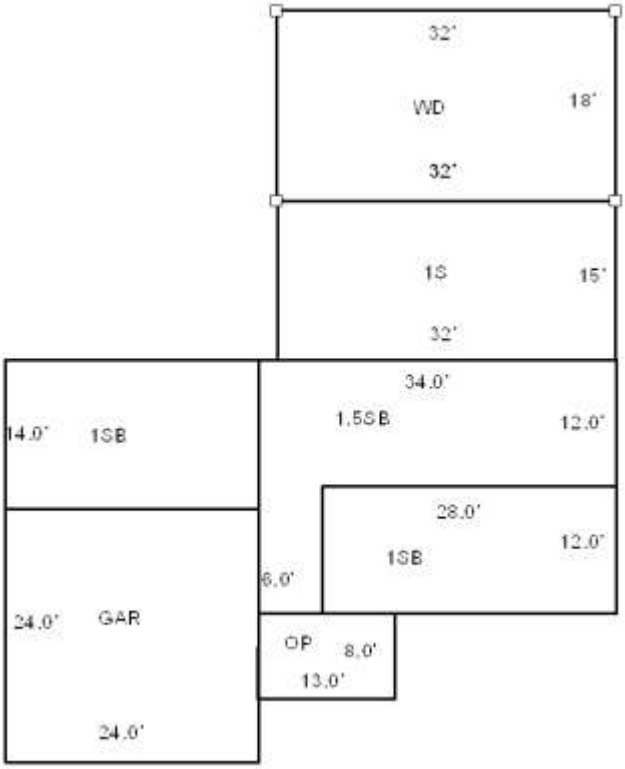
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1986	0	TYPICAL	TYPICAL	Average	Typical	173,198

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	79%	100%	95%	129,985

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1986	336	C 100	35.502	Avg.	79%	100%	95%	26.645
1 STORY/BASEMENT	1986	336	C 100	35.502	Avg.	79%	100%	95%	26.645
Open Frame Porch	1986	104	C 100	4.395	Avg.	79%	100%	95%	3.298
Frame Garage	1986	576	C 100	21.347	Avg.	79%	100%	95%	16.021
1 STORY	2005	480	C 100	43.958	Avg.	88%	100%	95%	36.749
Wood Deck	1986	576	C 100	7.217	Avg.	79%	100%	95%	5.416
1,872 SFLA							Outbuilding Total		114,774

Accpt Land 113,800 Accepted Bldg 244,800 Total 358,600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Map/Lot: 003-038-1
Account: 1997 Card: 1 of 1 Location: DIAMOND HILL RD

Neighborhood 36	DIAMOND HILL ST
Tree Growth	2022
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	09/15/2011
Sale Price	75,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16164P22
Reference 2	LOT SIZE: 2.6
Tran/Land/Bldg	700 6 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.60	Acres-Rear 21+	700.00	2,002	100%		2,002
Total Acres 2.60				Land Total		2,002

Accpt Land	2,000	Accepted Bldg	0	Total	2,000

Map/Lot: 003-066-2
Account: 1998 Card: 1 of 1 Location: 285 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use RESIDENTIAL 2
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B6080P0101
Reference 2 LOT SIZE:4.82
Tran/Land/Bldg 900 10 71
X..... EX Y..... 0
Exemption(s) 7 0 0 Land Schedule 3

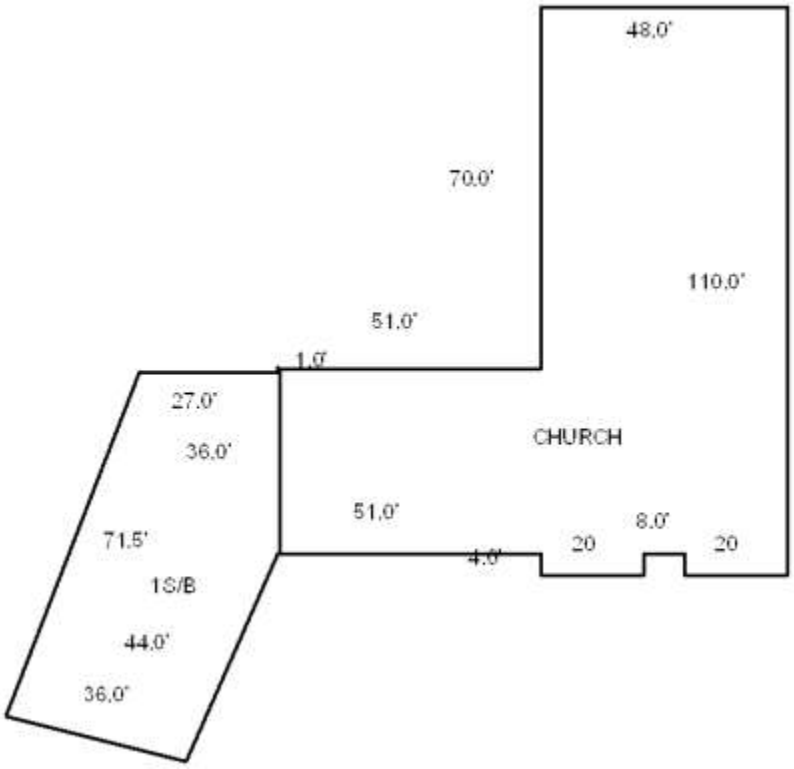
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
0.82	Acres-Rear Land 1-10	2,400.00	2,165	100%		2,165
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 4.82					Land Total	103,355

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1994	1827	C 100	193.041	Avg.	82%	100%	100%	158.294
CHURCH	0	7084	C 100	1.088.670	C Gr	82%	100%	100%	892.709
1,827 SFLA							Outbuilding Total		1,051,003

Accpt Land 103,400 Accepted Bldg 1,051,000 Total 1,154,400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Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B6527P0040
Reference 2	LOT SIZE:3.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	72,675.00	91,117	100%		91,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.70					Land Total	106,792

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 100	Base	228,320
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,100
Fin. Basement Area	420 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,316
Heating	100% HW BB	Cooling	0% None	Heat	4,200
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

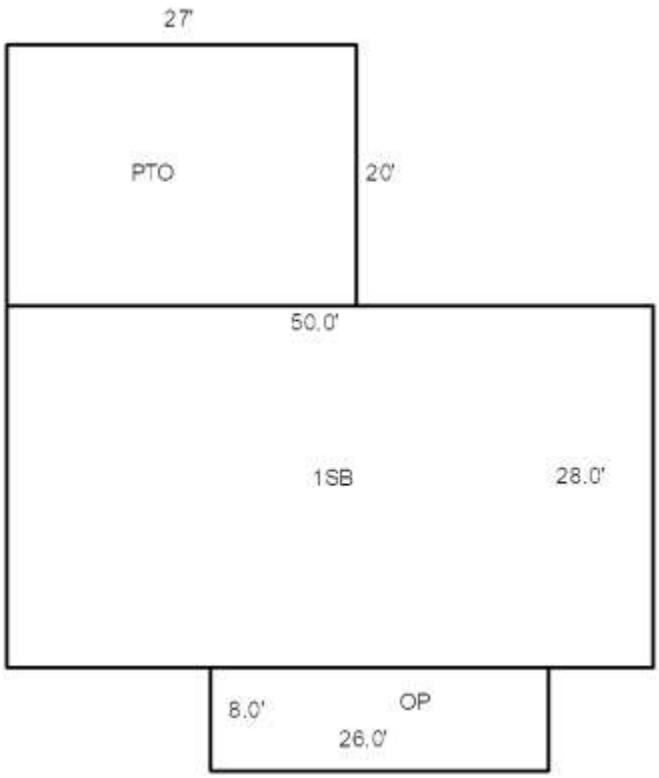
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	GOOD	Average	Typical	242,936

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	191,555

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1993	208	C 100	8.790	Avg.	83%	100%	95%	6.931
Frame Garage	1999	864	C 100	31.718	Avg.	83%	100%	95%	25.010
Wood Deck	2022	224	C 100	2.807	Avg.	83%	100%	95%	2.214
PATIO	2003	540	C 100	3.380	Avg.	87%	100%	95%	2.794
Frame Shed	2009	396	D 100	4.958	Avg.	91%	100%	95%	4.286
Jacuzzi #	1993	1	C 100	3.300	Avg.	83%	100%	95%	2.602
AB.GR. POOL.....	2022	572	C 100	0	Avg.	83%	100%	95%	0
1,400 SFLA							Outbuilding Total		43,837

Accpt Land	106,800	Accepted Bldg	235,400	Total	342,200


27'
PTO
20'
50.0'
1SB
28.0'
8.0'
OP
26.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography Level
Utilities Septic
Street No Street

Sale Data

Sale Date	11/28/2016
Sale Price	247,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17375P256
Reference 2
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	72,675.00	78,467	100%		78,467
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 0.83					Land Total	94,142

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,500 Sqft	Grade C 100	Base	253,049
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,250
Fin. Basement Area	700 Sqft, Grade B	Basement Gar	None	Fin Bsmt	18,018
Heating	100% HW BB	Cooling	0% None	Heat	4,500
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	2	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

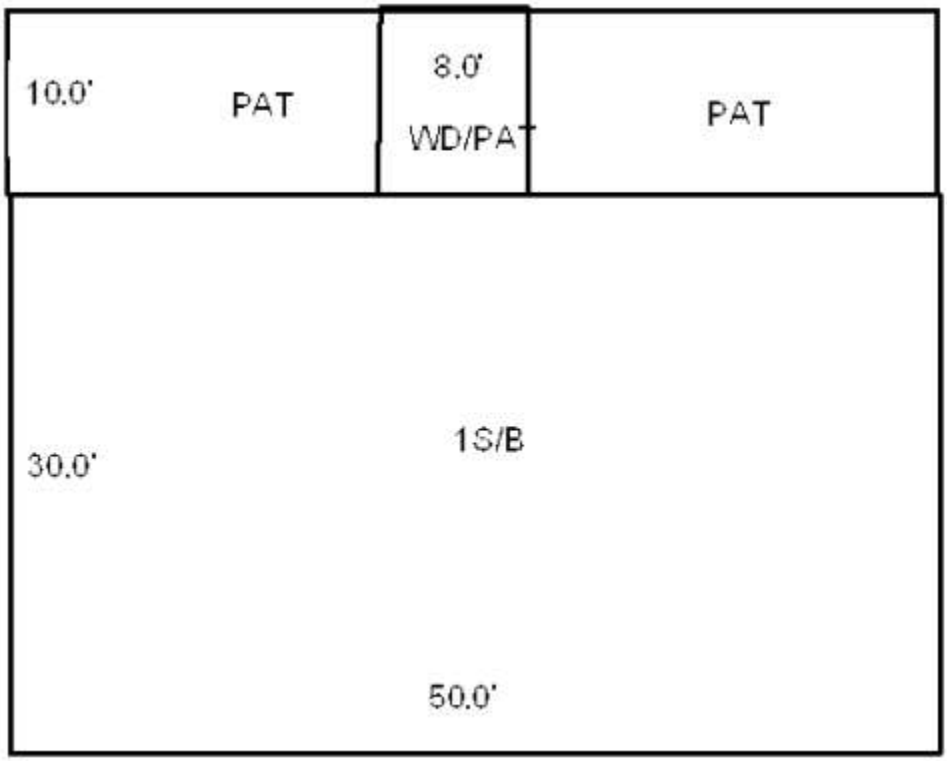
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Above Average	Typical	310,022

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	226,781

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Patio	1968	500	B 100	4.069	Avg+	73%	100%	95%	2.822
WOOD DECK	1968	80	C 100	1.002	Avg+	77%	100%	95%	733
Wood Deck	1968	96	C 100	1.203	Avg+	77%	100%	95%	880
1,500 SFLA							Outbuilding Total		4,435

Accpt Land 94,100 Accepted Bldg 231,200 Total 325,300


10.0'
PAT
8.0'
WD/PAT
PAT
1S/B
30.0'
50.0'

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS
Reference 1	B7923P0167
Reference 2	LOT SIZE:35
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
11.00	Acres-Rear 21+	665.00	8,047	100%		8,047
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 35.00					Land Total	144,812

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	281,327
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,821
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

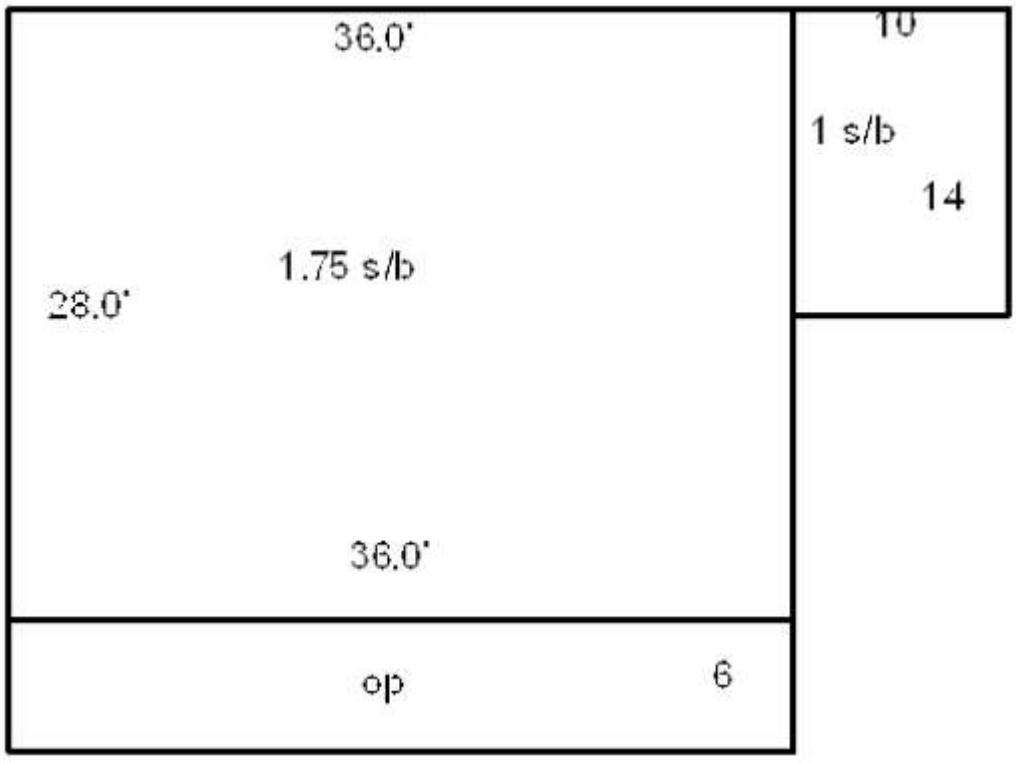
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	295,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	238,615

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1997	140	C 110	16.271	Avg.	85%	100%	95%	13.138
Open Frame Porch	1997	216	C 110	10.041	Avg.	85%	100%	95%	8.108
Frame Garage	1999	960	C 110	38.692	Avg.	85%	100%	95%	31.244
Frame Shed	1999	160	C 110	2.754	Avg.	85%	100%	95%	2.224
1,904 SFLA							Outbuilding Total		54,714

Accpt Land	144,800	Accepted Bldg	293,300	Total	438,100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10
1 s/b
14
1.75 s/b
28.0'
36.0'
op
6

Map/Lot: 009-007-02
Account: 2003 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B6435P0033
Reference 2 LOT SIZE:0.99
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.99	Acres-Homesite (Fract)	72,675.00	79,862	10%	Access	7,986
Total Acres 0.99					Land Total	7,986

Accpt Land	8,000	Accepted Bldg	0	Total	8,000

Account: 2004 Card: 1 of 1 Map/Lot: 004-023-4 Location: 196 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/28/2003
Sale Price	186,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B13225P192
Reference 2	LOT SIZE:0.48
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.48	Acres-Homesite (Fract)	74,130.00	75,772	100%		75,772
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.48					Land Total	87,322

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	960 Sqft	Grade C 100	Base	164,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	864 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,107
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

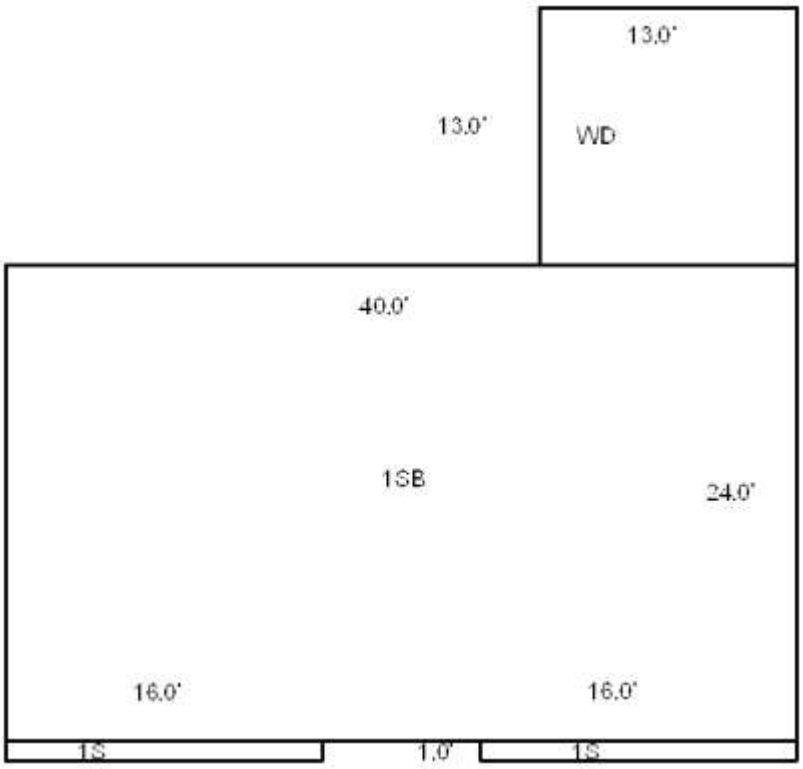
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	194,039

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	105%	169,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1993	169	C 100	2.118	Avg.	83%	100%	105%	1.846
ONE STORY FRAME	1993	16	C 100	1.465	Avg.	83%	100%	105%	1.277
1 STORY	1993	16	C 100	1.465	Avg.	83%	100%	105%	1.277
992 SFLA							Outbuilding Total		4,400

Accpt Land	87,300	Accepted Bldg	173,500	Total	260,800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16.0'
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1.0'
1S

Map/Lot: 008-025-1
Account: 2005 Card: 1 of 1 Location: 92 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date 08/18/2016
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B17305P824
Reference 2 LOT SIZE:5.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.60	Acres-Rear Land 1-10	1,710.00	3,010	100%		3,010
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.60					Land Total	110,515

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade C 110	Base	314,683
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% HW BB	Cooling	0% None	Heat	1,232
Rooms	8	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	0	Plumbing	5,808
Attic	Floor & Stairs			Attic	2,464
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

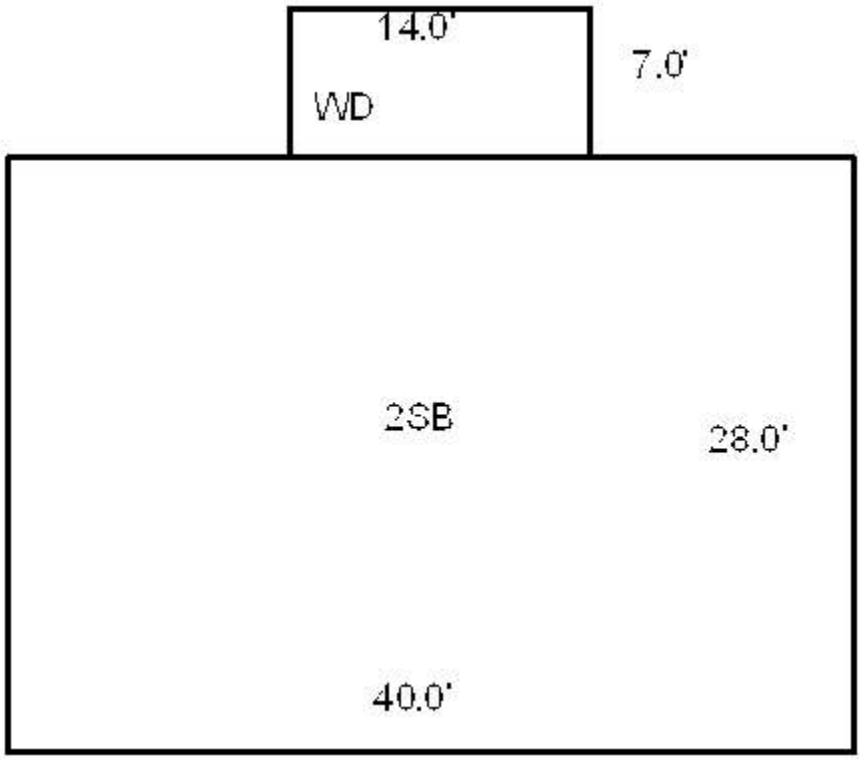
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	OLD TYPE	TYPICAL	Average	Typical	326,915

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	260,878

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	98	C 110	1.351	Avg.	84%	100%	95%	1,078
2,240 SFLA							Outbuilding Total		1,078

Accpt Land 110,500 Accepted Bldg 262,000 Total 372,500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WD
2SB
28.0'
40.0'

Name: COLLINS, BRIAN R
COLLINS, SHIRLEY A
Map/Lot: 003-072-1
Account: 2006 Card: 1 of 1 Location: 210 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/18/2015
Sale Price	214,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17155 P322
Reference 2	LOT SIZE:0.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	74,130.00	79,744	100%		79,744
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	91,294

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,252 Sqft	Grade C 100	Base	209,556
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,878
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,756
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

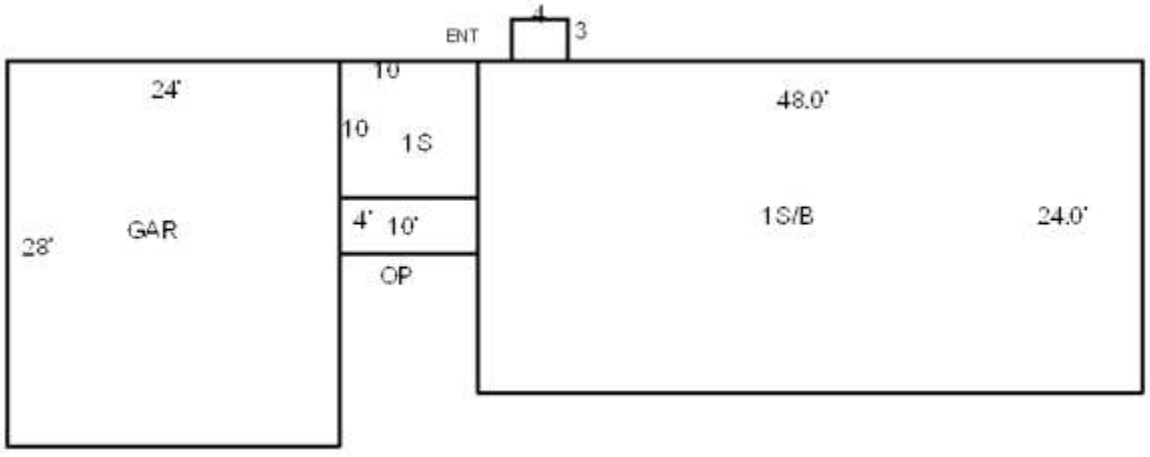
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	215,190

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	83%	100%	105%	187,538

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1993	12	C 100	188	Avg.	83%	100%	105%	164
Open Frame Porch	1993	40	C 100	1.690	Avg.	83%	100%	105%	1.473
Frame Garage	1993	672	C 100	24.804	Avg.	83%	100%	105%	21.616
1,252 SFLA							Outbuilding Total		23,253

Accpt Land	91,300	Accepted Bldg	210,800	Total	302,100


ENT
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24'
10
10
1S
48.0'
GAR
28'
4' 10'
1S/B
24.0'
OP

Map/Lot: 003-072-2
Account: 2007 Card: 1 of 1 Location: 202 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/04/2021
Sale Price	285,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 1.46
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.46	Acres-Homesite (Fract)	74,130.00	84,688	100%		84,688
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.46					Land Total	96,238

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	195,863
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,716
Fin. Basement Area	168 Sqft, Grade D	Basement Gar	None	Fin Bsmt	2,661
Heating	100% HW BB	Cooling	0% None	Heat	3,432
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

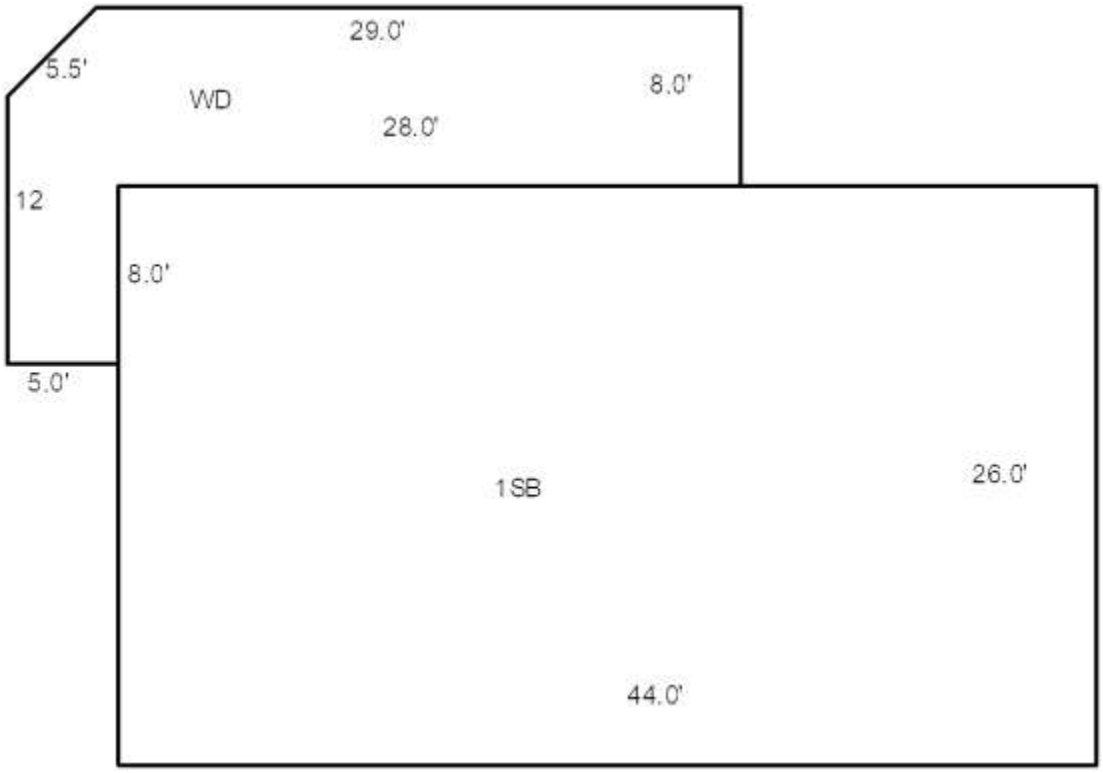
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1990	0	TYPICAL	TYPICAL	Average	Typical	208,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	81%	100%	105%	177,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1990	296	C 100	3.709	Avg.	81%	100%	105%	3.154
Frame Garage	1990	720	C 100	26.532	Avg.	80%	100%	105%	22.287
1,144 SFLA							Outbuilding Total		25,441

Accpt Land	96,200	Accepted Bldg	203,200	Total	299,400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12
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5.0'
1SB
26.0'
44.0'

Account: 2008 Card: 1 of 1 Map/Lot: 001-060-1 Location: 38 NO WAY

Neighborhood 4	BUFFUM RD		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	LevelRolling	Sale Date	11/15/2000
Utilities	SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B15366P106		
Reference 2	LOT SIZE:14		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 14.00				Land Total		134,322

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	860 Sqft	Grade C 100	Base	232,518
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,290
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,300
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

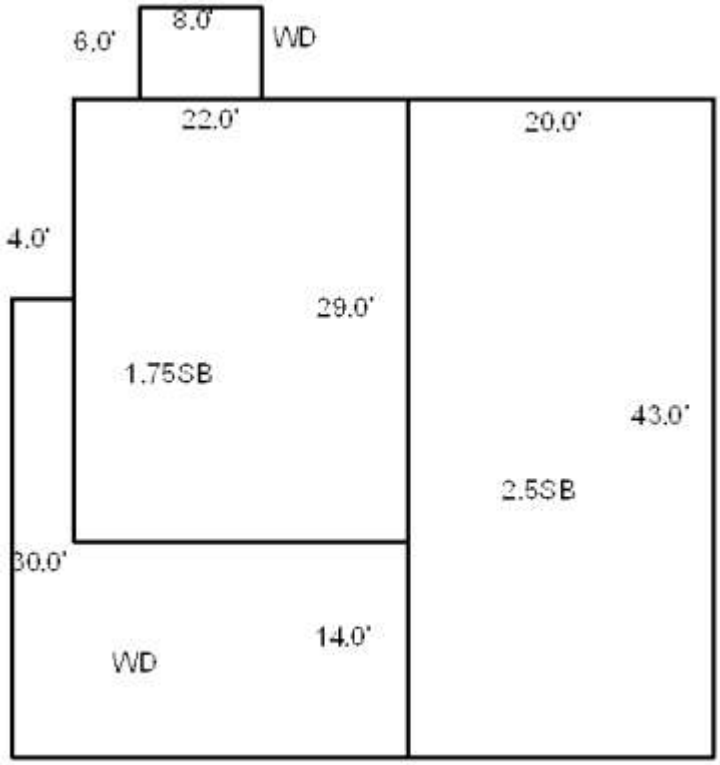
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	GOOD	Average	Typical	246,028

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	95%	196,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	428	C 100	5,363	Avg.	84%	100%	95%	4,280
1.75 Story/BSMT	1995	638	C 100	101,117	Avg.	84%	100%	95%	80,691
WOOD DECK	1995	48	C 100	601	Avg.	84%	100%	95%	480
2,836 SFLA							Outbuilding Total		85,451

Accpt Land	134,300	Accepted Bldg	281,800	Total	416,100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4.0'
29.0'
1.75SB
43.0'
2.5SB
30.0'
14.0'
WD

Name: COLE, JEFFREY P. & MICHELLE L.
CHENARD, ROLAND J. & SALLY L.

Map/Lot: 007-040-2A
Account: 2009 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	BB18118P364
Reference 2	LOT SIZE: 10.82
Tran/Land/Bldg	130 1 99
X.....	MG Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/06/2019
Sale Price	80,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
6.82	Acres-Rear Land 1-10	1,710.00	12,828	100%		12,828
Total Acres 10.82					Land Total	81,700

Accpt Land 81,700 Accepted Bldg 0 Total 81,700

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B12159P048
Reference 2	LOT SIZE:8.82
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.82	Acres-Rear Land 1-10	1,710.00	9,066	100%		9,066
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.82					Land Total	116,571

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	936 Sqft	Grade B 100	Base	340,524
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,825
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,126
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	2,434
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Above Average	Typical	371,069

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	317,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2002	200	B 100	3.258	Avg+	90%	100%	95%	2.785
3/4S AD/GAR.....	2002	576	B 100	65.400	Avg+	90%	100%	95%	55.917
Open Frame Porch	2002	204	B 100	11.207	Avg+	90%	100%	95%	9.582
Open Frame Porch	2002	204	B 100	11.207	Avg+	89%	100%	95%	9.475
Wood Deck	2002	120	B 100	1.955	Avg+	89%	100%	95%	1.653
Frame Shed	2008	200	C 100	3.130	Avg.	90%	100%	95%	2.676
2,772 SFLA							Outbuilding Total		82,088

Accpt Land 116,600 Accepted Bldg 399,400 Total 516,000

20.0'
10.0'
WD
36.0'
24.0'
24.0'
2SB
26.0'
3/4SAD/GAR
6.0'
OP
34.0'

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved
PERMIT STATUS UC FOR APRIL 1

Reference 1 B8724P0129
Reference 2 LOT SIZE:7.88
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.88	Acres-Rear Land 1-10	1,710.00	7,298	100%		7,298
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.88					Land Total	114,803

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	820 Sqft	Grade B 100	Base	292,683
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,066
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,396
Rooms	5				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,132
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

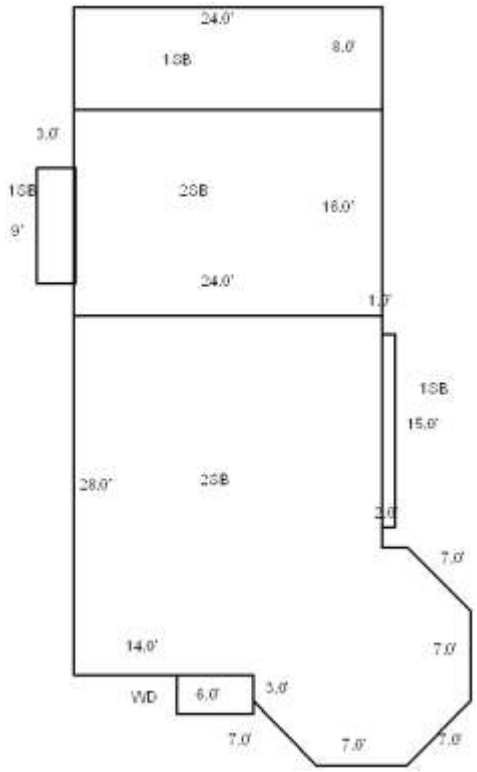
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	302,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	252,704

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2002	192	B 100	26.373	Avg.	88%	100%	95%	22,048
2 Story/BSMT	2002	384	C 100	64.915	Avg.	87%	50%	95%	26,826
ONE STORY FRAME	2002	15	B 100	1.786	Avg.	88%	100%	95%	1,493
1 STORY/BASEMENT	2002	27	B 100	3.709	Avg.	88%	100%	95%	3,101
Wood Deck	2002	18	B 100	294	Avg.	88%	100%	95%	246
2,642 SFLA							Outbuilding Total		53,714

Accpt Land 114,800 Accepted Bldg 306,400 Total 421,200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WD
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7.0'
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Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Reference 1	B10061P0306
Reference 2	LOT SIZE:7.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.20	Acres-Rear Land 1-10	1,710.00	6,019	100%		6,019
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.20					Land Total	113,524

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	836 Sqft	Grade C 100	Base	209,559
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,254
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	3,762
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

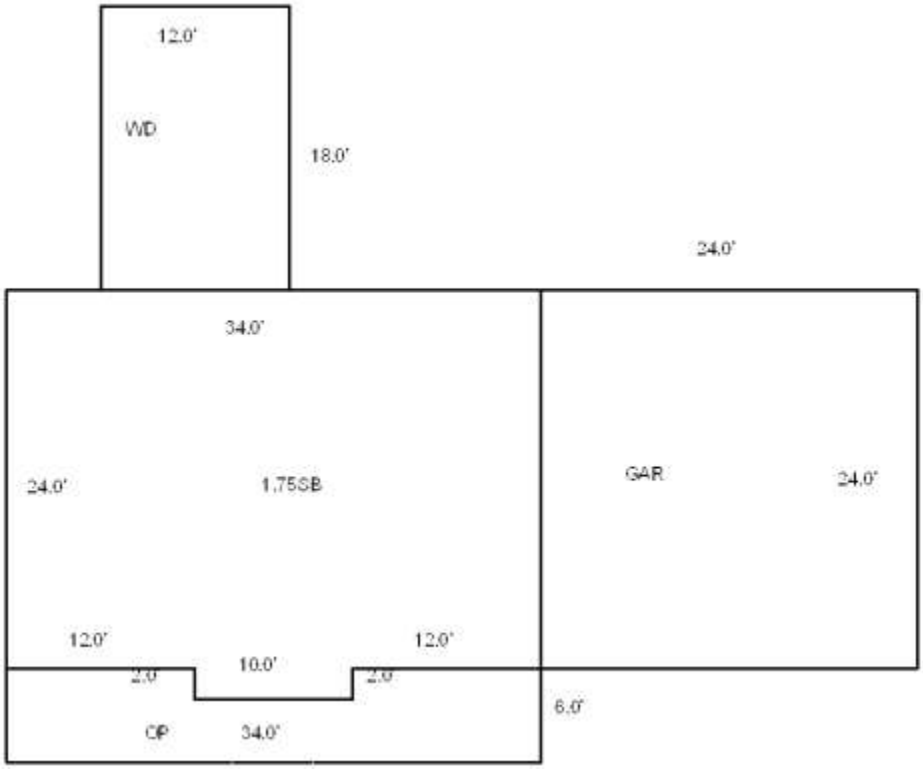
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	GOOD	GOOD	Average	Typical	238,585

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	95%	151,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	0	216	C 100	2.706	Avg.	67%	100%	95%	1.722
Frame Garage	0	576	C 100	21.347	Avg.	67%	100%	95%	13.587
Open Frame Porch	0	184	C 100	7.776	Avg.	67%	100%	95%	4.950
Frame Shed	0	160	C 100	2.504	Avg.	67%	100%	95%	1.594
Open Frame Porch	0	0	C 100	0	Avg+	73%	100%	95%	0
1,254 SFLA							Outbuilding Total		21,853

Accpt Land	113,500	Accepted Bldg	173,700	Total	287,200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2.0'
2.0'
6.0'
OP
34.0'

Map/Lot: 009-007-07
Account: 2013 Card: 1 of 1 Location: 1420 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B17304P397
Reference 2	LOT SIZE:7.84
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/19/2016
Sale Price	142,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.84	Acres-Rear Land 1-10	1,710.00	7,223	100%		7,223
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.84					Land Total	114,728

Dwelling Description

				Replacement Cost New	
Other	One Story	1,152 Sqft	Grade D 105	Base	127,791
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	726
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,419
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,653
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

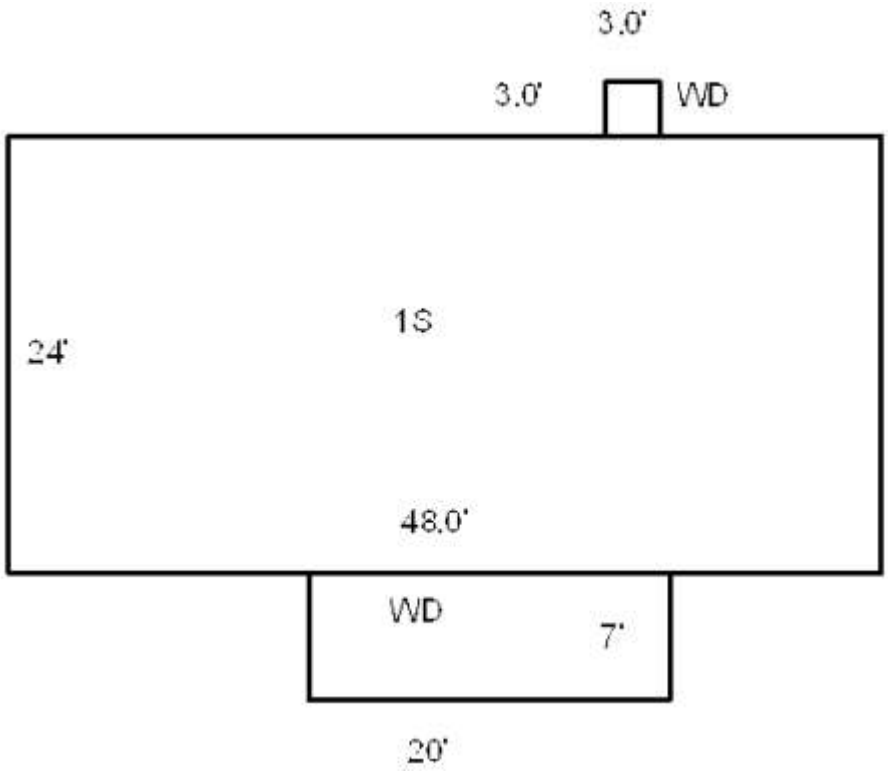
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1980	0	TYPICAL	TYPICAL	Average	Typical	137,589

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	76%	90%	95%	89,405

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WOOD DECK	1980	140	D 105	1.473	Avg.	76%	90%	95%	957
1,152 SFLA							Outbuilding Total		957

Accpt Land	114,700	Accepted Bldg	90,400	Total	205,100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Name: EASTMAN, SHAWN
EASTMAN, HEATHER

Map/Lot: 009-007-08
Account: 2014 Card: 1 of 1 Location: 1390 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	09/21/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14229P919
Reference 2	LOT SIZE:15.45
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.45	Acres-Rear Land 11-20	950.00	1,515	100%		1,515
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.45					Land Total	127,830

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	358,909
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,644
Rooms	0				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

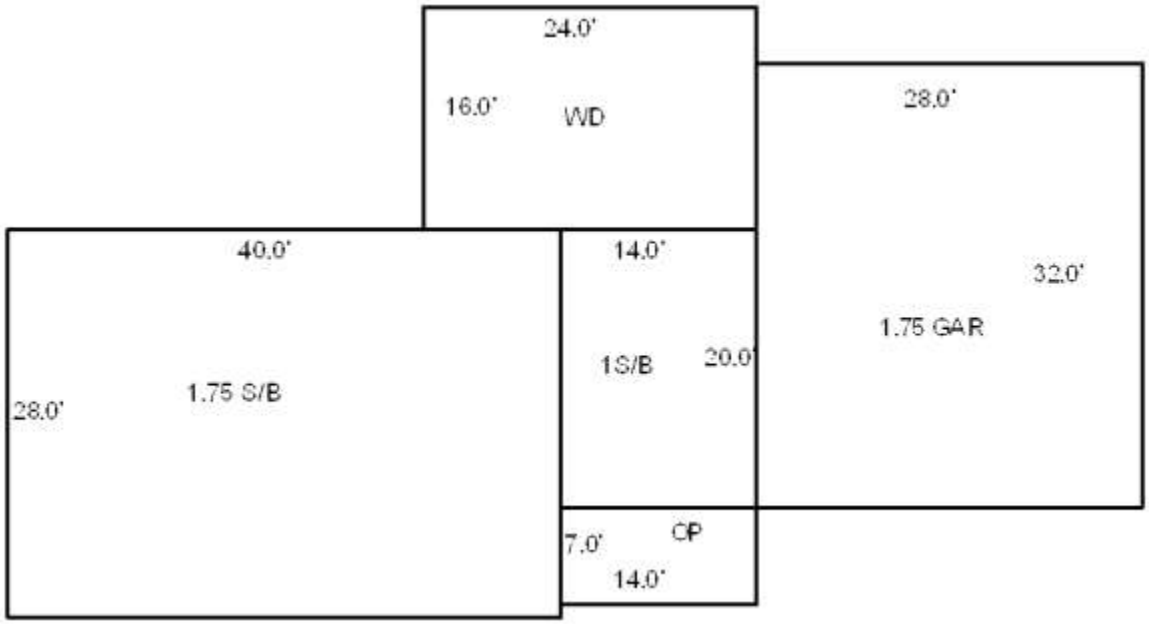
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	385,897

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	326,276

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2005	280	B 100	38.460	Avg.	89%	100%	95%	32.518
Open Frame Porch	2005	98	B 100	5.383	Avg.	89%	100%	95%	4.551
1.75 ST GARAGE..	2005	896	B 100	62.140	Avg.	89%	100%	95%	52.540
Wood Deck	2005	384	B 100	6.256	Avg.	89%	100%	95%	5.290
Frame Garage	2020	1550	C 100	56.420	Avg.	97%	100%	95%	51.991
2,240 SFLA							Outbuilding Total		146,890

Accpt Land	127,800	Accepted Bldg	473,200	Total	601,000


24.0'
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28.0'
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OP
14.0'

Account: 2016 Card: 1 of 1 Map/Lot: 005-006-12 Location: 176 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B10875P336
Reference 2	LOT SIZE:4.4
Tran/Land/Bldg	101 1 11
X.....	ADDN Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.40	Acres-Rear Land 1-10	1,710.00	752	100%		752
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.40					Land Total	108,257

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade C 100	Base	239,157
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,344
Fin. Basement Area	252 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,990
Heating	100% HW BB	Cooling	0% None	Heat	5,376
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

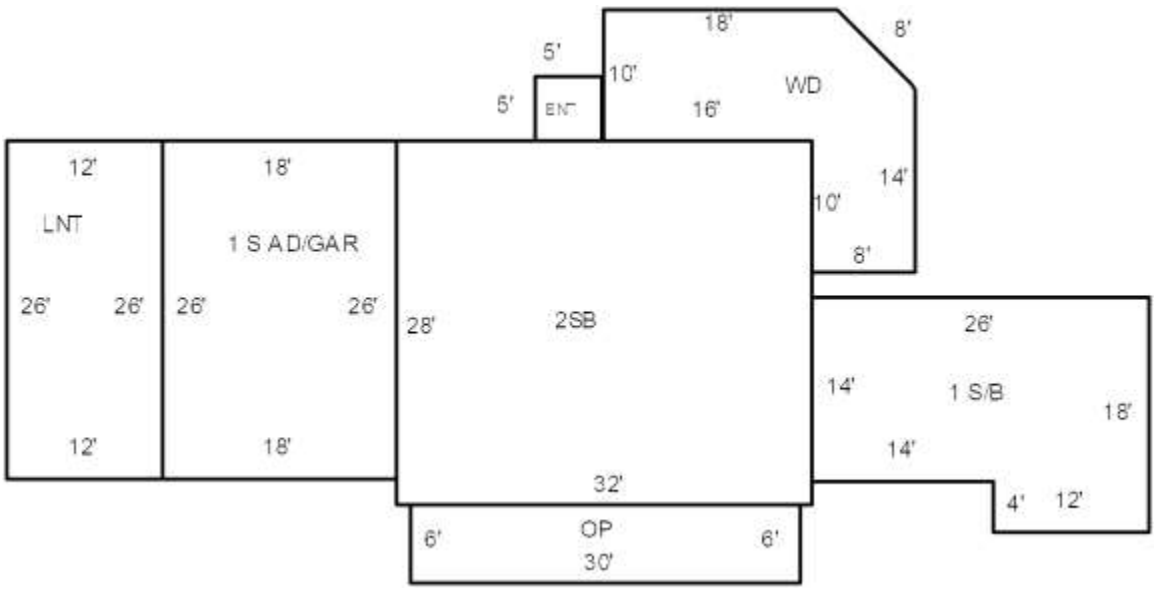
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	258,787

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	213,887

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	2001	25	C 100	391	Avg.	87%	100%	95%	323
Open Frame Porch	2001	180	C 100	7.607	Avg.	87%	100%	95%	6.287
1S AD/GAR.....	2001	468	C 100	49.449	Avg.	87%	100%	95%	40.870
1 STORY/BSMT	2001	412	C 100	43.532	Avg.	87%	100%	95%	35.979
LEAN TO	2001	312	C 100	2.331	Avg.	87%	100%	95%	1.927
Wood Deck	2001	302	C 100	3.784	Avg.	87%	100%	95%	3.127
Frame Shed	2002	128	C 100	2.003	Avg.	87%	80%	95%	1.324
2,672 SFLA							Outbuilding Total		89,837

Accpt Land	108,300	Accepted Bldg	303,700	Total 412,000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6'
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Neighborhood 28 LITTLE RIVER RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities SepticWell & Septic
Street Paved

Reference 1 B6991P0226
Reference 2 LOT SIZE:14.78
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
0.78	Acres-Rear Land 11-20	950.00	815	100%		815
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 14.78					Land Total	127,130

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,320 Sqft	Grade C 110	Base	350,502
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,178
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,623
Rooms	10	HEARTHS		HEARTHS	880
Bedrooms	5	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

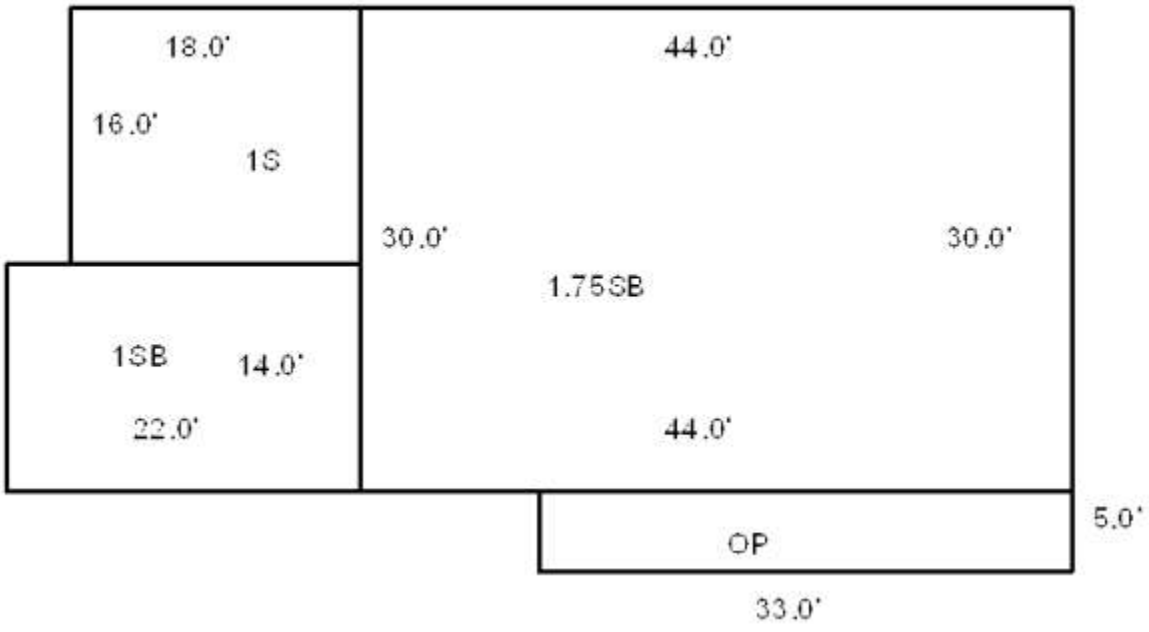
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1974	2000	GOOD	TYPICAL	Above Average	Typical	375,703

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	80%	90%	95%	256,981

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1974	165	C 110	7,670	Avg+	80%	90%	95%	5,246
ONE STORY FRAME	1974	288	C 110	29,013	Avg+	80%	90%	95%	19,845
1 Story/BSMT	1974	308	C 110	35,797	Avg+	80%	90%	95%	24,485
2,906 SFLA							Outbuilding Total		49,576

Accpt Land 127,100 Accepted Bldg 306,600 Total 433,700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22.0'
44.0'
OP
5.0'
33.0'

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B10039P0302
Reference 2 LOT SIZE:3.68
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	198,038
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

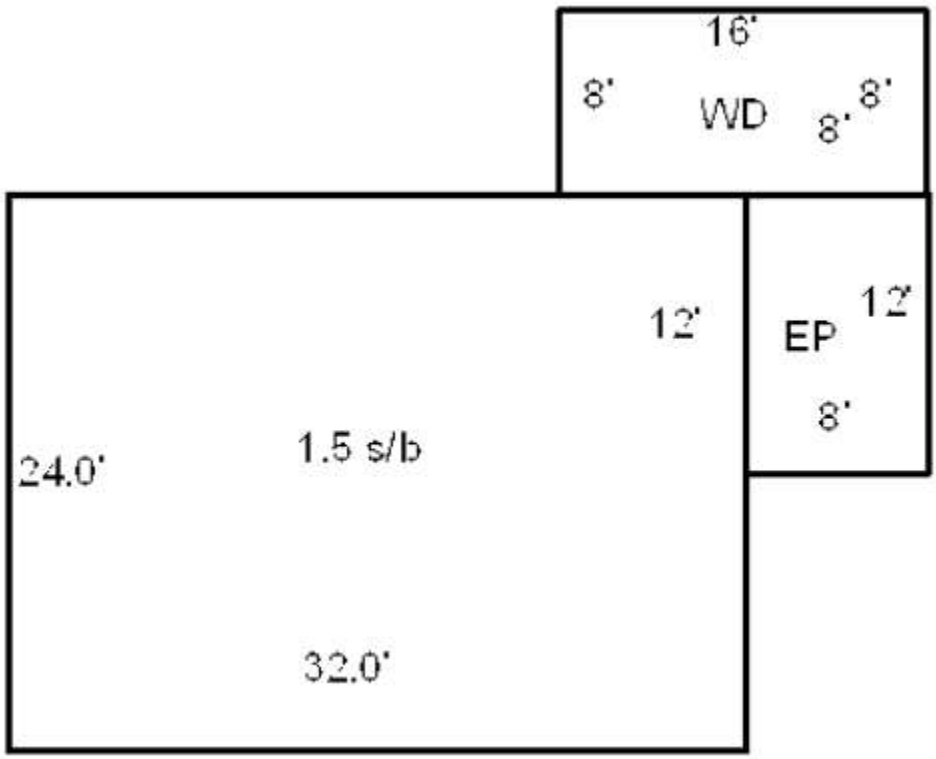
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	202,646

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	159,786

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1993	128	C 100	1.604	Avg.	83%	100%	95%	1.264
Frame Shed	1993	96	C 100	1.502	Avg.	83%	100%	95%	1.185
Encl Frame Porch	1993	96	C 100	7.649	Avg.	83%	100%	95%	6.032
1,152 SFLA							Outbuilding Total		8,481

Accpt Land 106,700 Accepted Bldg 168,300 Total 275,000


16'
8'
WD
8'
8'
12'
12'
EP
8'
24.0'
1.5 s/b
32.0'

Map/Lot: 005-006-02
Account: 2019 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	05/22/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1	B17522P141
Reference 2	LOT SIZE:13.3
Tran/Land/Bldg	130 1 99
X.....	3 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.30	Acres-Rear Land 1-10	1,710.00	17,493	100%		17,493
Total Acres 13.30					Land Total	109,323

Accpt Land	109,300	Accepted Bldg	0	Total	109,300

Map/Lot: 014-007-1A
Account: 2020 Card: 1 of 1 Location: 54 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	05/13/2005
Sale Price	185,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14467P890
Reference 2	LOT SIZE:0.75
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	896 Sqft	Grade C 100	Base	219,725
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,344
Fin. Basement Area	600 Sqft, Grade C	Basement Gar	None	Fin Bsmt	11,880
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

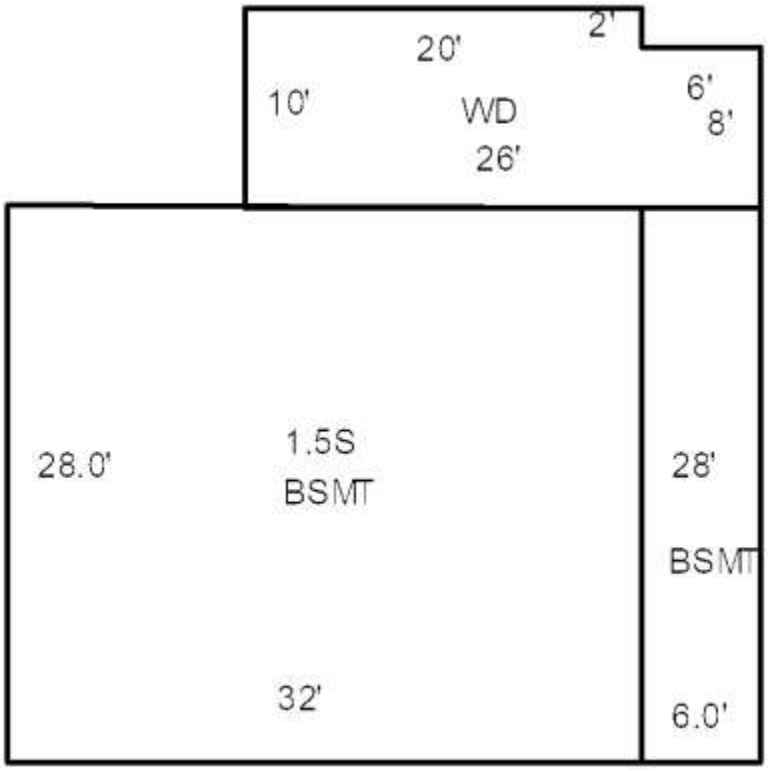
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	244,901

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	89%	100%	105%	228,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2005	416	C 100	5.212	Avg.	89%	100%	105%	4.871
Frame Shed	2005	100	C 100	1.565	Avg.	88%	100%	105%	1.446
1,344 SFLA							Outbuilding Total		6,317

Accpt Land	90,800	Accepted Bldg	235,200	Total	326,000


20'
2'
10'
WD
26'
6'
8'
28.0'
1.5S
BSMT
28'
BSMT
32'
6.0'

Map/Lot: 006-091-2
Account: 2021 Card: 1 of 1 Location: 149 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B6888P0142
Reference 2	LOT SIZE:138.4
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	12 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
114.40	Acres-Rear 21+	665.00	83,684	100%		83,684
Total Acres 138.40					Land Total	204,774

Accpt Land 204,800 Accepted Bldg 0 Total 204,800

Account: 2022 Card: 1 of 1 Map/Lot: 018-085 Location: 34 MAIN ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL COMMERCIAL 2
Topography	
Utilities	All PublicNoWater/NoSewer
Street	No Street
Reference 1	B18233P188
Reference 2	LOT SIZE: .61
Tran/Land/Bldg	300 2 23
X.....	0 Y..... 0
Exemption(s)	Land Schedule 6

Sale Data

Sale Date	04/23/2020
Sale Price	492,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

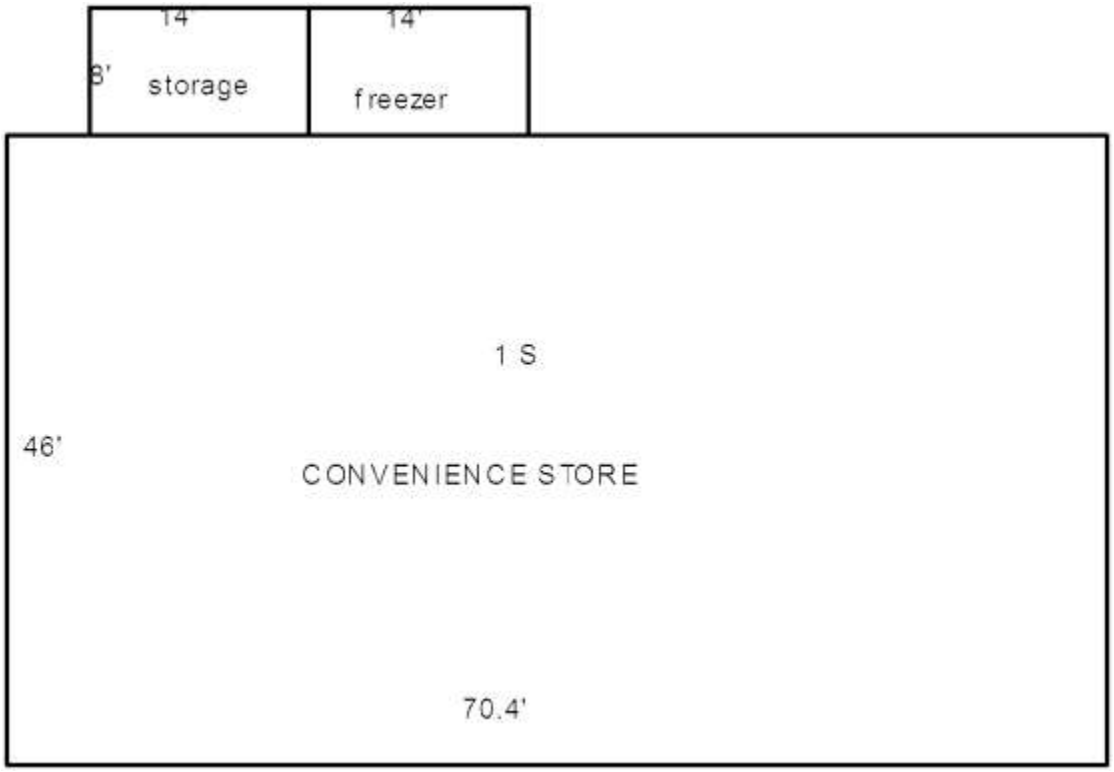
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.61	Acres-Homesite (Fract)	117,600	101,033	150%	Cor/Loc/Us	151,550
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.61					Land Total	163,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CONV. STORE	1999	3235	B 100	487.044	V.G.	93%	100%	105%	475.599
CANOPY AVG	0	1152	C 100	23.466	C Gr	93%	100%	105%	22.914
COOLER.....	0	482	C 100	18.008	C Gr	93%	100%	105%	17.584
FREEZER.....	0	244	C 100	12.839	C Gr	93%	100%	105%	12.537
								Outbuilding Total	528,634

Accpt Land	163,100	Accepted Bldg	528,600	Total	691,700


14'
14'
8'
storage
freezer
1 S
46'
CONVENIENCE STORE
70.4'

Account: 2023 Card: 1 of 1 Map/Lot: 009-007-03 Location: 1454 LEBANON RD

Neighborhood 18	LEBANON RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	LevelRolling	Sale Date	01/25/2005
Utilities	Well & SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B14357P544		
Reference 2	LOT SIZE:4.12		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.12	Acres-Rear Land 1-10	1,710.00	226	100%		226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.12					Land Total	107,731

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,375 Sqft	Grade C 100	Base	225,151
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,063
Fin. Basement Area	412 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,158
Heating	100% HW BB	Cooling	0% None	Heat	4,125
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,640
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

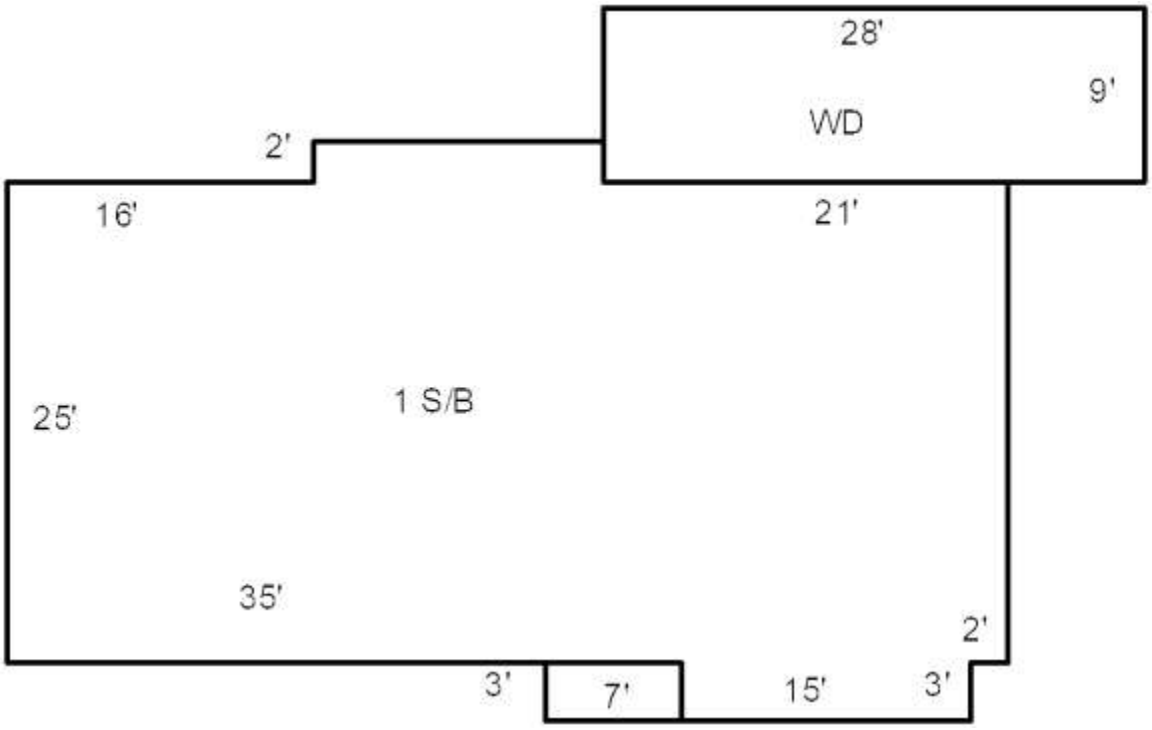
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	242,137

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	197,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BASEMENT	1998	21	C 100	2.219	Avg.	86%	100%	95%	1.813
Wood Deck	1998	252	C 100	3.158	Avg.	86%	100%	95%	2.580
Wood Deck	1998	252	C 100	3.158	Avg-	80%	100%	95%	2.400
1,396 SFLA							Outbuilding Total		6,793

Accpt Land	107,700	Accepted Bldg	204,600	Total	312,300


28'
9'
WD
2'
16'
21'
1 S/B
25'
35'
2'
3'
7'
15'
3'

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/18/2020
Sale Price	0
Sale Type	Other
Financing	
Verified	Public Record
Validity	Related Parties

Reference 1	B7426P0096
Reference 2	LOT SIZE:2.18
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.18	Acres-Homesite (Fract)	76,500.00	84,878	100%		84,878
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.18					Land Total	95,878

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	220,897
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

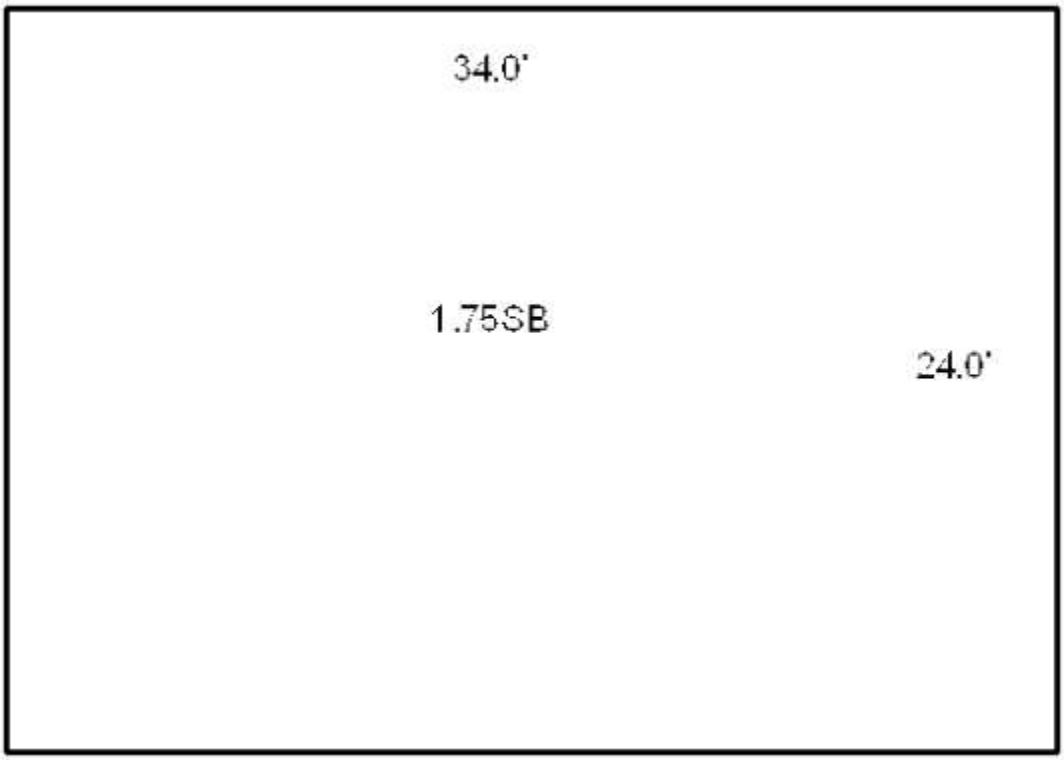
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	234,325

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	196,833

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	1995	192	C 100	3.005	Avg.	84%	100%	100%	2.524
1,428 SFLA								Outbuilding Total	2,524

Accpt Land	95,900	Accepted Bldg	199,400	Total	295,300


34.0'
1.75SB
24.0'

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & Septic
Street Paved

Reference 1 B8024P121
Reference 2 LOT SIZE:4.41
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.41	Acres-Rear Land 1-10	1,710.00	771	100%		771
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.41					Land Total	108,276

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,985 Sqft	Grade C 105	Base	450,740
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	4,701
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,403
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	16,632
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,353
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

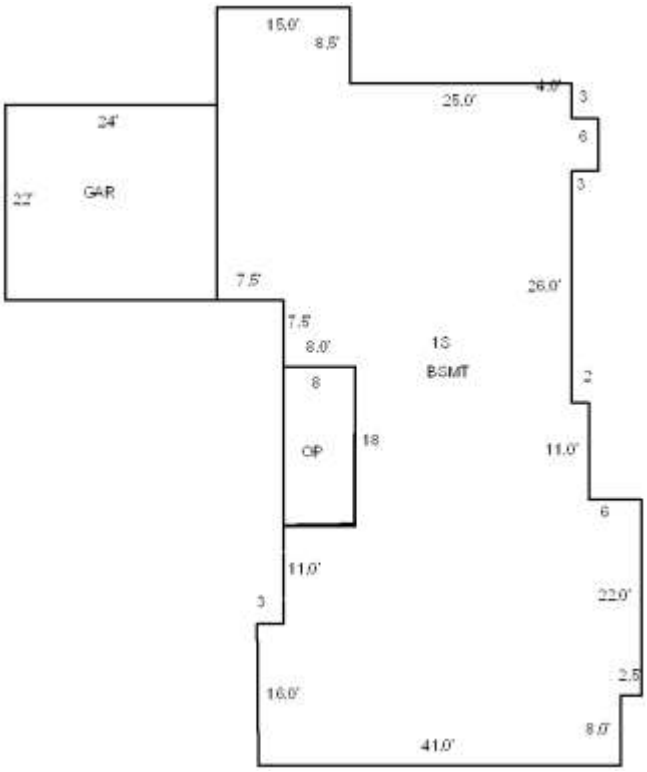
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	487,829

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	412,459

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	144	C 105	6.389	Avg.	89%	100%	95%	5,402
Frame Garage	2005	528	C 105	20.599	Avg.	89%	100%	95%	17,416
Frame Garage	2005	1200	C 105	46.008	Avg.	89%	100%	95%	38,900
2,985 SFLA							Outbuilding Total		61,718

Accpt Land 108,300 Accepted Bldg 474,200 Total 582,500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8.5'
25.0'
4.0'
3
6
3
24'
22'
GAR
7.5'
26.0'
7.5'
8.0'
8
1S
BSMT
2
OP
18
11.0'
6
11.0'
3
22.0'
2.5
16.0'
8.0'
41.0'

Account: 2026 Card: 1 of 1 Map/Lot: 001-055-1 Location: 331 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1
Reference 2 LOT SIZE:30
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Sale Data

Sale Date	01/27/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
6.00	Acres-Rear 21+	665.00	4,389	100%		4,389
Total Acres 30.00				Land Total		143,936

Accpt Land 143,900 Accepted Bldg 0 Total 143,900

Map/Lot: 003-045B
Account: 2027 Card: 1 of 1 Location: 436 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B6847P143
Reference 2 LOT SIZE:4.07
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.07	Acres-Rear Land 1-10	1,710.00	132	100%		132
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.07					Land Total	107,637

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	936 Sqft	Grade C 100	Base	226,503
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	67% HW BB	Cooling	0% None	Heat	1,895
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

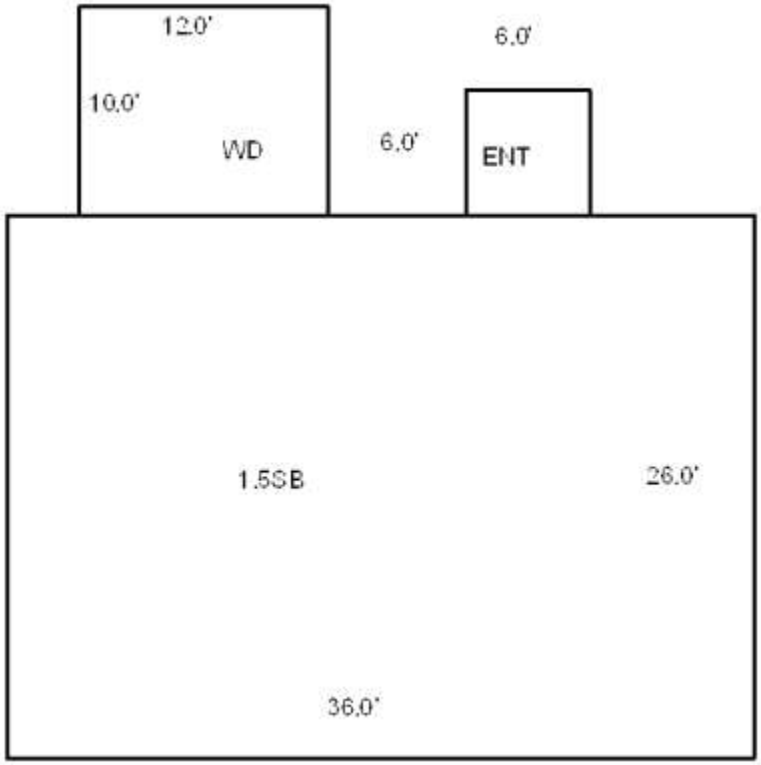
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	229,802

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	67%	95%	122,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1995	120	C 100	1.504	Avg.	84%	67%	95%	804
BSMT ENTRY.....	1995	36	C 100	563	Avg.	84%	67%	95%	301
1,404 SFLA							Outbuilding Total		1,105

Accpt Land 107,600 Accepted Bldg 124,000 Total 231,600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6.0'
10.0'
WD
6.0'
ENT
1.5SB
26.0'
36.0'

Map/Lot: 005-051-1A
Account: 2028 Card: 1 of 1 Location: 256 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B8063P0116
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	195,863
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,716
Fin. Basement Area	114 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,257
Heating	100% HW BB	Cooling	0% None	Heat	3,432
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

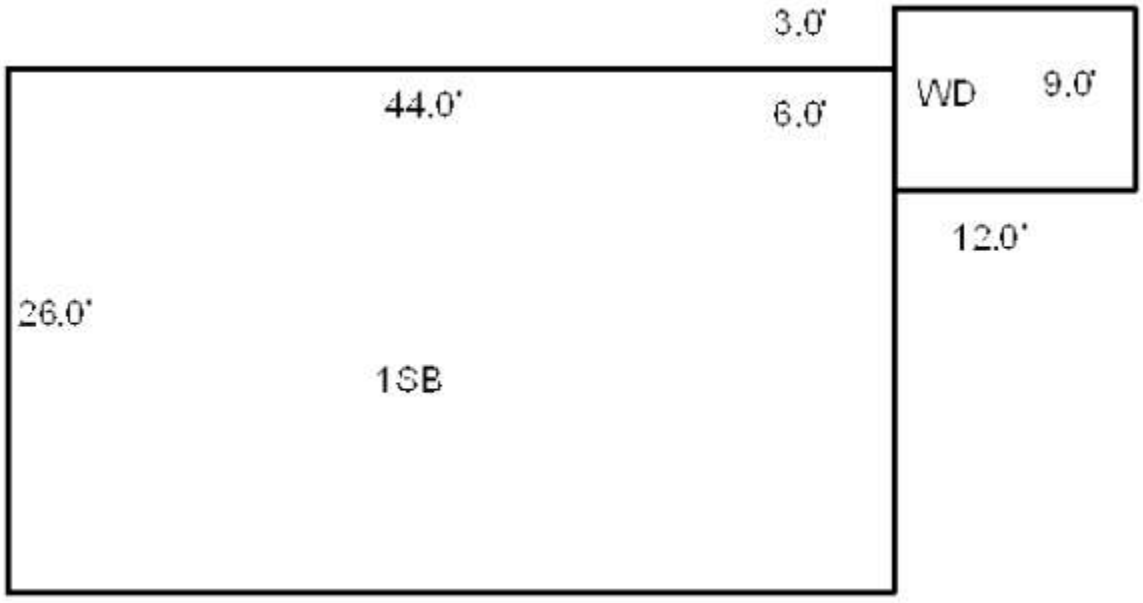
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	203,268

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	95%	162,208

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1994	108	C 100	1.353	Avg.	84%	100%	95%	1.080
Frame Garage	1998	676	D 100	19.958	Avg.	84%	100%	95%	15.927
1,144 SFLA							Outbuilding Total		17,007

Accpt Land 107,500 Accepted Bldg 179,200 Total 286,700


3.0'
WD
9.0'
44.0'
6.0'
12.0'
26.0'
1SB

Name: LOVEJOY, RICHARD J
CLUFF, ROBIN
Map/Lot: 006-091A-2
Account: 2029 Card: 1 of 1 Location: 177 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	FIELD REV COMPLETED
Reference 1	B6875P0127
Reference 2	LOT SIZE: 3.75
Tran/Land/Bldg	106 1 98
X.....	M Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.75	Acres-Homesite (Fract)	72,675.00	91,239	100%		91,239
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.75					Land Total	106,914

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE STEEL	0	7326	C 100	218.974	Avg.	67%	100%	95%	139.377
Frame Shed	2014	408	C 100	6.385	Avg.	93%	100%	95%	5.641
Frame Shed	2018	160	C 100	2.504	Avg.	96%	100%	95%	2.284
							Outbuilding Total		147,302

Accpt Land 106,900 Accepted Bldg 147,300 Total 254,200

66.0'
WAREHOUSE
111.0'

Map/Lot: 010-060-03-1
Account: 2030 Card: 1 of 1 Location: 314 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/05/2013
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B16549P259
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	212,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

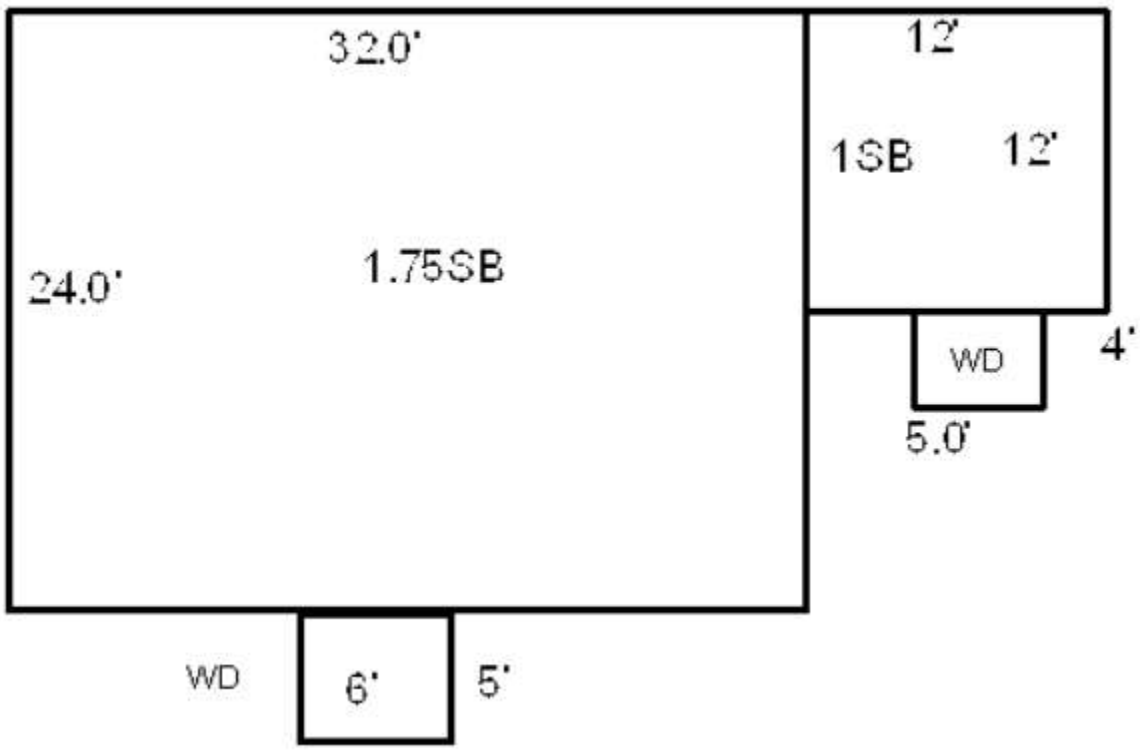
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	223,447

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	95%	178,311

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1995	144	C 100	13.188	Avg.	84%	100%	95%	10.524
Wood Deck	1995	20	C 100	251	Avg.	84%	100%	95%	200
WOOD DECK	1995	30	C 100	376	Avg.	84%	100%	95%	300
Frame Shed	1995	144	C 100	2.254	Avg.	84%	100%	95%	1.798
1,488 SFLA							Outbuilding Total		12,822

Accpt Land	107,500	Accepted Bldg	191,100	Total	298,600


32.0'
12'
1SB
12'
24.0'
1.75SB
WD
4'
5.0'
WD
6'
5'

Name: LUTHER, FRANKLYN F
LUTHER, KAREN A

Map/Lot: 010-065-3
Account: 2031 Card: 1 of 1 Location: 230 FOX FARM HILL RD

Neighborhood 22	FOX FARM HILL RD
Tree Growth	2026
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/01/2015
Sale Price	195,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16977P226 TG
Reference 2	LOT SIZE: 57
Tran/Land/Bldg	700 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
53.00	Acres-Hardwood	344.00	18,232	100%		18,232
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 57.00					Land Total	125,737

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,152 Sqft	Grade C 100	Base	187,928
Exterior	ALUM/VINYL	Masonry Trim	110Sqft	Trim	550
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,728
Fin. Basement Area	576 Sqft, Grade D	Basement Gar	1 CAR	Fin Bsmt	11,104
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	2			Fireplace	10,285
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

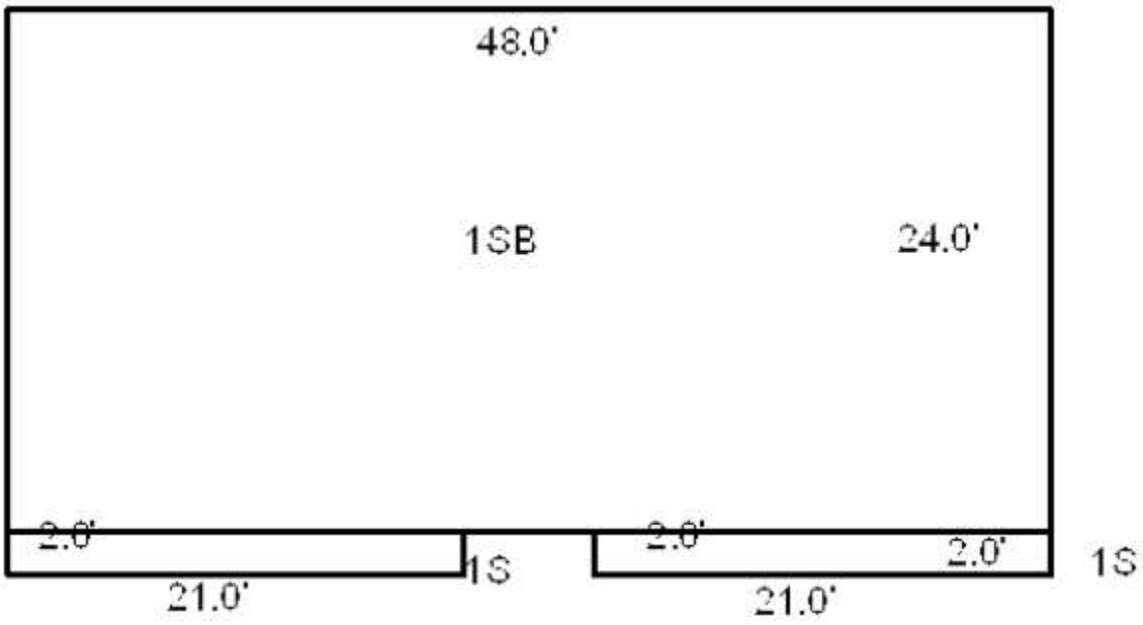
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1964	0	TYPICAL	Old Type	Below Average	Typical	215,051

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	61%	100%	95%	124,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	1964	42	C 100	3,846	Avg-	61%	100%	95%	2,229
1 STORY	1964	42	C 100	3,846	Avg-	61%	100%	95%	2,229
Frame Shed	1964			----SOUND VALUE----					200
1,236 SFLA								Outbuilding Total	4,658

Accpt Land	125,700	Accepted Bldg	129,300	Total	255,000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1SB
24.0'
2.0'
2.0'
2.0'
1S
1S
21.0'
21.0'

Name: GROMYKO, KIM D
GROMYKO, ROBERT J
Map/Lot: 004-095-1
Account: 2032 Card: 1 of 1 Location: 35 QUARRY RD

Neighborhood 52 EAST RD

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & SepticWell & Septic
Street	Paved
Reference 1	B10227P0070
Reference 2	LOT SIZE:2
Tran/Land/Bldg	103 1 9
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.00					Land Total	95,150

Dwelling Description

				Replacement Cost New	
Other	One Story	1,404 Sqft	Grade D 100	Base	141,457
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,808
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

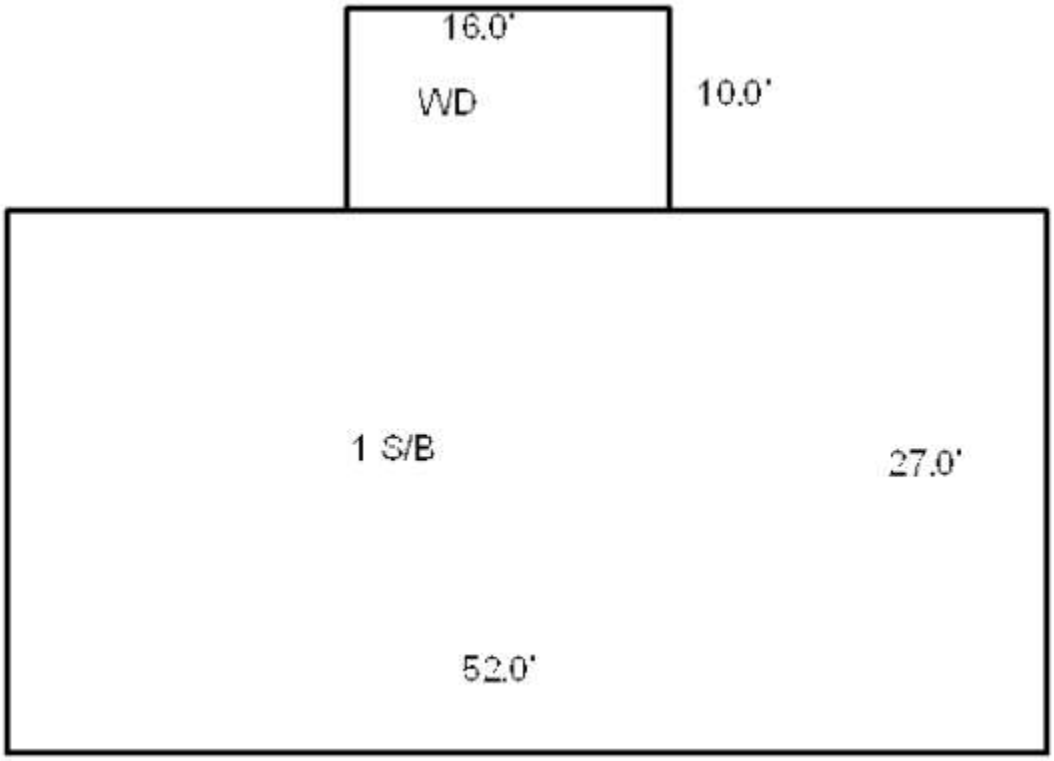
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	TYPICAL	Average	Typical	145,950

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	84%	100%	100%	122,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1994	160	D 100	1.604	Avg.	84%	100%	100%	1.347
1,404 SFLA							Outbuilding Total		1,347

Accpt Land	95,200	Accepted Bldg	123,900	Total	219,100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WD
10.0'
1 S/B
27.0'
52.0'

Name: O'LOUGHLIN, SHARMAN J., TRUSTEE
SHARMAN J. O'LOUGHLIN REV TRUST
Map/Lot: 006-082-6B
Account: 2033 Card: 1 of 1 Location: 10 WEST FIFTH ST

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL FARM & FOREST
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	08/23/2013
Sale Price	209,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16699P995
Reference 2 LOT SIZE:1.9
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite (Fract)	72,675.00	85,242	100%		85,242
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.90					Land Total	100,917

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade C 100	Base	212,183
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

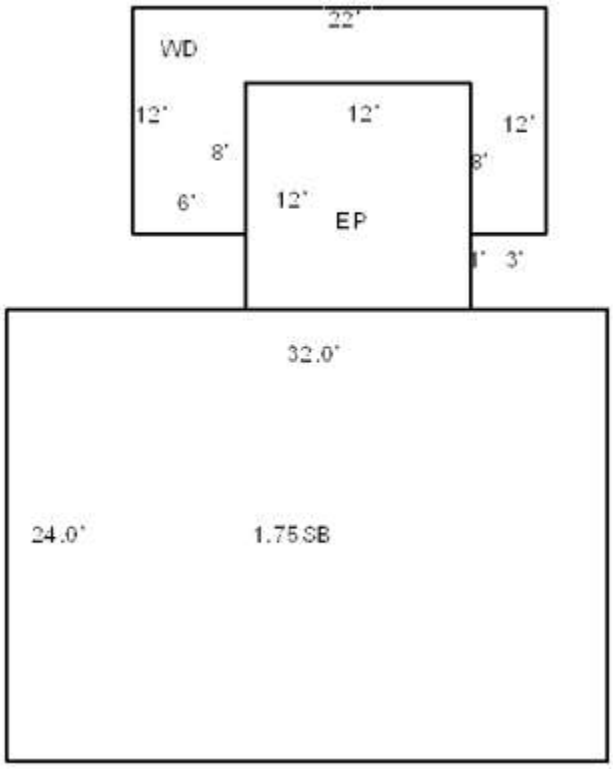
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1994	0	TYPICAL	GOOD	Average	Typical	226,087

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	95%	180,417

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	1994	144	C 100	11.474	Avg.	84%	100%	95%	9.156
Wood Deck	1994	168	C 100	2.105	Avg.	84%	100%	95%	1.680
Frame Shed	1994	160	C 100	2.504	Avg.	82%	100%	95%	1.950
1,344 SFLA							Outbuilding Total		12,786

Accpt Land 100,900 Accepted Bldg 193,200 Total 294,100


22'
WD
12'
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8'
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6'
12'
EP
1'
3'
32.0'
24.0'
1.75 SB

Name: VALLIER, ROBERT R., TRUSTEE
ROBERT R. VALLIER TRUST
Map/Lot: 008-056
Account: 2034 Card: 1 of 1 Location: FORD QUINT RD

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16127P0084
Reference 2	LOT SIZE:26.27
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/14/2011
Sale Price	17,444
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
2.27	Acres-Rear 21+	665.00	1,661	100%		1,661
Total Acres 26.27				Land Total		122,751

Accpt Land 122,800 Accepted Bldg 0 Total 122,800

Name: BRALY, RICHARD W
BRALY, SHARON K
Map/Lot: 008-052
Account: 2035 Card: 1 of 1 Location: 542 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	11/06/2009
Sale Price	357,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15757P713
Reference 2 LOT SIZE: 11.48
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 17 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.48	Acres-Rear Land 1-10	1,710.00	14,070	100%		14,070
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 11.48					Land Total	121,575

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade C 110	Base	258,962
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,402
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,805
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

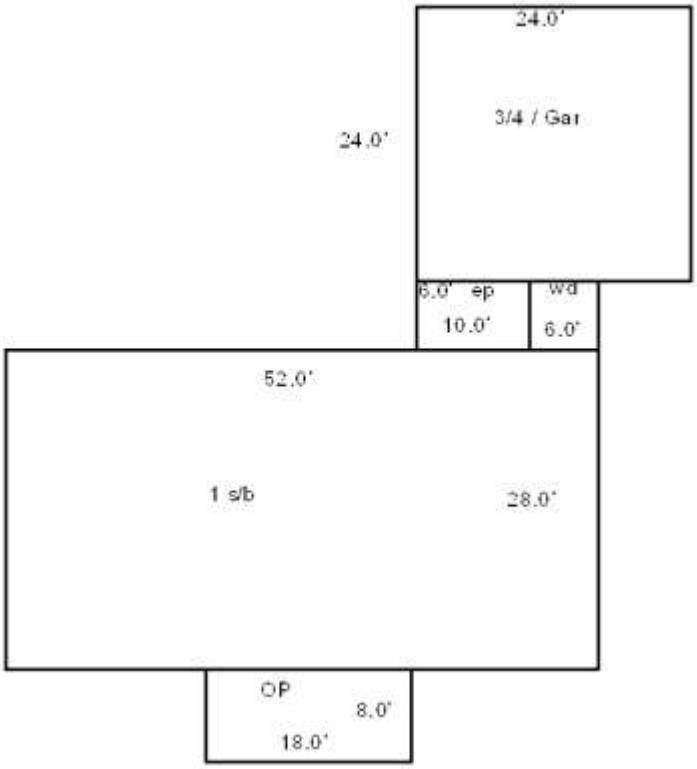
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	274,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	237,635

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4 S APT/GAR	2009	576	C 110	64.469	Avg.	91%	100%	95%	55.734
ENCL. PORCH	2009	60	C 110	5.380	Avg.	91%	100%	95%	4.651
WOOD DECK	2009	36	C 110	496	Avg.	91%	100%	95%	428
Frame Garage	2009	768	C 110	31.087	Avg.	91%	100%	95%	26.875
Open Frame Porch	2009	144	C 110	6.694	Avg.	91%	100%	95%	5.787
1,888 SFLA							Outbuilding Total		93,475

Accpt Land 121,600 Accepted Bldg 331,100 Total 452,700


24.0'
3/4 / Gar
24.0'
6.0' ep
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wd
6.0'
52.0'
1 s/b
28.0'
OP
8.0'
18.0'

Map/Lot: 003-036A-1
Account: 2036 Card: 1 of 1 Location: DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B9976P0116
Reference 2 LOT SIZE:0.69
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Rear Land 1-10	2,400.00	1,822	100%		1,822
Total Acres 0.69				Land Total		1,822

Accpt Land 1,800 Accepted Bldg 0 Total 1,800

Name: SCHRIEFER, TRENT S
SCHRIEFER, MARY COLLEEN
Map/Lot: 003-010-1
Account: 2037 Card: 1 of 1 Location: 51 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/30/2007
Sale Price	237,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15168P526
Reference 2	LOT SIZE:1.2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	76,500.00	79,959	100%		79,959
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.20					Land Total	90,959

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,008 Sqft	Grade C 100	Base	170,501
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

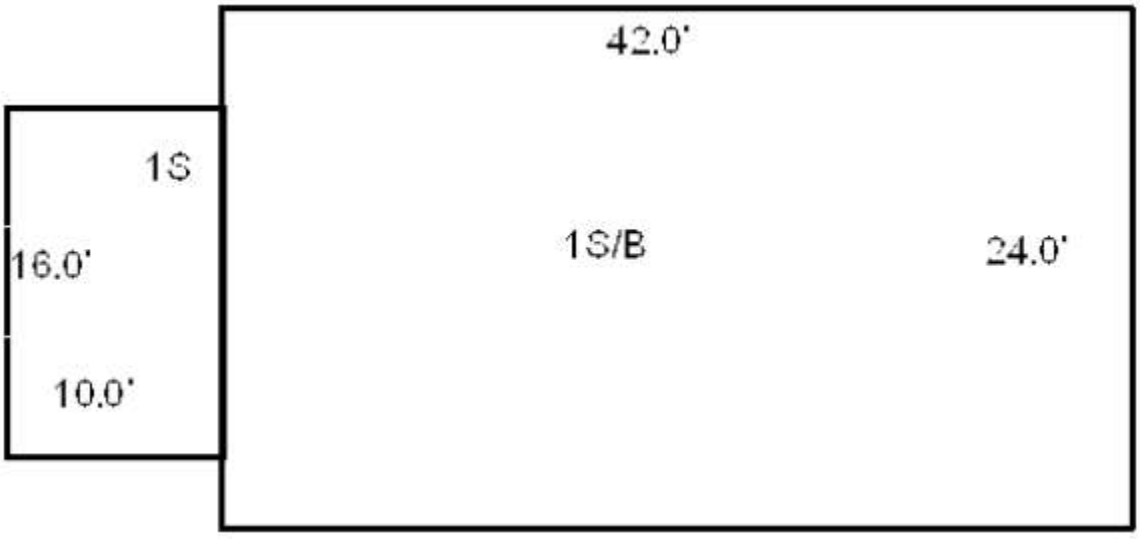
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	175,037

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	100%	147,031

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1995	160	C 100	14.653	Avg.	84%	100%	100%	12.309
Frame Garage	1995	1008	C 100	36.903	Avg.	84%	100%	100%	30.999
1,168 SFLA							Outbuilding Total		43,308

Accpt Land	91,000	Accepted Bldg	190,300	Total	281,300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16.0'
1S/B
24.0'
10.0'

Account: 2040 Card: 1 of 1 Map/Lot: 001-055-2 Location: BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18005P562
Reference 2	LOT SIZE:15
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	07/25/2019
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
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
1.00	Acres-Rear Land 11-20	1,425.00	1,568	100%		1,568
Total Acres 15.00				Land Total		125,440

Accpt Land 125,400 Accepted Bldg 0 Total 125,400

Map/Lot: 001-070-1
Account: 2041 Card: 1 of 1 Location: SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 1 VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17724P171
Reference 2	LOT SIZE: 26.57
Tran/Land/Bldg	130 1 99
X.....	OK Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	05/21/2018
Sale Price	125,000
Sale Type	
Financing	
Verified	
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	90%		88,913
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
2.57	Acres-Rear 21+	665.00	1,880	100%		1,880
Total Acres 26.57				Land Total		131,548

Accpt Land 131,500 Accepted Bldg 0 Total 131,500

Neighborhood 25	OAK WOODS RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B7050P0067 TG
Reference 2	LOT SIZE:12
Tran/Land/Bldg	700 1 11
X.....	ADDN Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.00	Acres-Mixed Wood	436.00	3,488	100%		3,488
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.00					Land Total	110,993

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	990 Sqft	Grade C 110	Base	282,141
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,634
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,445
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	Floor & Stairs			Attic	2,178
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

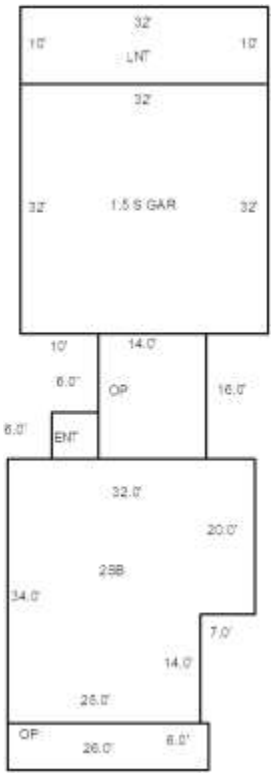
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	315,477

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	257,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	1998	36	C 110	619	Avg.	86%	100%	95%	505
Open Frame Porch	1998	224	C 110	10,413	Avg.	86%	100%	95%	8,507
OPEN PORCH	1998	156	C 110	7,385	Avg.	86%	100%	95%	6,033
1.50 ST GARAGE..	1998	1024	C 110	53,702	Avg.	86%	100%	95%	43,875
Canopy Low Cost	1998	320	C 110	3,861	Avg.	86%	100%	95%	3,154
1,980 SFLA							Outbuilding Total		62,074

Accpt Land	111,000	Accepted Bldg	319,800	Total	430,800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Account: 2043 Card: 1 of 1 Map/Lot: 001-043-L
Location: RANDALL RD

Neighborhood 6	RANDALL RD		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography		Sale Date	12/08/1994
Utilities	NoWater/NoSewerNoWater/NoSewer	Sale Price	0
Street	No Street	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B7316P0206 FKA: 001-043-18		
Reference 2	LOT SIZE:18.33 REAR		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,440.00	15,840	100%		15,840
8.33	Acres-Rear Land 11-20	800.00	7,330	100%		7,330
Total Acres 18.33				Land Total		23,170

Accpt Land	23,200	Accepted Bldg	0	Total	23,200

Name: HARDMAN FAMILY LIVING TRUST, HARDMAN, HARDMAN, ANNE MARIE
Map/Lot: 003-133-01
Account: 2044 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Tree Growth	2025
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	04/16/2019
Sale Price	16,200
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17930P895 TG
Reference 2	LOT SIZE: 37.3
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
32.70	Acres-Softwood	421.00	13,767	100%		13,767
4.60	Acres-Mixed Wood	436.00	2,006	100%		2,006
Total Acres 37.30					Land Total	15,773

Accpt Land	15,800	Accepted Bldg	0	Total	15,800

Account: 2045 Card: 1 of 1 Map/Lot: 003-133-02 Location: 393 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date	03/22/2021
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1 B7043P0238
Reference 2 LOT SIZE:4.95
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.95	Acres-Rear Land 1-10	1,710.00	1,787	100%		1,787
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.95					Land Total	109,292

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,324 Sqft	Grade B 100	Base	413,513
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,582
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,327
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

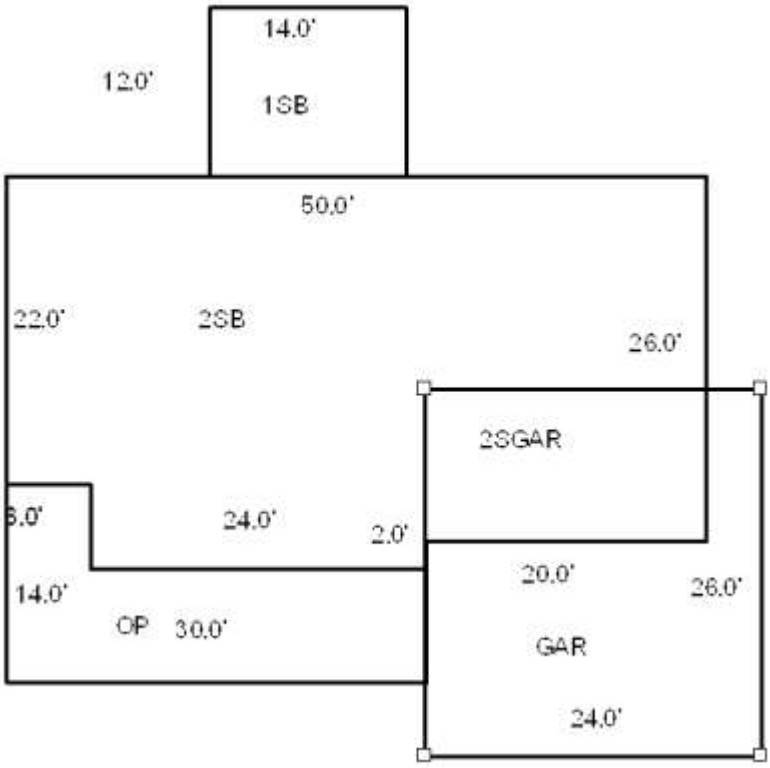
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Above Average	Typical	447,014

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	377,950

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1998	624	B 100	29.998	Avg+	89%	100%	95%	25,363
Open Frame Porch	1998	276	B 100	15.163	Avg+	89%	100%	95%	12,820
1 Story/BSMT	1998	168	B 100	23.076	Avg+	89%	100%	95%	19,511
2,816 SFLA							Outbuilding Total		57,694

Accpt Land	109,300	Accepted Bldg	435,600	Total	544,900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Neighborhood 25 OAK WOODS RD

Zoning/Use RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B00000P000; CINGULAR & NEXTEL
Reference 2 LOT SIZE:1
Tran/Land/Bldg 600 16 98
X..... OV Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
Total Acres 1.00					Land Total	78,515

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
UTILITY BLDG....	0			- - - - S O U N D V A L U E - - - -					30.000
Towers.....	0			- - - - S O U N D V A L U E - - - -					210.000
Fence	0			- - - - S O U N D V A L U E - - - -					2.200
Generator	0			- - - - S O U N D V A L U E - - - -					1.000
								Outbuilding Total	243,200

Accpt Land	78,500	Accepted Bldg	243,200	Total	321,700

Account: 2047 Card: 1 of 1 Map/Lot: 004-017-1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B0000P0000
Reference 2	LOT SIZE:30
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
6.00	Acres-Rear 21+	735.00	4,851	100%		4,851
Total Acres 30.00				Land Total		145,874

Accpt Land 145,900 Accepted Bldg 0 Total 145,900

Map/Lot: 008-088-1
Account: 2048 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 99	LANDLOCKED
Tree Growth	2026
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/09/2018
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1	B18014P606 TG
Reference 2	LOT SIZE: 15.5
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.20	Acres-Softwood	421.00	3,031	100%		3,031
8.40	Acres-Mixed Wood	436.00	3,662	100%		3,662
Total Acres 15.60					Land Total	6,693

Accpt Land	6,700	Accepted Bldg	0	Total	6,700

Map/Lot: 018-110A
Account: 2049 Card: 1 of 1 Location: 10 TOM RICE RD

Neighborhood 42 PORTLAND ST

Zoning/Use VILLAGE CENTER OVERLAY
Topography LevelRolling
Utilities All Public
Street Gravel

Sale Data

Sale Date 06/28/2016
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B17270P198 INCLUDES 11 TOM RICE RD
Reference 2 LOT SIZE: .18
Tran/Land/Bldg 103 1 9
X..... MH Y..... 0
Exemption(s) Land Schedule 4

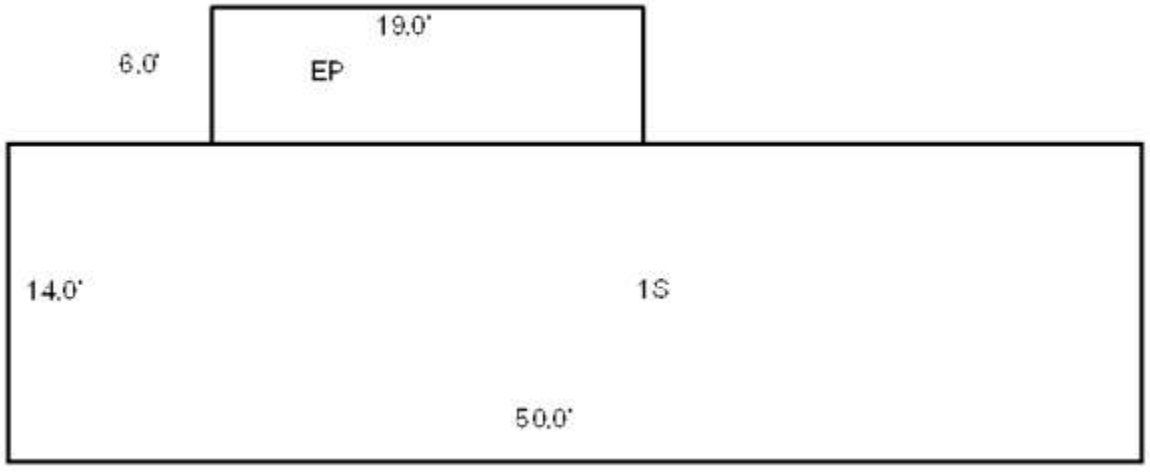
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-Homesite (Fract)	74,130.00	68,693	100%		68,693
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.18					Land Total	80,243

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1995	14X50	B 100	24,200	Avg.	46%	100%	105%	11,612
Encl Frame Porch	1995	114	D 100	7,267	Avg.	46%	100%	105%	3,487
700 SFLA								Outbuilding Total	15,099

Accpt Land 80,200 Accepted Bldg 15,100 Total 95,300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Account: 2050 Card: 1 of 1 Map/Lot: 019-022A
Location: WELLS ST

Neighborhood	66 WELLS ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17037P563
Reference 2	LOT SIZE: .53
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/16/2015
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.53	Acres-Homesite (Fract)	74,130.00	76,527	100%		76,527
Total Acres 0.53				Land Total		76,527

Accpt Land	76,500	Accepted Bldg	0	Total	76,500

Name: MEYER, AARON T
MEYER, KRYSTAL MARIE
Account: 2051 Card: 1 of 1 Map/Lot: 001-043-D Location: 15 CASE RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Private

Sale Data

Sale Date	07/02/2021
Sale Price	89,500
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14577P528 FKA: 001-043-17
Reference 2	LOT SIZE:1.79
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	Land Schedule 1

Land Description

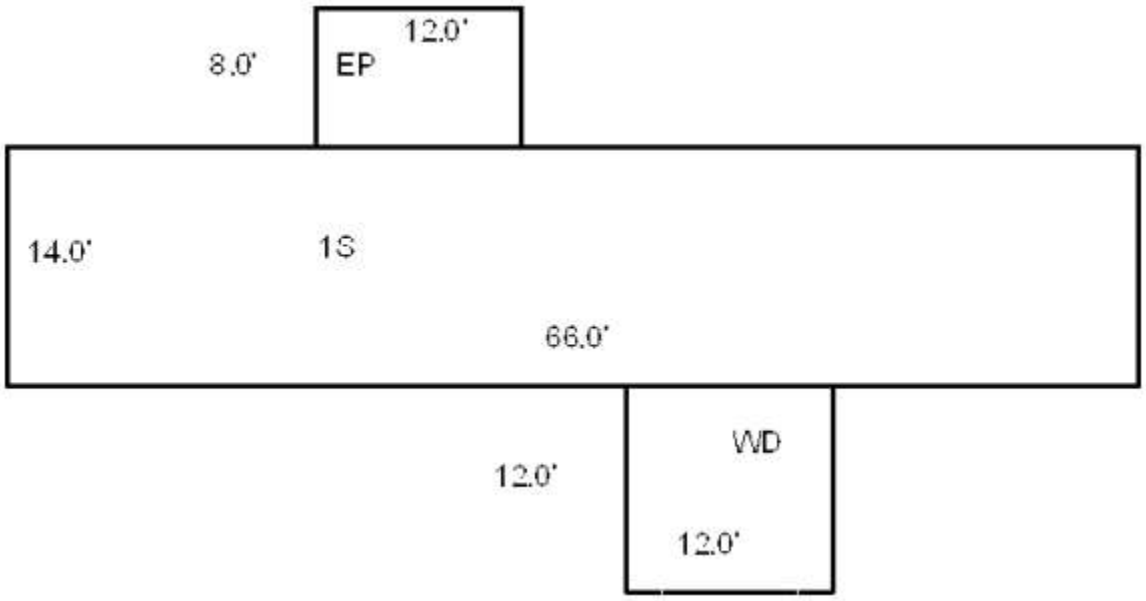
Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.79	Acres-Homesite (Fract)	61,200.00	71,356	100%		71,356
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.79					Land Total	84,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home	1986	14X66	B 100	30.008	Avg.	40%	100%	95%	11.403
MH ENC. PORCH...	1986	96	D 100	1.987	Avg.	78%	100%	95%	1.472
Wood Deck	1986	144	D 100	1.443	Avg.	78%	100%	95%	1.070
924 SFLA							Outbuilding Total		13,945

Accpt Land 84,600 Accepted Bldg 13,900 Total 98,500

CHEVROLET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Map/Lot: 002-022A
Account: 2052 Card: 1 of 1 Location: 30 GREAT WORKS ESTATES

Neighborhood 75 GREAT WORKS ESTATES

Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/05/2016
Sale Price	212,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17383P899
Reference 2	LOT SIZE:25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	80,325.00	101,496	100%		101,496
10.00	Acres-Rear Land 1-10	1,890.00	20,790	100%		20,790
10.00	Acres-Rear Land 11-20	1,050.00	11,550	100%		11,550
1.00	Acres-Rear 21+	735.00	808	100%		808
1.00	# -SITE IMPROVEMENT	15,750.00	17,325	100%		17,325
Total Acres 25.00					Land Total	151,969

Dwelling Description

				Replacement Cost New	
Ranch	One Story	872 Sqft	Grade C 100	Base	161,377
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,308
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,616
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

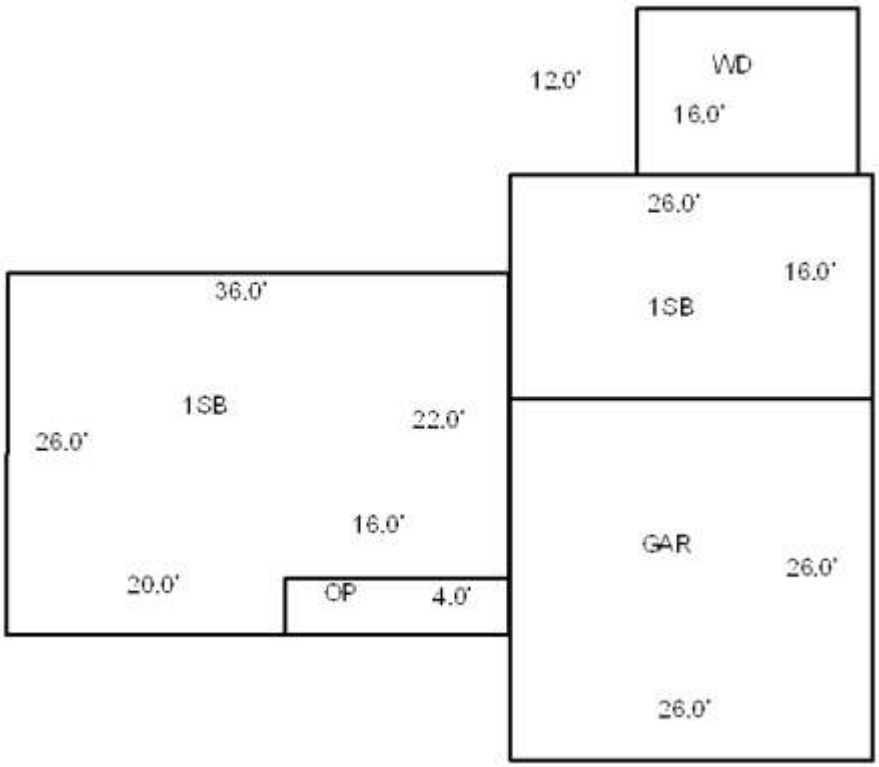
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	GOOD	TYPICAL	Average	Typical	176,631

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	105%	157,643

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1996	64	C 100	2.705	Avg.	85%	100%	105%	2.414
1 Story/BSMT	1996	416	C 100	43.955	Avg.	85%	100%	105%	39.230
Frame Garage	1996	676	C 100	24.948	Avg.	85%	100%	105%	22.266
WOOD DECK	1996	192	C 100	2.406	Avg.	85%	100%	105%	2.147
1,288 SFLA							Outbuilding Total		66,057

Accpt Land	152,000	Accepted Bldg	223,700	Total	375,700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Name: POWELL, STEVEN M
POWELL, JESSICA A
Map/Lot: 001-018-4
Account: 2053 Card: 1 of 1 Location: 18 RIVERS EDGE ROAD

Neighborhood 3	CO. WOODS		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	LevelRolling	Sale Date	01/04/2000
Utilities	Well & SepticWell & Septic	Sale Price	0
Street	Gravel	Sale Type	
PERMIT STATUS	CLOSED PERMITS	Financing	
Value Change	Reno/Addn/Impr	Verified	
Reference 1	B09854P063	Validity	Validity
Reference 2	LOT SIZE:9.25		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 30 0 Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
5.25	Acres-Rear Land 1-10	2,280.00	13,167	100%		13,167
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 9.25					Land Total	122,409

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,568 Sqft	Grade C 100	Base	249,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,352
Fin. Basement Area	157 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,109
Heating	100% HW BB	Cooling	0% None	Heat	4,704
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

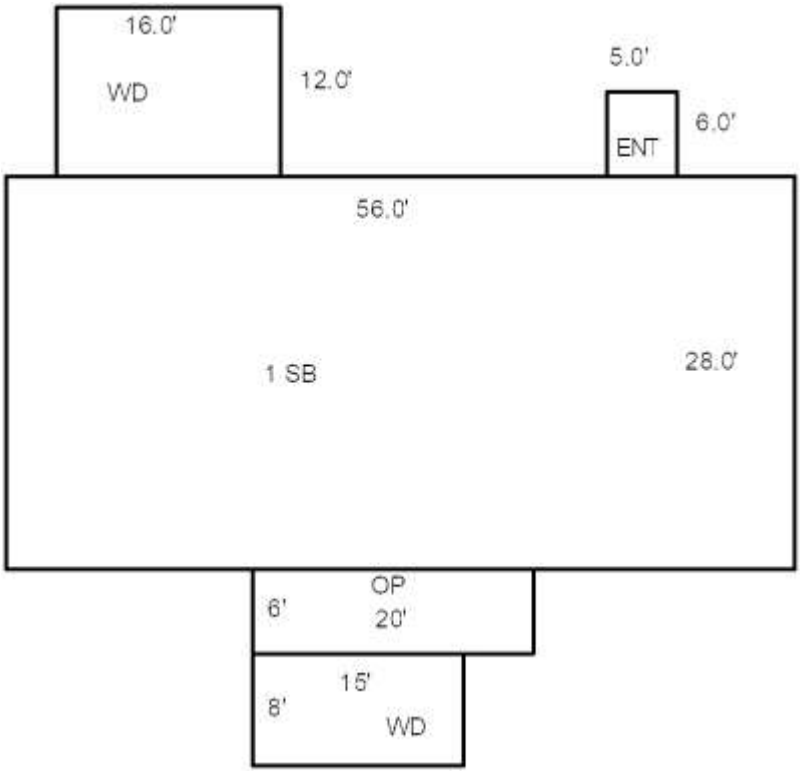
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	267,705

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	223,801

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WOOD DECK	2002	192	C 100	2.406	Avg.	88%	100%	95%	2.011
BSMT ENTRY.....	2002	30	C 100	470	Avg.	88%	100%	95%	393
Open Frame Porch	2002	120	C 100	5.071	Avg.	88%	100%	95%	4.239
Frame Shed	2002	168	C 100	2.629	Avg.	88%	100%	95%	2.198
Wood Deck	2022	120	C 100	1.504	Avg.	88%	100%	95%	1.258
1,568 SFLA							Outbuilding Total		10,099

Accpt Land 122,400 Accepted Bldg 233,900 Total 356,300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Neighborhood 6	RANDALL RD		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	Rolling	Sale Date	02/29/1996
Utilities	Well & SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B7737P002		
Reference 2	LOT SIZE:3.07		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.07	Acres-Homesite (Fract)	61,200.00	75,311	100%		75,311
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 3.07					Land Total	88,511

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	768 Sqft	Grade C 110	Base	233,402
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,267
Fin. Basement Area	38 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	752
Heating	100% HW BB	Cooling	0% None	Heat	4,435
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

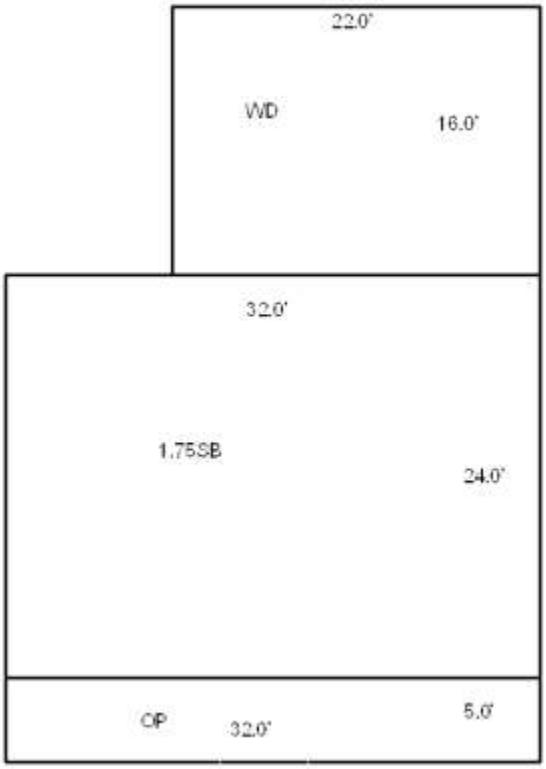
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	245,664

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	205,375

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2003	352	C 110	4.852	Avg.	88%	100%	95%	4.056
Open Frame Porch	2003	160	C 110	7.438	Avg.	88%	100%	95%	6.218
Jacuzzi #	2003	1	C 100	3.300	Avg.	87%	100%	95%	2.727
1.50 ST GARAGE..	2005	936	C 100	44.703	Avg.	88%	100%	95%	37.372
1,344 SFLA							Outbuilding Total		50,373

Accpt Land	88,500	Accepted Bldg	255,700	Total	344,200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Name: DUTCH, KENNETH H
DUTCH, SONJA L

Map/Lot: 001-071-1
Account: 2055 Card: 1 of 1 Location: SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16762P39
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	01/10/2014
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	78,185.00	89,562	75%		67,172
Total Acres 1.50					Land Total	67,172

Accpt Land	67,200	Accepted Bldg	0	Total	67,200

Name: UTTER, BENJAMIN F
PATCH, KATHY B

Map/Lot: 006-019-1
Account: 2057 Card: 1 of 1 Location: 590 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date 05/21/2003
Sale Price 391,000
Sale Type
Financing
Verified
Validity Validity

Reference 1 B12918P077
Reference 2 LOT SIZE:19.99
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
5.99	Acres-Rear Land 11-20	950.00	6,260	100%		6,260
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 19.99					Land Total	132,575

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	768 Sqft	Grade B 100	Base	281,355
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,498
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,242
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

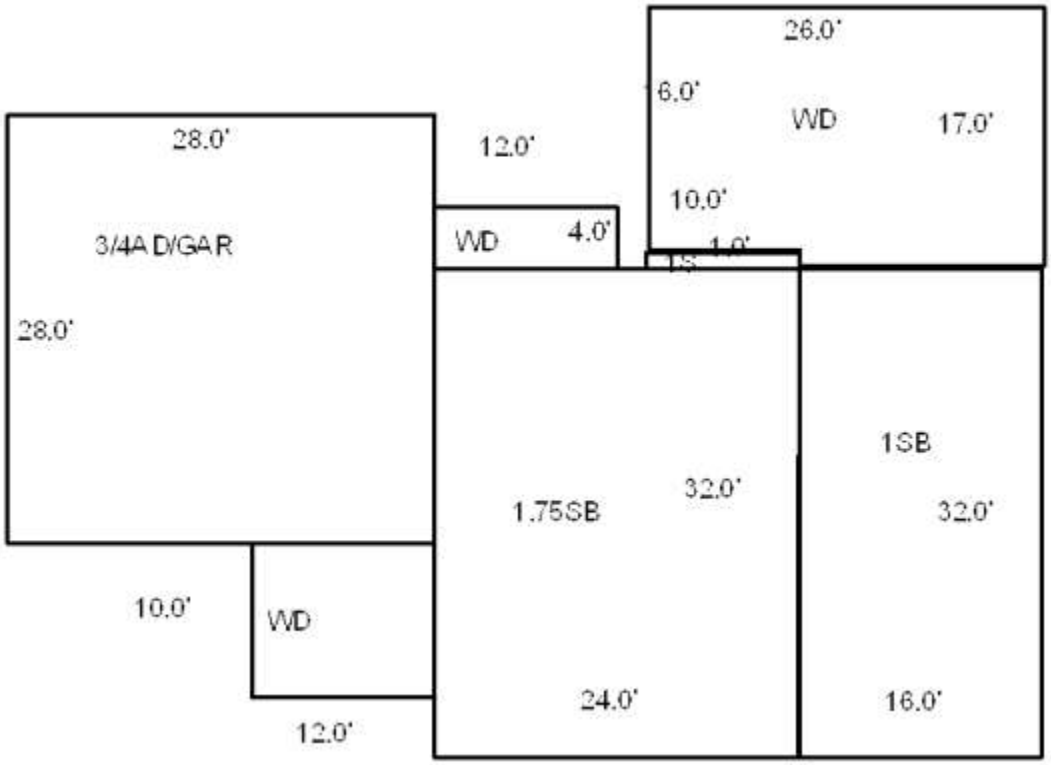
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Above Average	Typical	310,728

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	265,672

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2000	784	B 100	89.018	Avg+	90%	100%	95%	76.110
Wood Deck	2000	120	B 100	1.955	Avg+	90%	100%	95%	1.672
WOOD DECK	2000	48	B 100	781	Avg+	90%	100%	95%	668
ONE STORY FRAME	2000	10	B 100	1.191	Avg+	90%	100%	95%	1.018
Wood Deck	2000	432	B 100	7.037	Avg+	90%	100%	95%	6.016
1 Story/BSMT	2000	512	B 100	70.327	Avg+	90%	100%	95%	60.129
Wood Deck	2000	60	B 100	978	Avg.	86%	100%	95%	799
Frame Shed	2000	96	C 100	1.502	Avg.	86%	100%	95%	1.227
1 ST BARN.....	2006	1800	C 100	57.568	Avg.	89%	100%	95%	48.674
2,454 SFLA							Outbuilding Total		196,313

Accpt Land 132,600 Accepted Bldg 462,000 Total 594,600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Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B11700P252
Reference 2 LOT SIZE:6.14 ob uc
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.14	Acres-Rear Land 1-10	1,710.00	4,025	100%		4,025
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.14					Land Total	111,530

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 100	Base	344,510
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,862
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

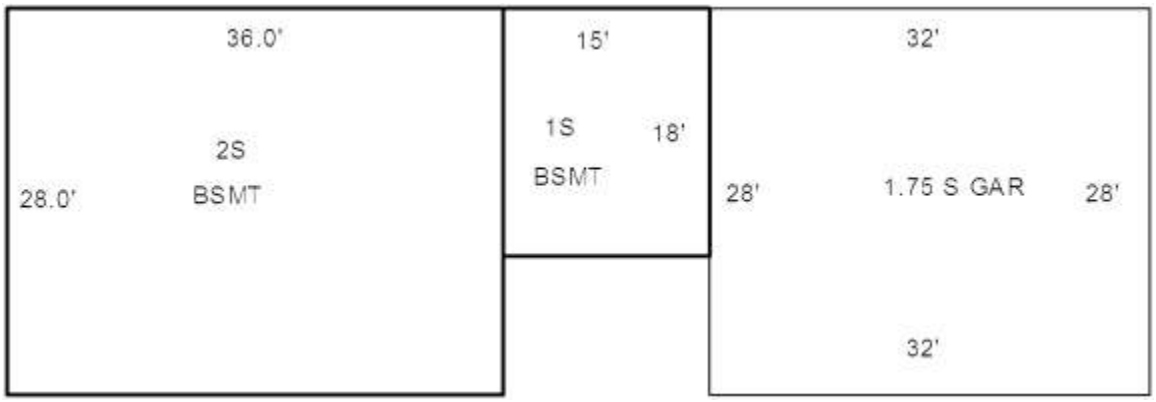
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	372,499

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	314,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BASEMENT	2005	270	B 100	37,086	Avg.	89%	100%	95%	31,357
1.75 ST GARAGE..	2018	896	B 100	62,140	Avg.	96%	100%	95%	56,671
2,286 SFLA							Outbuilding Total		88,028

Accpt Land 111,500 Accepted Bldg 403,000 Total 514,500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Account: 2059 Card: 1 of 1 Map/Lot: 007-041-A
Location: NATURES WAY

Neighborhood 74	BAUNEG HILL DISC
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B15662P212
Reference 2	LOT SIZE:40.86
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	06/19/2009
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
16.82	Acres-Rear 21+	665.00	12,304	100%		12,304
Total Acres 40.82					Land Total	110,436

Accpt Land	110,400	Accepted Bldg		0 Total	110,400

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	11/15/2017
Sale Price	499,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17608P363
Reference 2	LOT SIZE:70.58
Tran/Land/Bldg	101 1 11
X.....	GRAD Y..... CORR
Exemption(s)	85 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%		82,647
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
46.58	Acres-Rear 21+	665.00	34,073	100%		34,073
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 70.58					Land Total	161,655

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	1,800 Sqft	Grade B 110	Base	370,000
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,861
Fin. Basement Area	1020 Sqft, Grade B	Basement Gar	None	Fin Bsmt	26,255
Heating	100% HW BB	Cooling	0% None	Heat	7,722
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,326
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

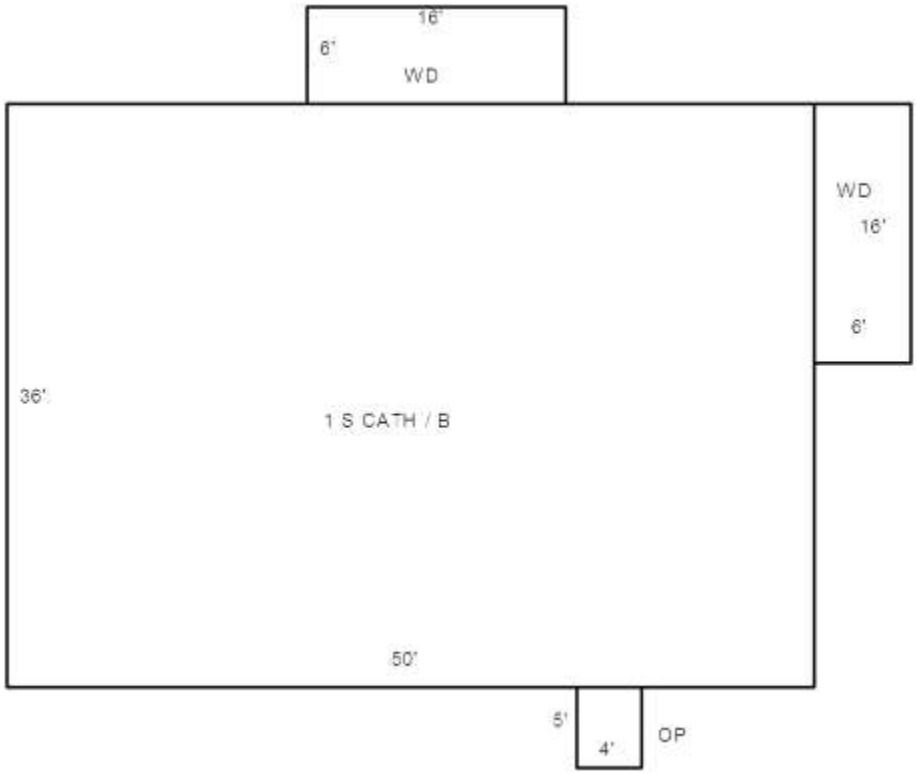
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	419,164

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	358,385

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2006	96	B 110	1.720	Avg.	90%	100%	95%	1.471
WOOD DECK	2006	96	B 110	1.720	Avg.	90%	100%	95%	1.471
Open Frame Porch	2006	20	B 110	1.208	Avg.	90%	100%	95%	1.033
SOLAR CL2 /KW	2019			----SOUND VALUE----					9.000
1,800 SFLA						Outbuilding Total			12,975

Accpt Land	161,700	Accepted Bldg	371,400	Total	533,100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OP

Account: 2062 Card: 1 of 1 Map/Lot: 009-023-2 Location: 39 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Paved

Sale Data

Sale Date	12/21/2010
Sale Price	90,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Lender
Validity	Distressed Sale

Reference 1 B16013P899
Reference 2 LOT SIZE:9.08
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
5.08	Acres-Rear Land 1-10	1,350.00	7,544	100%		7,544
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 9.08					Land Total	92,416

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	384 Sqft	Grade C 100	Base	144,736
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	576
Fin. Basement Area	43 Sqft, Grade D 1.00	Basement Gar	1 CAR	Fin Bsmt	2,661
Heating	100% HW BB	Cooling	0% None	Heat	2,304
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

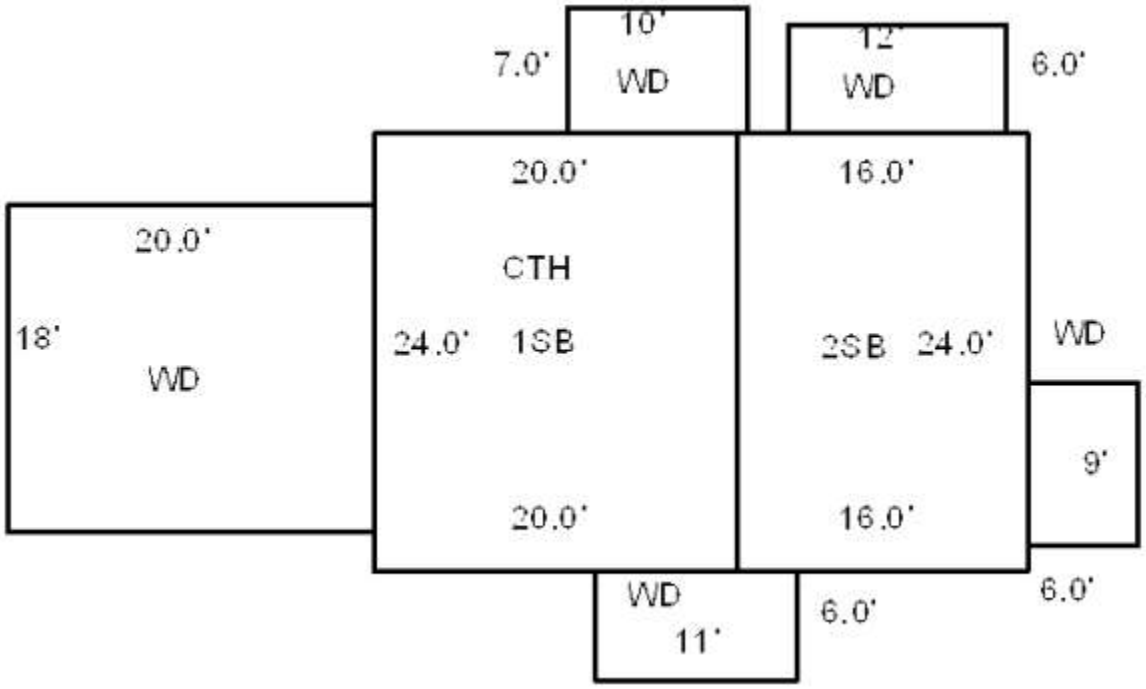
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	TYPICAL	Average	Typical	150,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	86%	100%	95%	122,776

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	1998	480	C 100	57.547	Avg.	86%	100%	95%	47.016
WOOD DECK	1998	72	C 100	902	Avg.	86%	100%	95%	737
Wood Deck	1998	54	C 100	677	Avg.	86%	100%	95%	553
Wood Deck	1998	66	C 100	827	Avg.	86%	100%	95%	675
Wood Deck	1998	360	C 100	4.511	Avg.	86%	100%	95%	3.685
Frame Shed	1998	144	D 100	1.803	Avg.	84%	100%	95%	1.439
Frame Shed	1998	192	D 100	2.404	Avg-	80%	100%	95%	1.827
Wood Deck	1998	70	C 100	877	Avg.	86%	100%	95%	716
1,248 SFLA							Outbuilding Total		56,648

Accpt Land 92,400 Accepted Bldg 179,400 Total 271,800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Account: 2063 Card: 1 of 1 Map/Lot: 013-025-1 Location: MORRELLS MILL RD

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use SHORELAND RESIDENTIAL
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B7672P0174
Reference 2 LOT SIZE:3.64 WETLAND
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	210,000	284,394	10%	Wetland	28,439
2.13	Acres-Rear Land 1-10	7,000.00	16,401	10%	Wetland	1,640
Total Acres 3.13					Land Total	30,079

Accpt Land 30,100 Accepted Bldg 0 Total 30,100

Map/Lot: 003-025-01
Account: 2064 Card: 1 of 1 Location: 86 CIDER MILL POND RD

Neighborhood 49 CIDER MILL

Zoning/Use RESIDENTIAL 2
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B17827P825
Reference 2 LOT SIZE:1.85
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Homesite (Fract)	76,500.00	83,497	100%		83,497
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.85					Land Total	94,497

Dwelling Description / Replacement Cost New

Ranch	One Story	1,232 Sqft	Grade C 100	Base	207,020
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

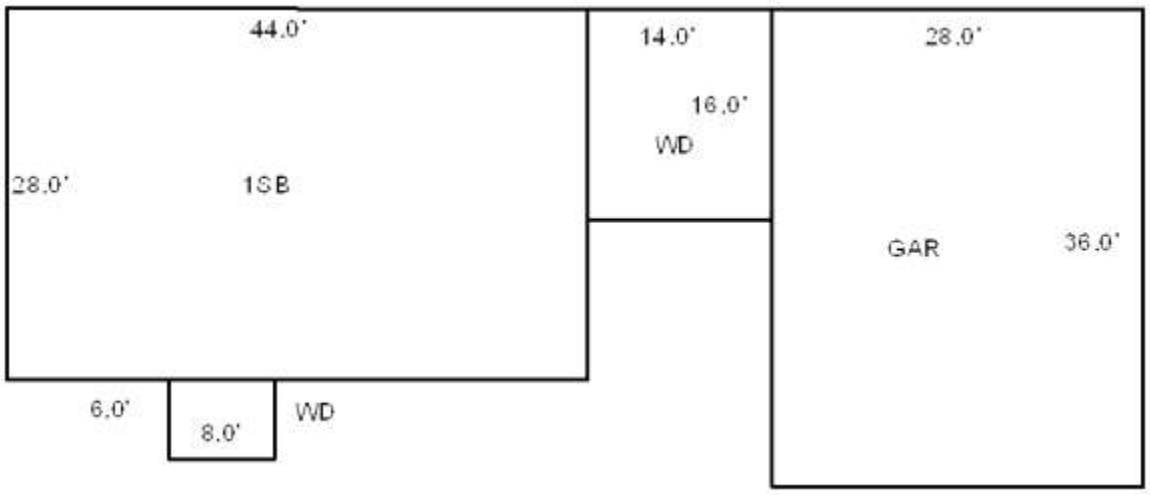
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	GOOD	TYPICAL	Average	Typical	212,564

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	100%	178,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1995	224	C 100	2.807	Avg.	84%	100%	100%	2.358
WOOD DECK	1995	48	C 100	601	Avg.	84%	100%	100%	505
Frame Shed	1995	96	D 100	1.202	Avg.	83%	100%	100%	998
Frame Garage	2013	1008	C 100	36.903	Avg.	93%	100%	100%	34.320
1,232 SFLA							Outbuilding Total		38,181

Accpt Land 94,500 Accepted Bldg 216,700 Total 311,200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WD

Account: 2065 Card: 1 of 1 Map/Lot: 003-025-02 Location: 58 CIDER MILL POND RD

Neighborhood 49 CIDER MILL

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	03/26/2021
Sale Price	203,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	76,500.00	86,049	100%		86,049
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.50					Land Total	97,049

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,232 Sqft	Grade C 100	Base	188,200
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,696
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

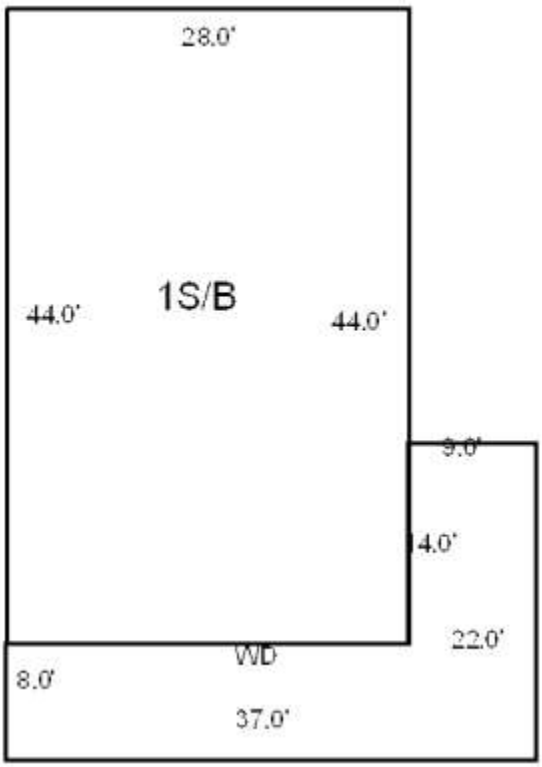
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1995	0	TYPICAL	TYPICAL	Average	Typical	193,744

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	84%	100%	100%	162,745

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1995	422	C 100	5.288	Good	89%	100%	100%	4.706
PATIO	2022	220	C 100	1.377	Avg.	84%	100%	100%	1.157
1,232 SFLA							Outbuilding Total		5,863

Accpt Land	97,000	Accepted Bldg	168,600	Total	265,600


28.0'
1S/B
44.0'
44.0'
3.0'
4.0'
22.0'
WD
8.0'
37.0'

Map/Lot: 009-023-3
Account: 2066 Card: 1 of 1 Location: 196 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/31/2012
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Other Non Valid

Reference 1	B16391P497
Reference 2	LOT SIZE:9.34
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.34	Acres-Rear Land 1-10	1,710.00	10,045	100%		10,045
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.34					Land Total	117,550

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,498 Sqft	Grade C 100	Base	367,684
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,247
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,988
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

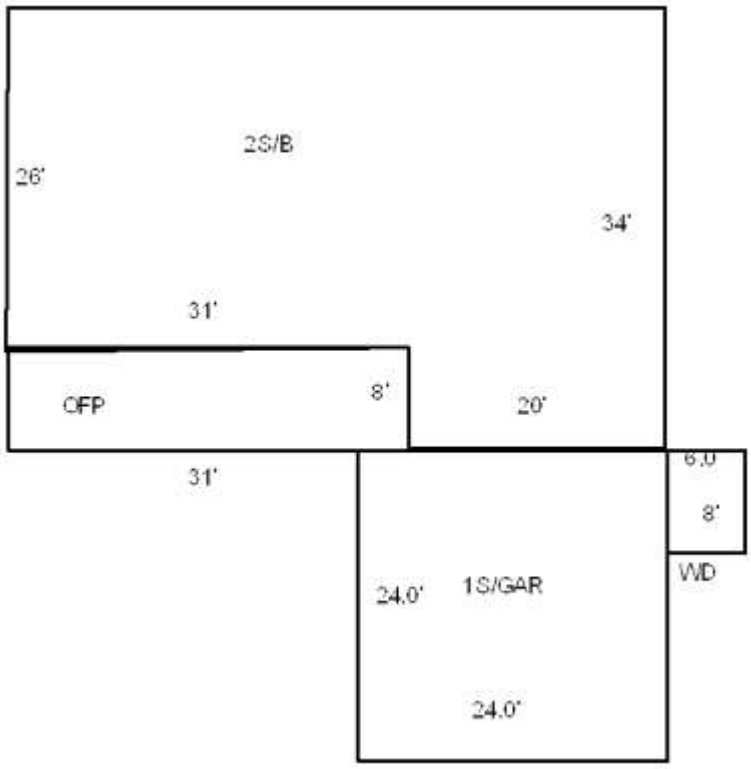
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	392,119

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	331,537

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2000	576	C 100	60,860	Avg.	89%	100%	95%	51,457
Wood Deck	2005	48	C 100	601	Avg.	89%	100%	95%	508
Open Frame Porch	2005	248	C 100	10,480	Avg.	89%	100%	95%	8,861
3,572 SFLA							Outbuilding Total		60,826

Accpt Land	117,600	Accepted Bldg	392,400	Total	510,000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34'
31'
OFP
8'
20'
31'
6.0
8'
WD
24.0'
1S/GAR
24.0'

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 RTOD 18696/48 06/11/2021
Reference 2 LOT SIZE:6.36
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
2.36	Acres-Rear Land 1-10	1,350.00	3,505	100%		3,505
Total Acres 6.36					Land Total	76,002

Accpt Land	76,000	Accepted Bldg	0	Total	76,000

Name: SEBERT, NATHAN A
SEBERT, NANCY M
Map/Lot: 001-037-08
Account: 2068 Card: 1 of 1 Location: 21 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	06/15/2000
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B10075P0057
Reference 2	LOT SIZE:1.47
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.47	Acres-Homesite (Fract)	78,185.00	89,382	100%		89,382
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.47					Land Total	99,832

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	220,897
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

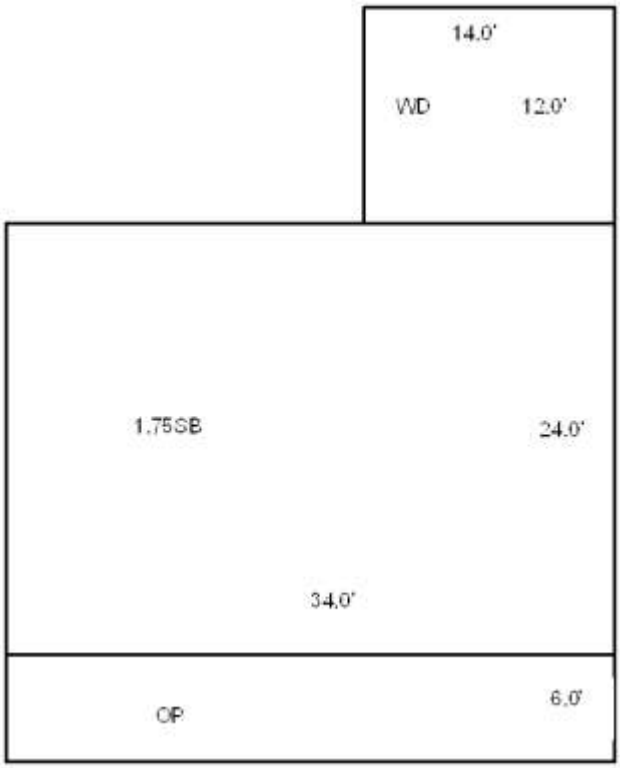
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	231,685

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	187,086

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1997	168	C 100	2.105	Avg.	85%	100%	95%	1.700
Open Frame Porch	1997	204	C 100	8.621	Avg.	85%	100%	95%	6.962
1,428 SFLA							Outbuilding Total		8,662

Accpt Land	99,800	Accepted Bldg	195,700	Total	295,500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WD
12.0'
1.75SB
24.0'
34.0'
OP
6.0'

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B7945P0167 FKA: 004-047-4
Reference 2	LOT SIZE:1.84
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Homesite (Fract)	76,500.00	83,451	100%		83,451
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.84					Land Total	94,451

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	988 Sqft	Grade C 100	Base	171,442
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,482
Fin. Basement Area	100 Sqft, Grade C	Basement Gar	None	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	2,964
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

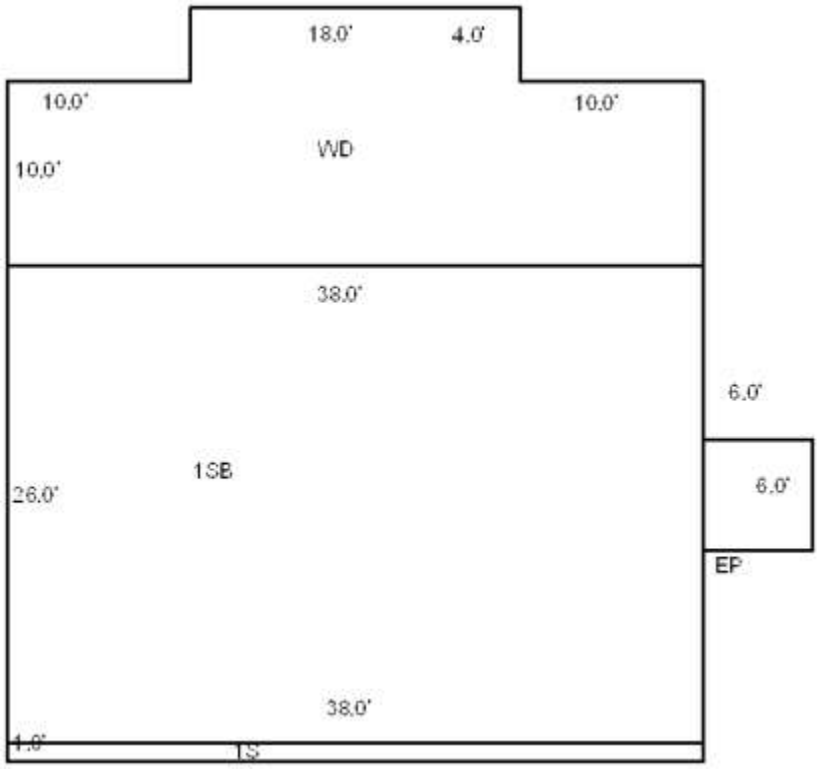
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	185,788

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	100%	157,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1996	452	C 100	5.664	Avg.	85%	100%	100%	4.814
Encl Frame Porch	1996	36	C 100	2.868	Avg.	85%	100%	100%	2.438
1 STORY	1996	38	C 100	3.480	Avg.	85%	100%	100%	2.958
1,026 SFLA							Outbuilding Total		10,210

Accpt Land	94,500	Accepted Bldg	168,100	Total	262,600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WD
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38.0'
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1SB
6.0'
26.0'
EP
38.0'
1.0'
1S

Neighborhood 2	DENNETT RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	06/27/2013
Sale Price	99,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16634P497
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
1.00	Acres-Rear Land 1-10	2,280.00	2,508	100%		2,508
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 5.00					Land Total	111,750

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,064 Sqft	Grade C 100	Base	177,278
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,596
Fin. Basement Area	530 Sqft, Grade C	Basement Gar	2 CAR	Fin Bsmt	14,454
Heating	100% HW BB	Cooling	0% None	Heat	3,192
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

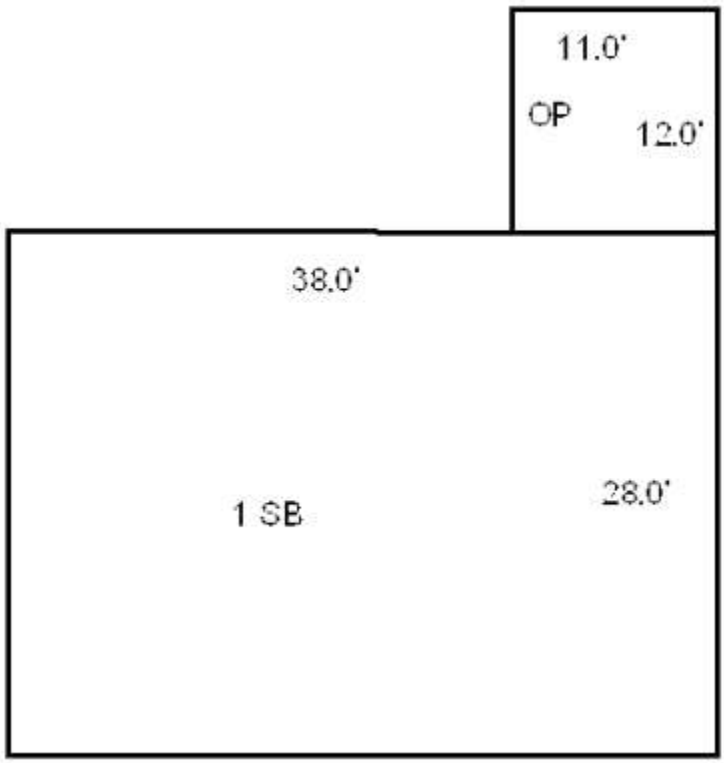
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	196,520

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	162,424

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	132	C 100	5,578	Avg.	87%	100%	95%	4,610
1,064 SFLA							Outbuilding Total		4,610

Accpt Land	111,800	Accepted Bldg	167,000	Total	278,800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OP
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38.0'
1 SB
28.0'

Map/Lot: 001-022A
Account: 2071 Card: 1 of 1 Location: 249 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/19/2002
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B11912P053
Reference 2	LOT SIZE:2
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 15 30 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description / **Replacement Cost New**

Other	One Story	1,296 Sqft	Grade D 100	Base	132,992
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Slab	Basement	778
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,592
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,840
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

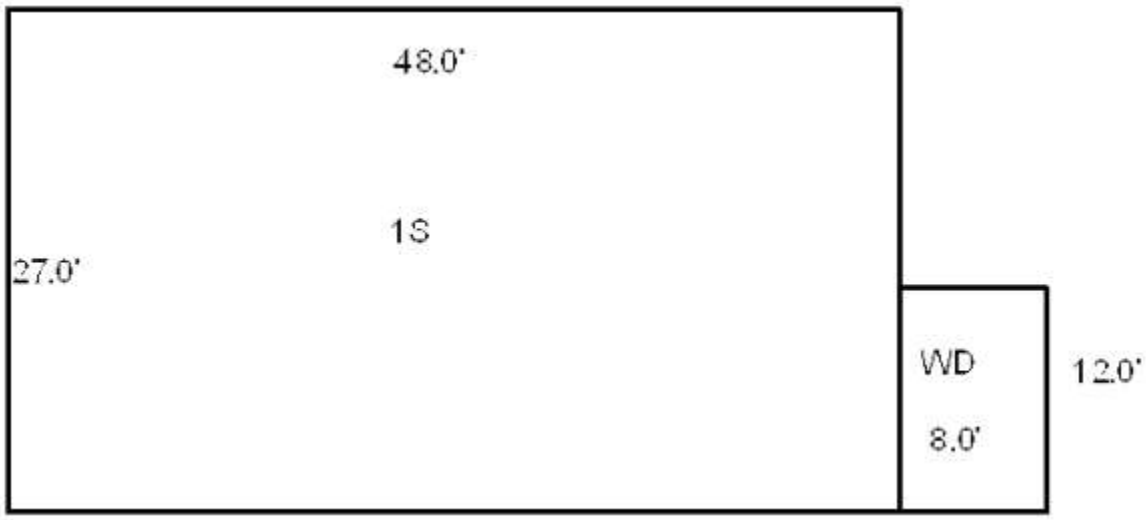
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	147,538

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	90%	95%	107,223

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1997	96	D 100	962	Avg.	85%	90%	95%	699
Frame Shed	1997	160	C 100	2.504	Avg.	85%	90%	95%	1.819
1.25 ST SHED....	1997	120	D 100	1.728	Fair	77%	100%	95%	1.264
1,296 SFLA							Outbuilding Total		3,782

Accpt Land	102,600	Accepted Bldg	111,000	Total	213,600


48.0'
1S
27.0'
WD
8.0'
12.0'

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	04/22/2009
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15616P513
Reference 2	LOT SIZE:1.35
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.35	Acres-Homesite (Fract)	78,185.00	88,624	100%		88,624
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.35					Land Total	99,074

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 100	Base	198,038
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,152
Fin. Basement Area	384 Sqft, Grade C	Basement Gar	None	Fin Bsmt	7,603
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

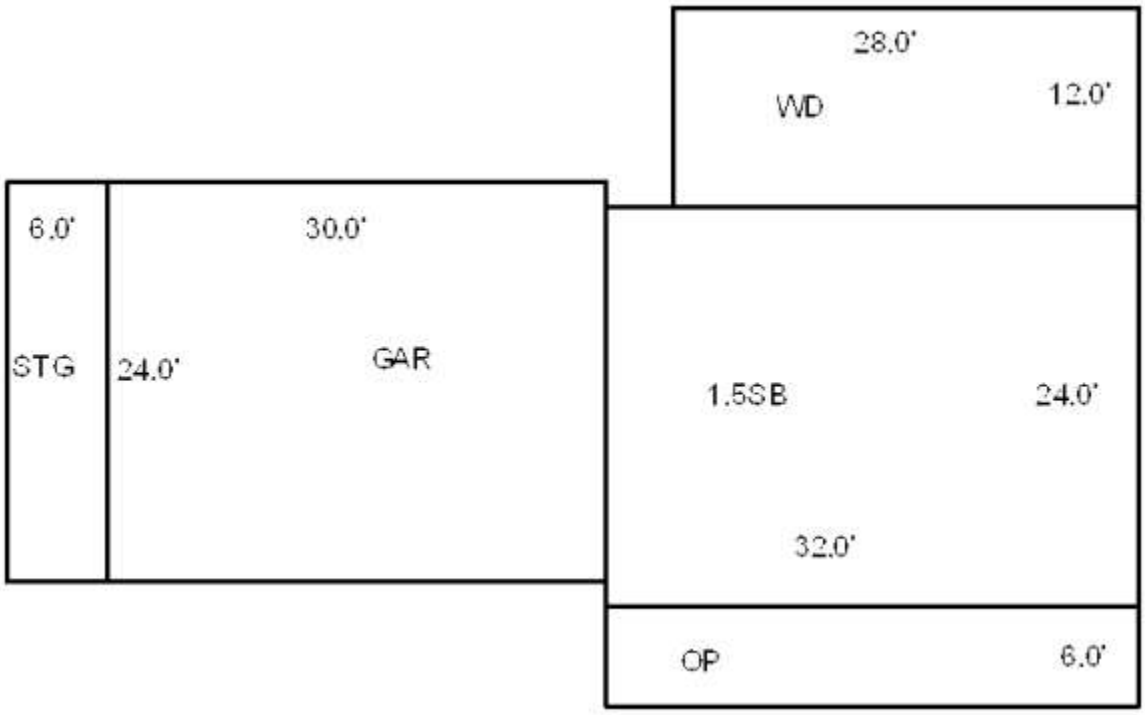
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	218,169

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	176,171

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
STORAGE	1997	144	C 100	1.804	Avg.	85%	100%	95%	1.456
Frame Garage	1997	720	C 100	26.532	Avg.	85%	100%	95%	21.424
Open Frame Porch	1997	192	C 100	8.114	Avg.	85%	100%	95%	6.552
Wood Deck	1997	336	C 100	4.210	Avg.	84%	100%	95%	3.359
Swimming Pool	2000	1	C 100	12.100	Avg.	99%	100%	95%	11.380
1,152 SFLA							Outbuilding Total		44,171

Accpt Land	99,100	Accepted Bldg	220,300	Total	319,400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WD
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STG
24.0'
GAR
1.5SB
24.0'
32.0'
OP
6.0'

Map/Lot: 001-037B
Account: 2073 Card: 1 of 1 Location: 30 COFFIN RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & Septic
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Value Change	Data Correction
Reference 1	B16064P926
Reference 2	LOT SIZE:56
Tran/Land/Bldg	101 1 11
X.....	SPL Y Coord
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	07/19/2021
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
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
10.00	Acres-Rear Land 1-10	1,440.00	15,840	100%		15,840
1.56	Acres-Rear Land 11-20	800.00	1,373	100%		1,373
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 15.56					Land Total	107,743

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	768 Sqft	Grade C 110	Base	222,199
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,267
Fin. Basement Area	1536 Sqft, Grade C	Basement Gar	None	Fin Bsmt	30,413
Heating	100% Forced Warm	Cooling	50% Warm & Cool Air	Heat	3,738
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

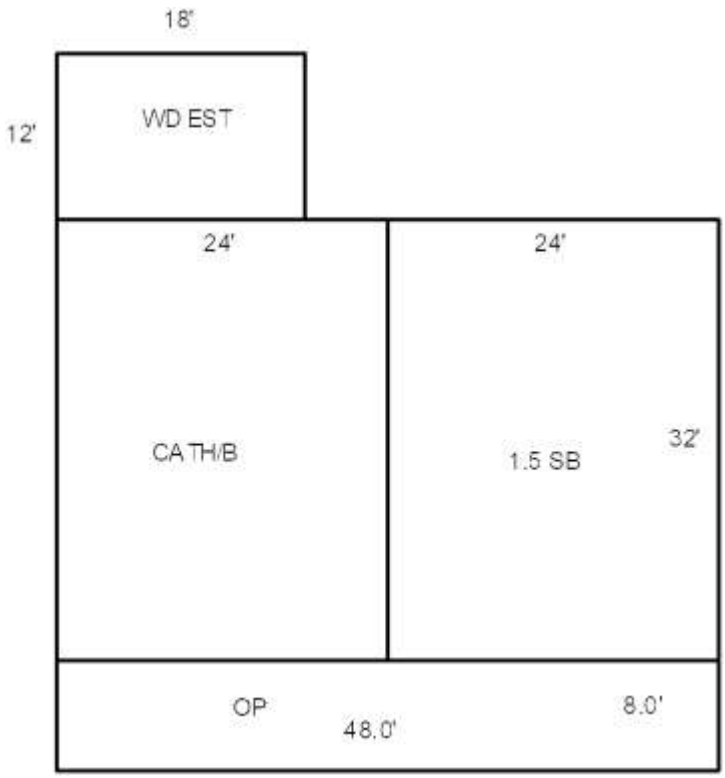
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Above Average	Typical	270,113

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	228,381

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	384	C 110	17.851	Avg+	89%	100%	95%	15,093
2S Frame Garage	2019	1344	C 100	76.944	Avg.	96%	85%	95%	59,647
1 ST CATH/BSMT	1999	768	C 110	101.284	Avg+	89%	100%	95%	85,636
Wood Deck	1999	216	C 110	2.977	Avg+	89%	100%	95%	2,518
1,920 SFLA							Outbuilding Total		162,894

Accpt Land	107,700	Accepted Bldg	391,300	Total	499,000


18'
12'
WD EST
24'
24'
CA TH/B
1.5 SB
32'
OP
48.0'
8.0'

Account: 2074 Card: 1 of 1 Map/Lot: 001-049-1 Location: 193 RANDALL RD

Neighborhood 6	RANDALL RD		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	LevelRolling	Sale Date	08/18/1997
Utilities	Well & SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B8399P0065		
Reference 2	LOT SIZE:1.8		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.80	Acres-Homesite (Fract)	61,200.00	71,396	100%		71,396
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.80					Land Total	84,596

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

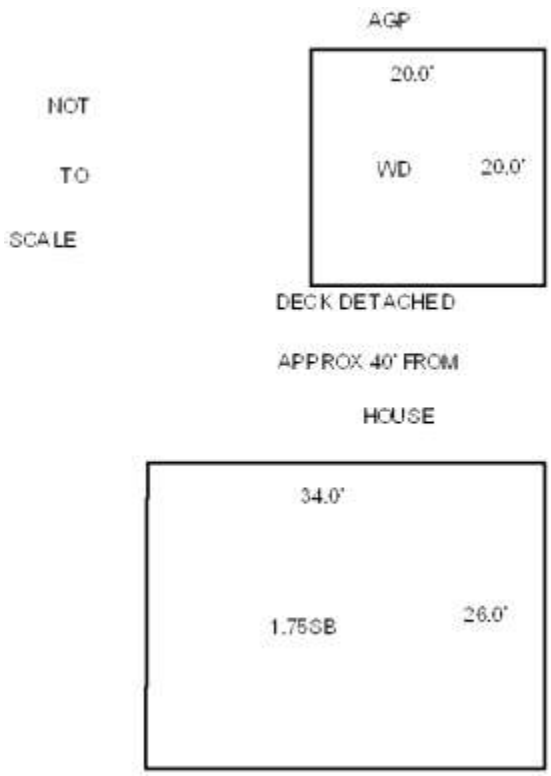
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	247,128

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	199,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1996	400	C 100	5.012	Avg.	85%	100%	95%	4.047
1.50 ST GARAGE..	2009	896	C 100	42.831	Avg.	91%	100%	95%	37.027
Shed.....	2009	80	C 100	1.252	Avg.	91%	100%	95%	1.082
1,547 SFLA							Outbuilding Total		42,156

Accpt Land	84,600	Accepted Bldg	241,700	Total	326,300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TO
SCALE
WD
20.0'
DECK DETACHED
APPROX 40' FROM
HOUSE
34.0'
1.75SB
26.0'

Account: 2075 Card: 1 of 1 Map/Lot: 008-086A
Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Tree Growth	2019
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	08/15/2007
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15253P258 TG
Reference 2	LOT SIZE: 45.7
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Softwood	61,200.00	71,396	100%		0
45.70	Acres-Mixed Wood	436.00	19,925	100%		19,925
0.00	Acres-Hardwood	800.00	1,373	100%		0
Total Acres 45.70					Land Total	19,925

Accpt Land 19,900 Accepted Bldg 0 Total 19,900

Account: 2076 Card: 1 of 1 Map/Lot: 009-007A Location: 1450 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/27/2018
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17873P800
Reference 2	LOT SIZE:5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Conventional	One Story	1,008 Sqft	Grade C 90	Base	149,067
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,361
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,564
Heating	100% HW BB	Cooling	0% None	Heat	2,722
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

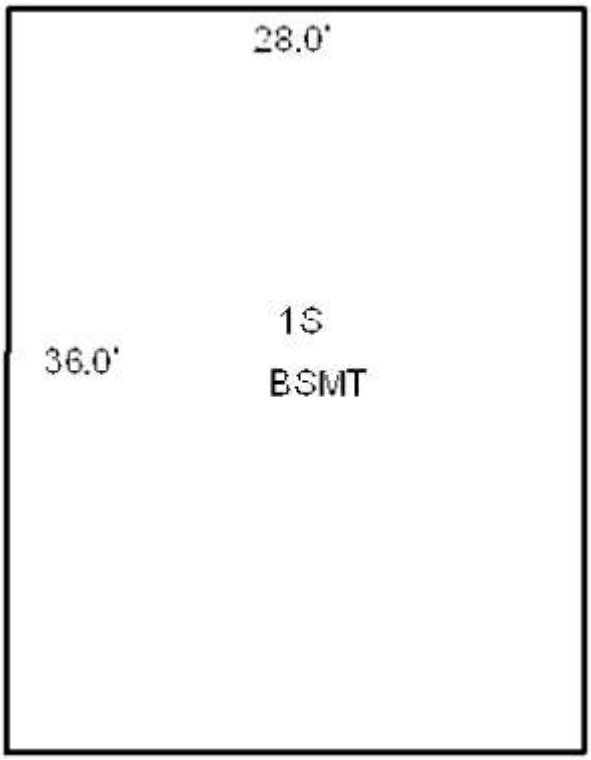
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	156,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	132,502

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2002	144	C 100	2,254	Avg.	87%	100%	95%	1,863
1,008 SFLA							Outbuilding Total		1,863

Accpt Land	109,400	Accepted Bldg	134,400	Total	243,800


28.0'
1S
36.0'
BSMT

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities SepticWell & Septic
Street Gravel

Reference 1 B10502P260
Reference 2 LOT SIZE:8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
1.30	Acres-Rear Land 1-10	1,350.00	1,931	100%		1,931
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 5.30					Land Total	86,803

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	281,327
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Central	Heat	6,597
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

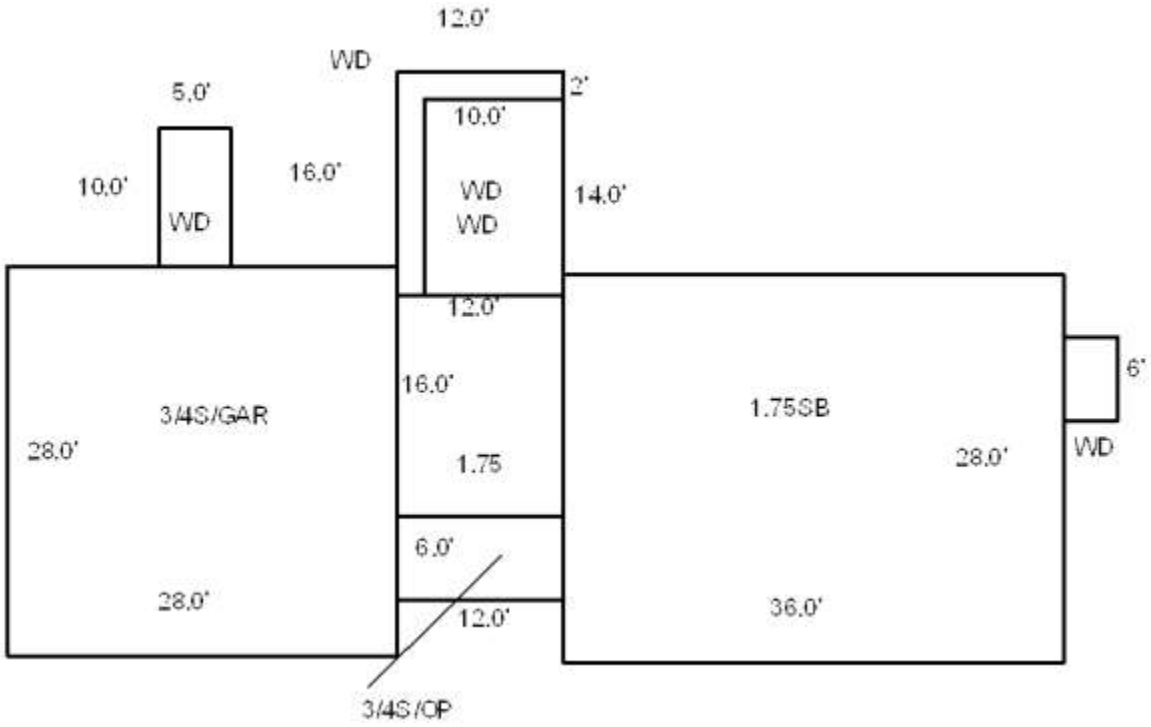
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Good	Typical	307,011

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	265,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 & 3/4 STORY FR	1997	192	C 110	30.498	Good	91%	100%	95%	26.365
3/4 S/OP	1997	72	C 110	5.712	Good	91%	100%	95%	4.938
3/4S AD/GAR.....	1997	784	C 110	75.322	Good	91%	100%	95%	65.116
Wood Deck	1997	192	C 110	2.647	Good	91%	100%	95%	2.289
WOOD DECK	1997	140	C 110	1.929	Good	91%	100%	95%	1.667
Wood Deck	1997	50	C 110	689	Good	91%	100%	95%	596
Wood Deck	1997	24	C 110	331	Good	91%	100%	95%	286
2,742 SFLA							Outbuilding Total		101,257

Accpt Land 86,800 Accepted Bldg 366,700 Total 453,500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3/4S/GAR
1.75SB
28.0'
1.75
28.0'
WD
6.0'
28.0'
36.0'
12.0'
3/4S/OP

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/23/2017
Sale Price	331,366
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	B17830P698
Reference 2	LOT SIZE:8.7
Tran/Land/Bldg	101 1 11
X.....	CTH Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.70	Acres-Rear Land 1-10	1,710.00	8,841	100%		8,841
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.70					Land Total	116,346

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	552 Sqft	Grade A 100	Base	263,576
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,325
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,637
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	12,672
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

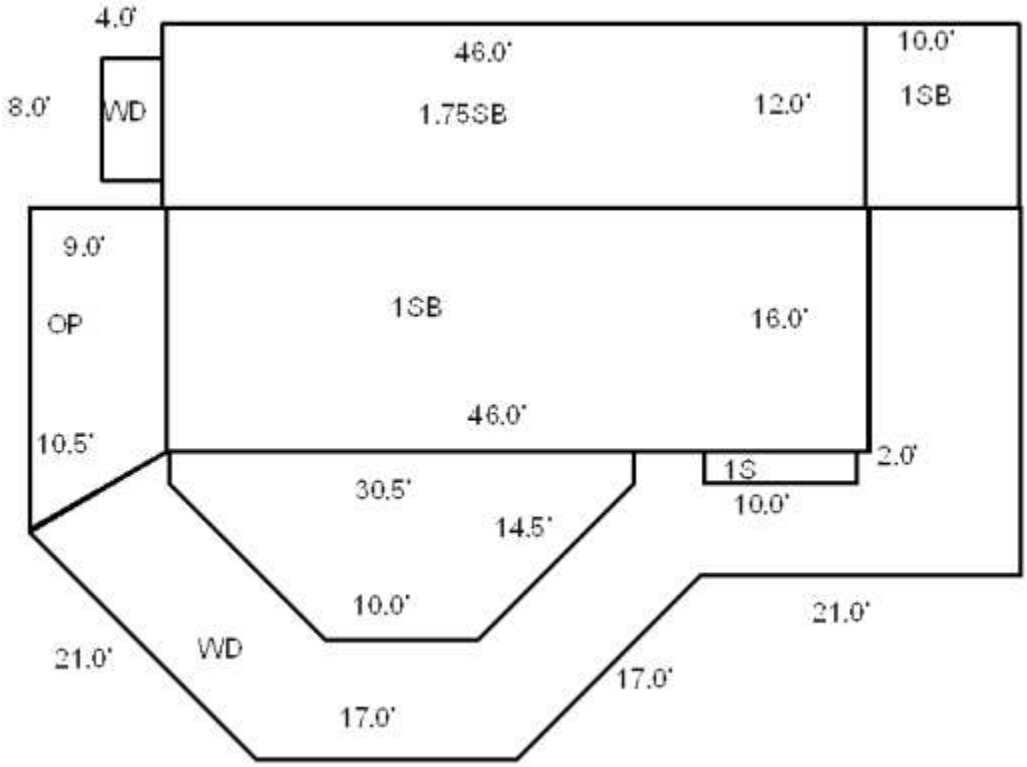
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	TYPICAL	Average	Typical	291,890

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	238,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1998	736	A 100	124.426	Avg.	86%	100%	95%	101.656
1 STORY/BASEMENT	1998	120	A 100	20.286	Avg.	86%	100%	95%	16.574
WOOD DECK	1998	32	A 100	642	Avg.	86%	100%	95%	524
Wood Deck	1998	1001	A 100	20.069	Avg.	86%	100%	95%	16.396
Open Frame Porch	1998	166	A 100	11.224	Avg.	86%	100%	95%	9.170
1 STORY/BSMT	1998	269	A 100	45.477	Avg.	86%	100%	95%	37.154
CATH XTRA FEATURE	1998	269	A 100	6.125	Avg.	86%	100%	95%	5.005
ONE STORY FRAME	1998	20	A 100	2.931	Avg.	86%	100%	95%	2.395
Frame Shed	2020	336	C 100	5.258	Avg.	97%	100%	95%	4.845
2,111 SFLA							Outbuilding Total		193,719

Accpt Land 116,300 Accepted Bldg 432,200 Total 548,500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14.5'
1S
2.0'
10.0'
10.0'
21.0'
21.0'
WD
17.0'
17.0'

Map/Lot: 006-067-5
Account: 2079 Card: 1 of 1 Location: 370 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/05/2015
Sale Price	232,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17031P702
Reference 2	LOT SIZE:3.68
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	244,488

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	202,069

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2001	768	B 100	36.739	Avg+	88%	100%	95%	30.714
Wood Deck	2001	24	C 100	301	Avg.	87%	100%	95%	249
Patio	2001	100	C 100	626	Avg+	88%	100%	95%	523
Frame Shed	2001	192	C 100	3.005	Avg.	87%	100%	95%	2.483
1,547 SFLA							Outbuilding Total		33,969

Accpt Land	106,700	Accepted Bldg	236,000	Total	342,700

34.0'
1.75SB
26.0'

Name: CARR, SHAUN
CARR, KIERSTEN
Map/Lot: 006-071-2
Account: 2080 Card: 1 of 1 Location: 462 VALLEY RD

Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B17833P434
Reference 2	LOT SIZE:7.45
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	10/30/2018
Sale Price	269,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.45	Acres-Rear Land 1-10	1,710.00	6,489	100%		6,489
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.45					Land Total	113,994

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 100	Base	210,378
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

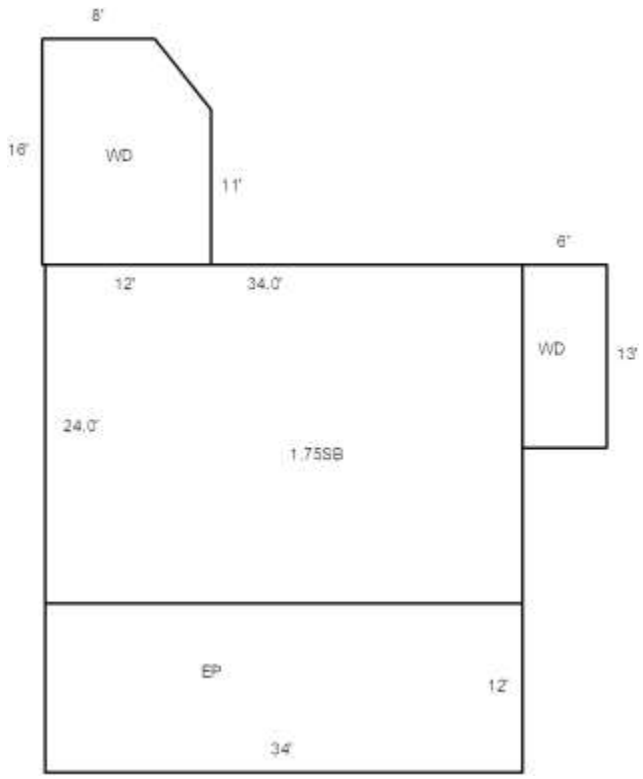
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	231,726

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	187,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WOOD DECK	1997	182	C 100	2.280	Avg-	80%	100%	95%	1.733
Encl Frame Porch	1997	408	C 100	32.509	Avg.	84%	90%	95%	23.348
SHOP	1997	408	C 100	8.976	Avg.	85%	100%	95%	7.248
Wood Deck	1997	78	C 100	977	Avg.	85%	100%	95%	788
LEAN TO	1997	192	C 100	1.434	Avg.	85%	100%	95%	1.158
1,428 SFLA							Outbuilding Total		34,275

Accpt Land 114,000 Accepted Bldg 221,400 Total 335,400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EP
12'
34'

Name: CLAVET, RANDY R
CLAVET, KAY L
Map/Lot: 006-071-3
Account: 2081 Card: 1 of 1 Location: 460 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street No Street

Reference 1 B10126P0102
Reference 2 LOT SIZE:7.31
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.31	Acres-Rear Land 1-10	1,710.00	6,226	100%		6,226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.31					Land Total	113,731

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	952 Sqft	Grade C 110	Base	274,432
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,571
Fin. Basement Area	95 Sqft, Grade C 1.00	Basement Gar	1 CAR	Fin Bsmt	4,059
Heating	100% HW BB	Cooling	0% None	Heat	6,283
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

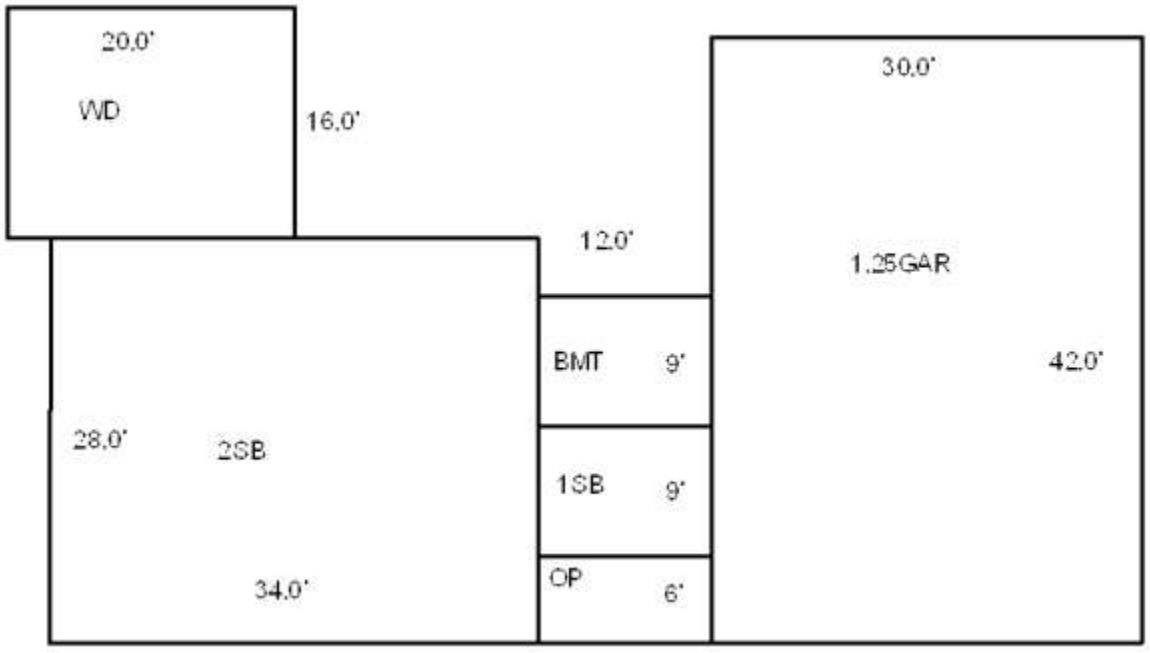
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	303,769

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	251,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	320	C 110	4.411	Avg.	87%	100%	95%	3,646
Open Frame Porch	2000	72	C 110	3.347	Avg.	87%	100%	95%	2,766
1 Story/BSMT	2000	108	C 110	12.552	Avg.	87%	100%	95%	10,374
BASEMENT.....	2000	108	C 110	2.976	Avg.	87%	100%	95%	2,460
1.25 ST GARAGE..	2000	1260	C 110	58.274	Avg.	87%	100%	95%	48,163
2,012 SFLA							Outbuilding Total		67,409

Accpt Land 113,700 Accepted Bldg 318,500 Total 432,200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BMT
9'
28.0'
2SB
1SB
9'
34.0'
OP
6'

Name: LEGERE, ROBERT J
LEGERE, TRACY L
Map/Lot: 006-071-4
Account: 2082 Card: 1 of 1 Location: 472 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B8373P0057
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	220,897
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

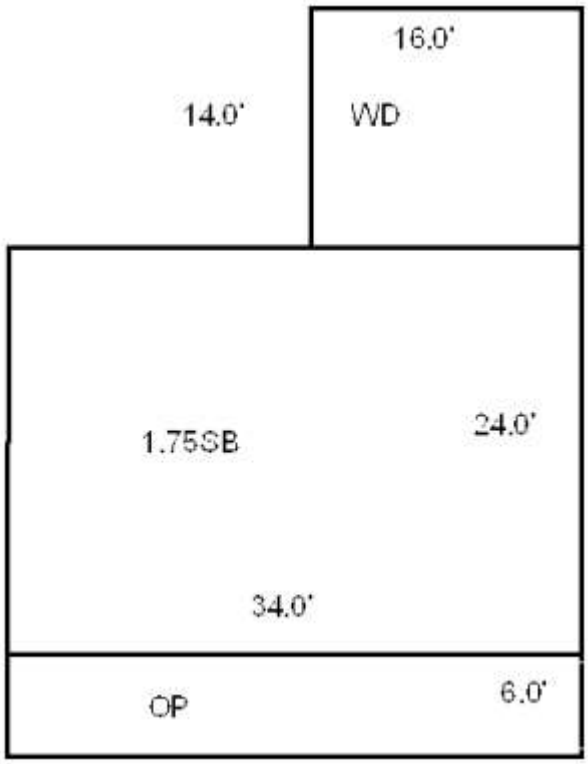
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	235,125

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	189,863

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1997	224	B 100	3.649	Avg+	87%	100%	95%	3.016
Open Frame Porch	1997	204	C 100	8.621	Avg.	85%	100%	95%	6.962
Frame Shed	1997	120	D 100	1.502	Avg-	80%	100%	95%	1.142
1,428 SFLA							Outbuilding Total		11,120

Accpt Land 107,500 Accepted Bldg 201,000 Total 308,500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WD
1.75SB
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6.0'

Name: GOSSER, RYAN M
ZGLESZEWSKI, STEVEN E
Map/Lot: 004-032-2
Account: 2084 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17259P192
Reference 2	LOT SIZE:3.02
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/20/2016
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
3.02	Acres-Homesite (Fract)	74,130.00	91,073	100%		91,073
Total Acres 3.02				Land Total		91,073

Accpt Land	91,100	Accepted Bldg	0	Total	91,100

Map/Lot: 001-037-06
Account: 2085 Card: 1 of 1 Location: 12 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	07/21/2009
Sale Price	221,800
Sale Type	Land & Buildings
Financing	Conventional
Verified	Family Member
Validity	Related Parties

Reference 1	B15692P531
Reference 2	LOT SIZE:1.11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.11	Acres-Homesite (Fract)	78,185.00	86,906	100%		86,906
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.11					Land Total	97,356

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,164 Sqft	Grade C 110	Base	218,239
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,921
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,841
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

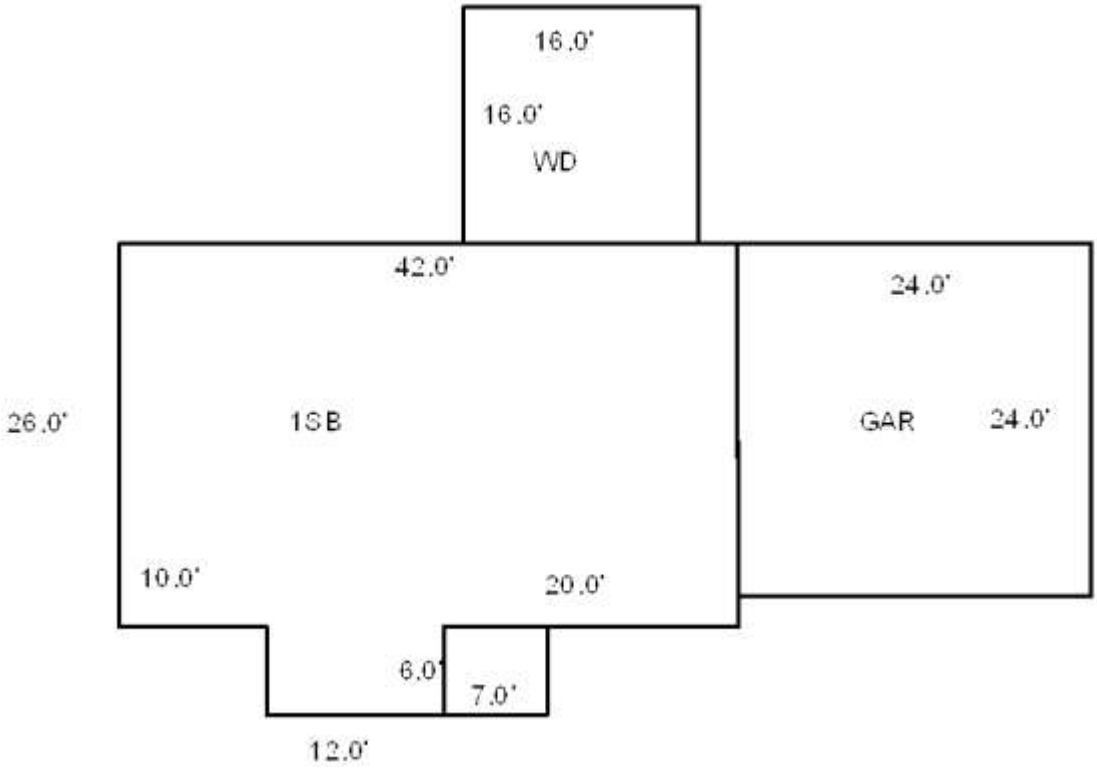
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	232,713

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	187,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1997	576	C 110	23.482	Avg.	85%	100%	95%	18.962
Open Frame Porch	1997	42	C 110	1.953	Avg.	85%	100%	95%	1.577
Wood Deck	1997	256	C 110	3.529	Avg.	85%	100%	95%	2.850
1,164 SFLA							Outbuilding Total		23,389

Accpt Land	97,400	Accepted Bldg	211,300	Total	308,700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42.0'
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1SB
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6.0'
7.0'
12.0'

Name: NEWTON, DONALD H
NEWTON, DOROTHY J
Map/Lot: 001-037-07
Account: 2086 Card: 1 of 1 Location: 11 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Reference 1	B12822P222
Reference 2	LOT SIZE:1.15
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 2

Sale Data

Sale Date	04/30/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.15	Acres-Homesite (Fract)	78,185.00	87,214	100%		87,214
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.15					Land Total	97,664

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,268 Sqft	Grade C 110	Base	232,743
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,184
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

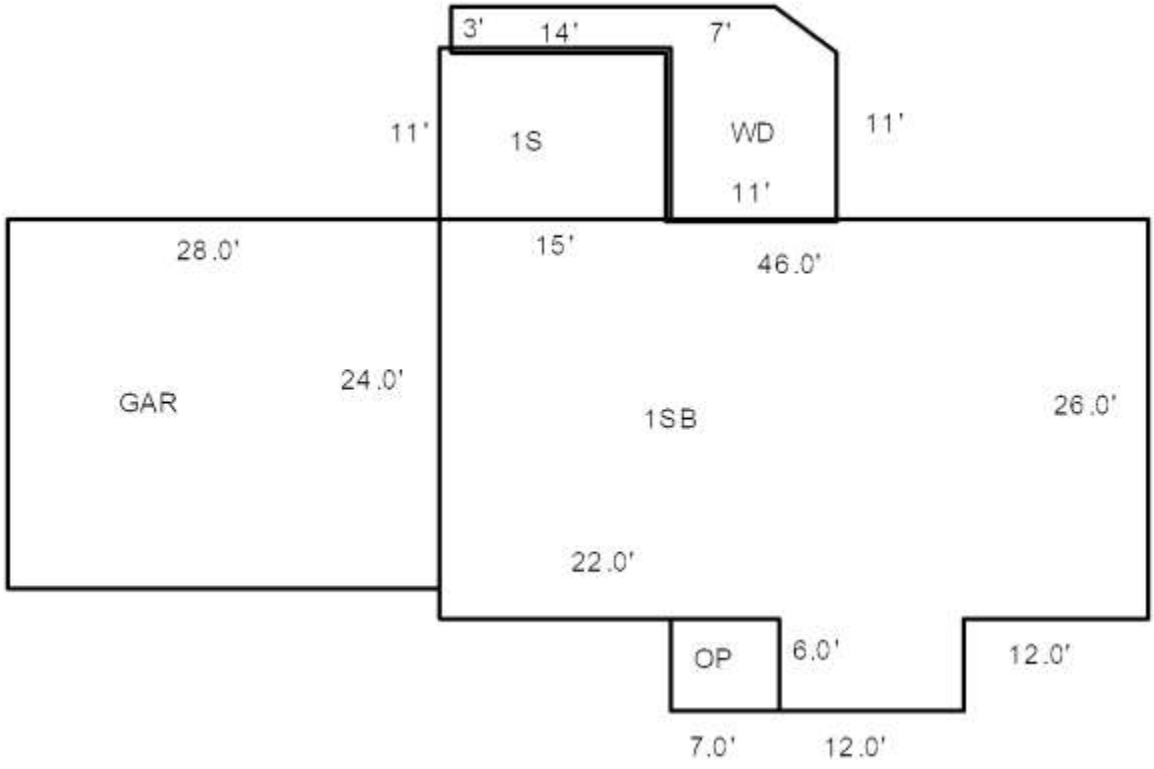
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	247,731

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	200,043

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1997	672	C 110	27.284	Avg.	85%	100%	95%	22.031
Wood Deck	1997	190	C 110	2.619	Avg.	85%	100%	95%	2.115
ONE STORY FRAME	1997	165	C 110	16.622	Avg.	85%	100%	95%	13.423
Shed.....	1997			- - - - S O U N D V A L U E - - - -					0
AB.GR. POOL.....	1997	0	C 110	0	Avg.	85%	100%	95%	0
Generator	1997	1	C 110	5.500	Avg.	85%	100%	95%	4.441
1,433 SFLA							Outbuilding Total		42,010

Accpt Land	97,700	Accepted Bldg	242,100	Total	339,800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WD
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GAR
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22.0'
OP
6.0'
12.0'
7.0'
12.0'

Map/Lot: 001-037-10
Account: 2087 Card: 1 of 1 Location: 35 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	01/26/2017
Sale Price	248,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17412P807
Reference 2	LOT SIZE:1.58
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.58	Acres-Homesite (Fract)	78,185.00	90,029	100%		90,029
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.58					Land Total	100,479

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 100	Base	245,586
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	238 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,712
Heating	100% HW BB	Cooling	0% None	Heat	4,998
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

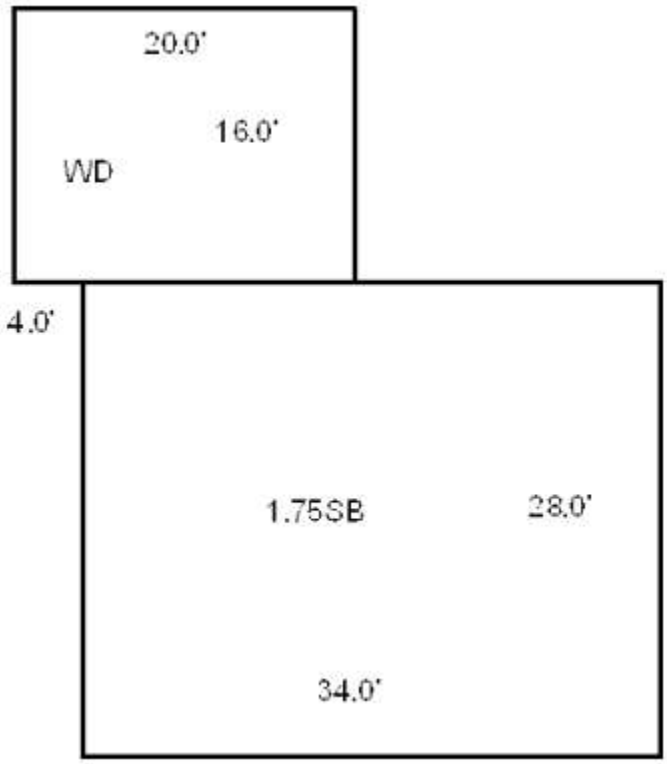
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	264,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	218,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2000	320	C 100	4.010	Avg.	87%	100%	95%	3.315
Wood Deck	2000	96	C 100	1.203	Avg.	87%	100%	95%	995
1,666 SFLA							Outbuilding Total		4,310

Accpt Land	100,500	Accepted Bldg	223,000	Total	323,500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Account: 2088 Card: 1 of 1 Map/Lot: 001-037-11 Location: 37 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/12/1998
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B9144P0024
Reference 2	LOT SIZE:2.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.60	Acres-Homesite (Fract)	78,185.00	94,627	100%		94,627
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.60					Land Total	105,077

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,216 Sqft	Grade C 110	Base	225,491
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,006
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,013
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

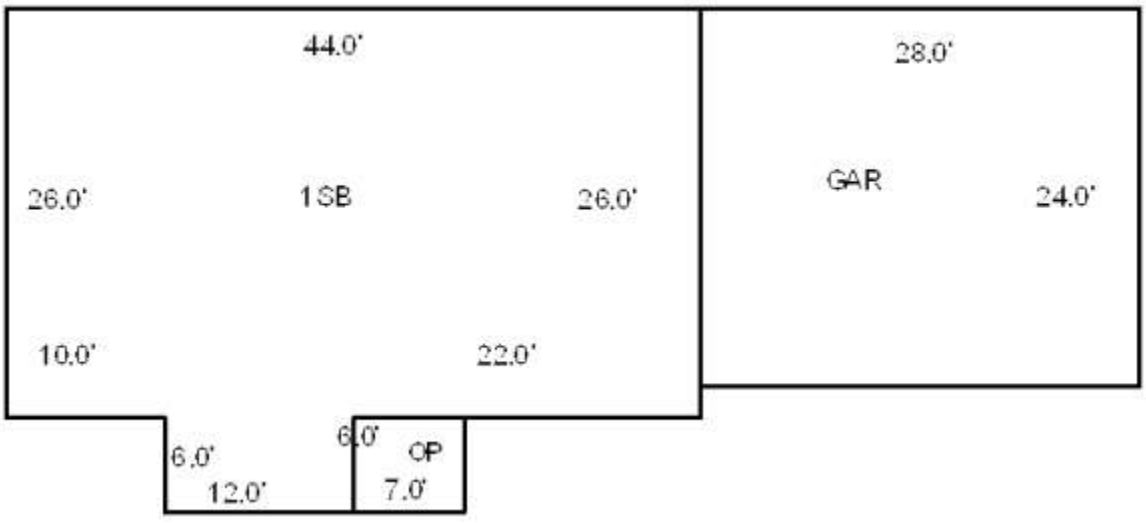
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	237,318

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	193,889

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1998	672	C 110	27.284	Avg.	86%	100%	95%	22.291
Open Frame Porch	1998	42	C 110	1.953	Avg.	86%	100%	95%	1.596
1,216 SFLA							Outbuilding Total		23,887

Accpt Land	105,100	Accepted Bldg	217,800	Total	322,900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OP
12.0'
7.0'

Account: 2089 Card: 1 of 1 Map/Lot: 001-037-12 Location: 41 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B14627P566
Reference 2	LOT SIZE:1.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 30 Land Schedule 2

Sale Data

Sale Date	10/06/2005
Sale Price	275,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite (Fract)	78,185.00	91,705	100%		91,705
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.90					Land Total	102,155

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	786 Sqft	Grade C 100	Base	215,451
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,179
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,128
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

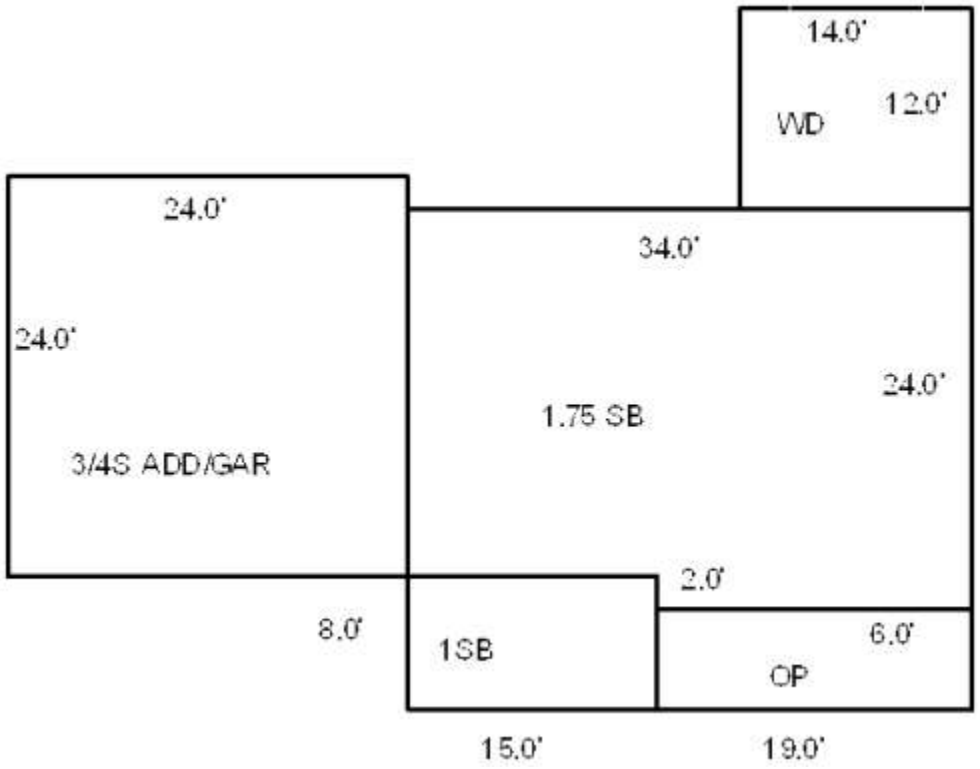
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Inadeq.	228,678

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	95%	95%	175,425

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	1996	576	C 100	50.308	Avg.	85%	95%	95%	38.593
1 Story/BSMT	1996	120	C 100	12.679	Avg.	85%	95%	95%	9.726
Open Frame Porch	1996	114	C 100	4.818	Avg.	85%	95%	95%	3.696
Wood Deck	1996	168	C 100	2.105	Avg.	85%	95%	95%	1.615
Frame Shed	2022	108	C 90	1.521	Avg.	98%	100%	95%	1.416
1,928 SFLA							Outbuilding Total		55,046

Accpt Land 102,200 Accepted Bldg 230,500 Total 332,700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3/4S ADD/GAR
2.0'
8.0'
1SB
6.0'
OP
15.0'
19.0'

Name: KEZAR, TIMOTHY C
KEZAR, WANDA L
Map/Lot: 001-037-13
Account: 2090 Card: 1 of 1 Location: 53 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	Pub Wtr & Septic
Street	No Street

Sale Data

Sale Date	10/06/1998
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B9071P0057
Reference 2	LOT SIZE:2.82
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.82	Acres-Homesite (Fract)	78,185.00	95,398	100%		95,398
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.82					Land Total	105,848

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	255,752
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

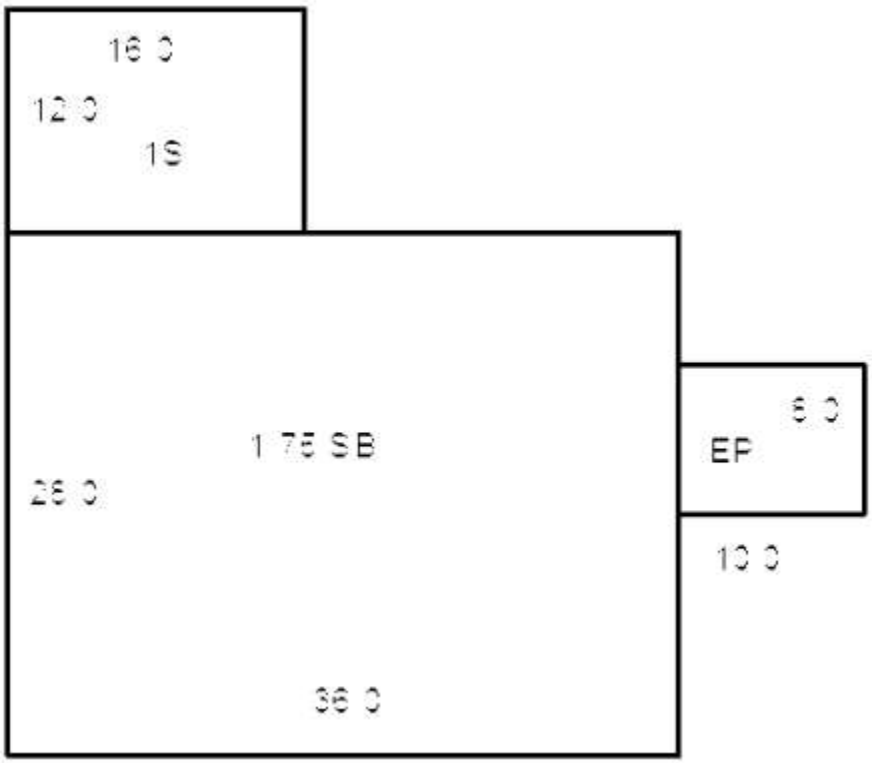
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	GOOD	Average	Typical	270,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	223,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2000	144	C 100	2.254	Avg.	86%	100%	95%	1.841
Encl Frame Porch	2000	80	C 100	6.374	Avg.	87%	100%	95%	5.268
ONE STORY FRAME	2000	192	C 100	17.583	Avg.	87%	100%	95%	14.532
1,956 SFLA							Outbuilding Total		21,641

Accpt Land	105,800	Accepted Bldg	245,200	Total	351,000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26 0
6 0
EP
10 0
36 0

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/02/2018
Sale Price	258,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17838P618
Reference 2	LOT SIZE:2.62
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.62	Acres-Homesite (Fract)	78,185.00	94,699	100%		94,699
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.62					Land Total	105,149

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	220,897
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

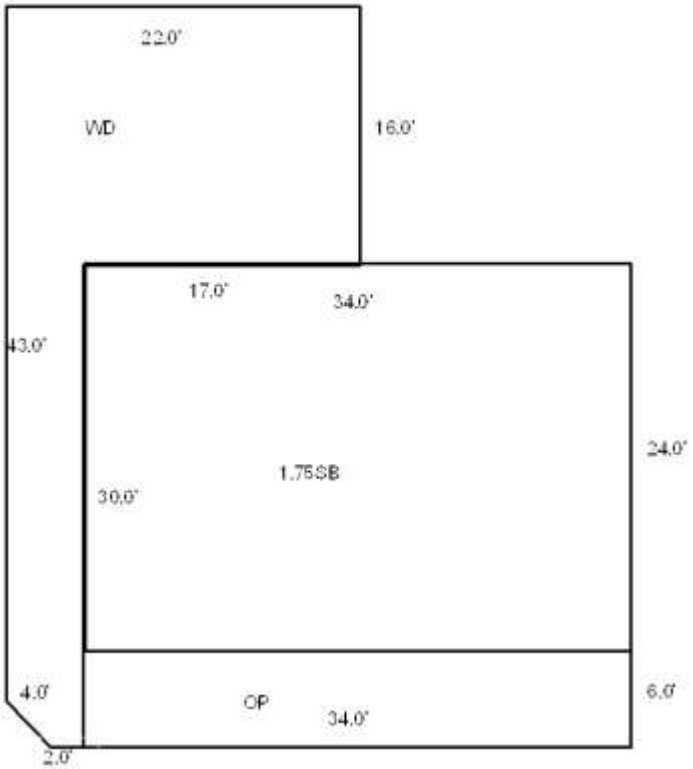
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Above Average	Typical	242,245

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	204,818

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1998	492	C 100	6.165	Avg+	89%	100%	95%	5.213
Open Frame Porch	1998	204	C 100	8.621	Avg+	89%	100%	95%	7.289
1,428 SFLA							Outbuilding Total		12,502

Accpt Land	105,100	Accepted Bldg	217,300	Total	322,400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34.0'
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Name: MAGLARAS, TODD
NOBREGA, SARAH

Map/Lot: 001-037-15
Account: 2092 Card: 1 of 1 Location: 61 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/26/2019
Sale Price	309,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	17981P353
Reference 2	LOT SIZE:2.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.94	Acres-Homesite (Fract)	78,185.00	95,797	100%		95,797
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.94					Land Total	106,247

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 100	Base	245,586
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	381 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	9,524
Heating	100% HW BB	Cooling	0% None	Heat	4,998
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

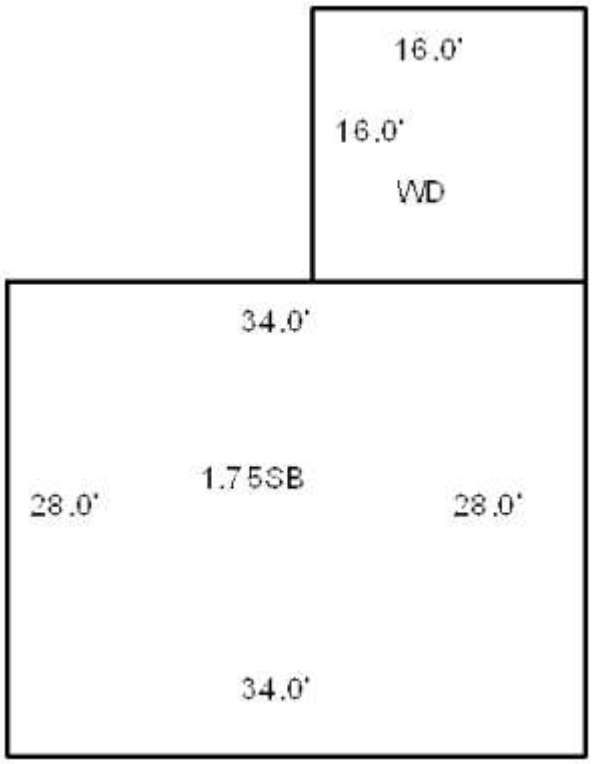
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	TYPICAL	Average	Typical	269,456

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	220,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	256	C 100	3.208	Avg.	86%	100%	95%	2.621
1,666 SFLA							Outbuilding Total		2,621

Accpt Land	106,200	Accepted Bldg	222,800	Total	329,000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Name: SCHAEFFER, STEPHEN J
SCHAEFFER, ASTRIDA A
Map/Lot: 001-037-16
Account: 2093 Card: 1 of 1 Location: 67 MEEHAN LN

Neighborhood 5 MEEHAN LN

Zoning/Use RESIDENTIAL 1
Topography RollingBelow Street
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	03/25/2003
Sale Price	259,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B12679P258
Reference 2 LOT SIZE:4.16
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 84 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
0.16	Acres-Rear Land 1-10	2,280.00	401	100%		401
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 4.16					Land Total	109,643

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	928 Sqft	Grade C 110	Base	265,352
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,531
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	5,359
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

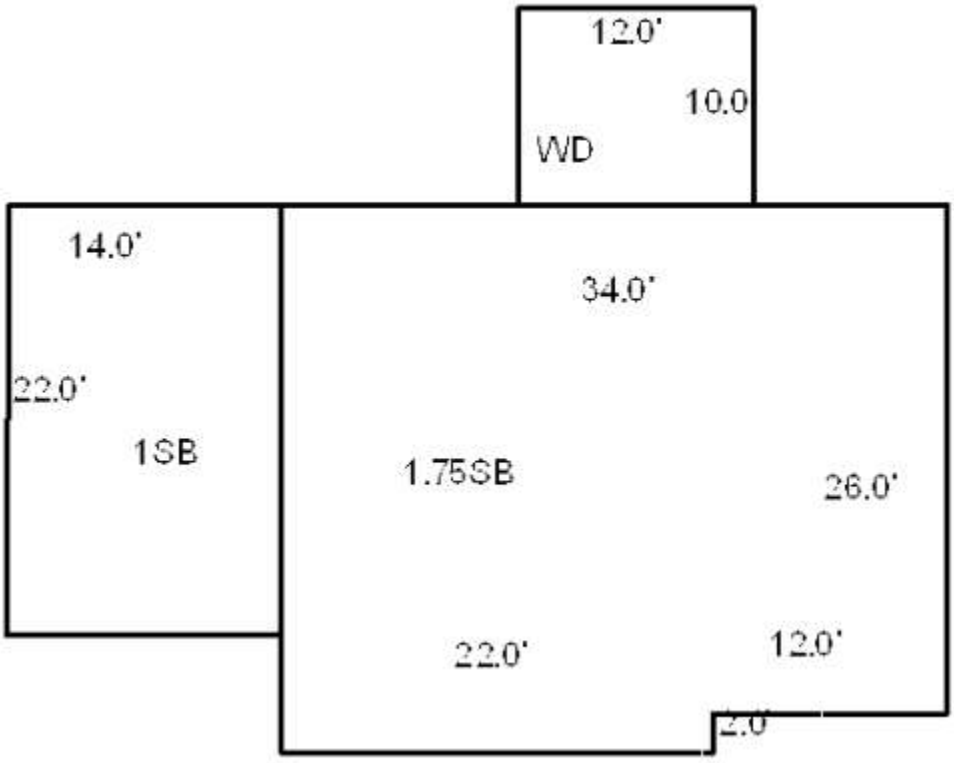
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	288,214

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	238,209

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2000	308	C 110	35,797	Avg.	87%	100%	95%	29,586
Wood Deck	2000	120	C 110	1,654	Avg.	87%	100%	95%	1,367
SOLAR CL1 /KW	2017			- - - - S O U N D V A L U E - - - -					4,000
1,932 SFLA							Outbuilding Total		34,953

Accpt Land	109,600	Accepted Bldg	273,200	Total	382,800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Map/Lot: 001-037-17
Account: 2094 Card: 1 of 1 Location: 77 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingBelow Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	04/16/2020
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18221P406
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	78,185.00	94,256	100%		94,256
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.50					Land Total	104,706

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,128 Sqft	Grade C 110	Base	213,218
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,861
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,722
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

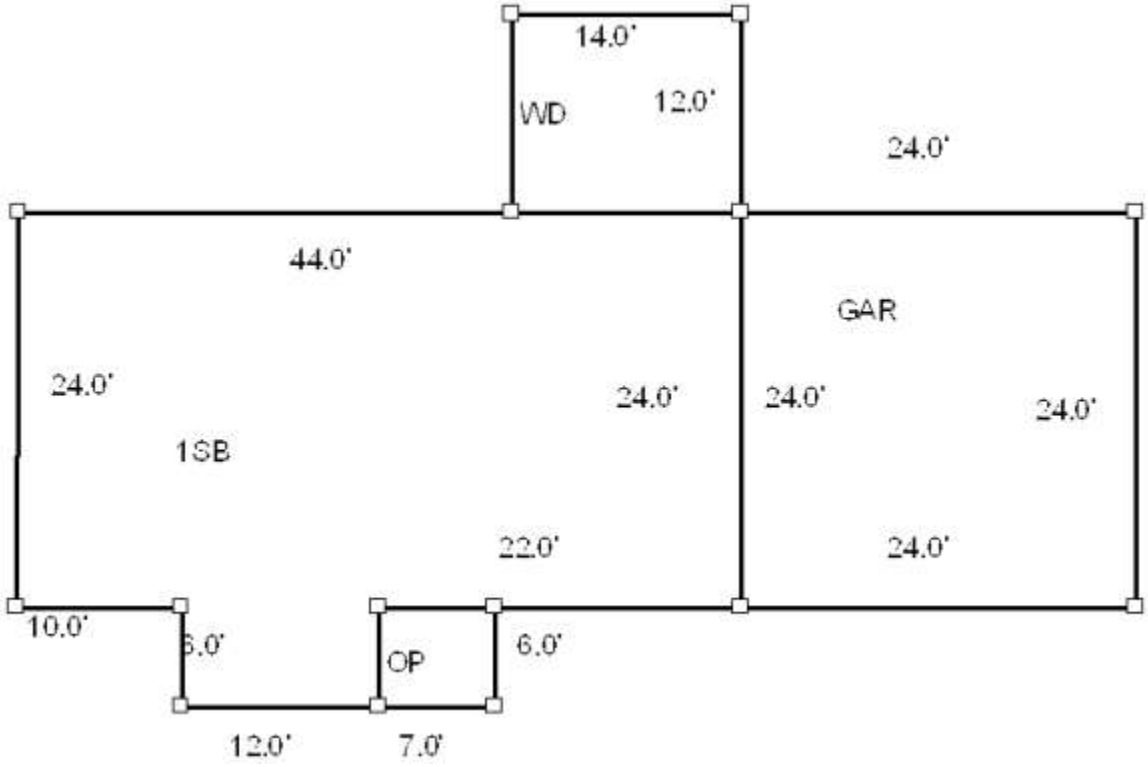
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	227,513

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	100%	95%	183,717

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1997	576	C 110	23.482	Avg.	85%	100%	95%	18.962
Open Frame Porch	1997	42	C 110	1.953	Avg.	85%	100%	95%	1.577
OPEN PORCH	1997	168	C 110	7.943	Avg.	85%	100%	95%	6.414
1,128 SFLA							Outbuilding Total		26,953

Accpt Land	104,700	Accepted Bldg	210,700	Total	315,400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Map/Lot: 001-037-18
Account: 2095 Card: 1 of 1 Location: 81 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/21/2019
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18110P393
Reference 2	LOT SIZE:2.57
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.57	Acres-Homesite (Fract)	78,185.00	94,517	100%		94,517
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.57					Land Total	104,967

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	220,897
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

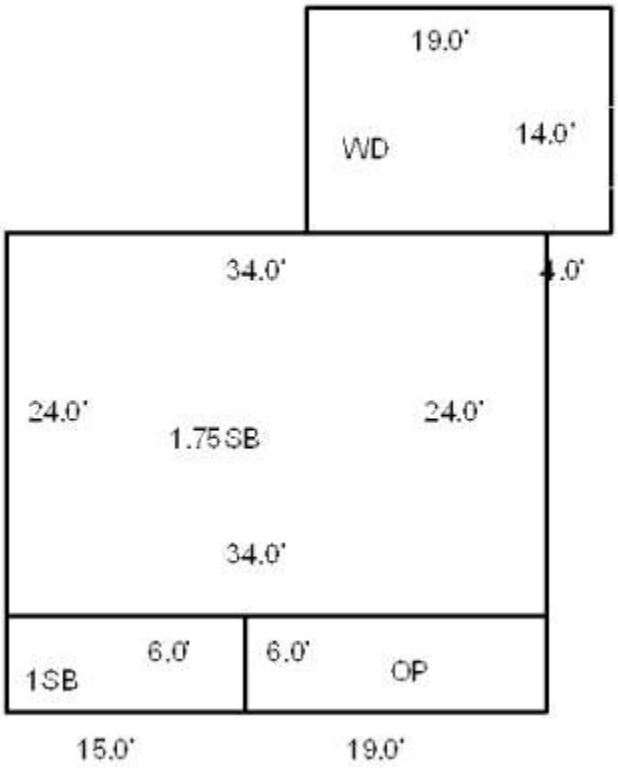
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	234,325

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	93%	95%	178,042

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1999	266	C 100	3.333	Avg.	86%	93%	95%	2.532
1 Story/BSMT	1999	90	C 100	9.509	Avg.	86%	93%	95%	7.225
Open Frame Porch	1999	114	C 100	4.818	Avg.	86%	93%	95%	3.660
1,518 SFLA							Outbuilding Total		13,417

Accpt Land	105,000	Accepted Bldg	191,500	Total	296,500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Name: CORCORAN, LISA P. REVOCABLE TRUST
CORCORAN, LISA P. TRUSTEE
Map/Lot: 001-037-25
Account: 2096 Card: 1 of 1 Location: 82 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	01/08/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	B16628P57
Reference 2	LOT SIZE:0.95
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	78,185.00	85,563	100%		85,563
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.95					Land Total	96,013

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 110	Base	242,987
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,712
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	1	Half Baths	1	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

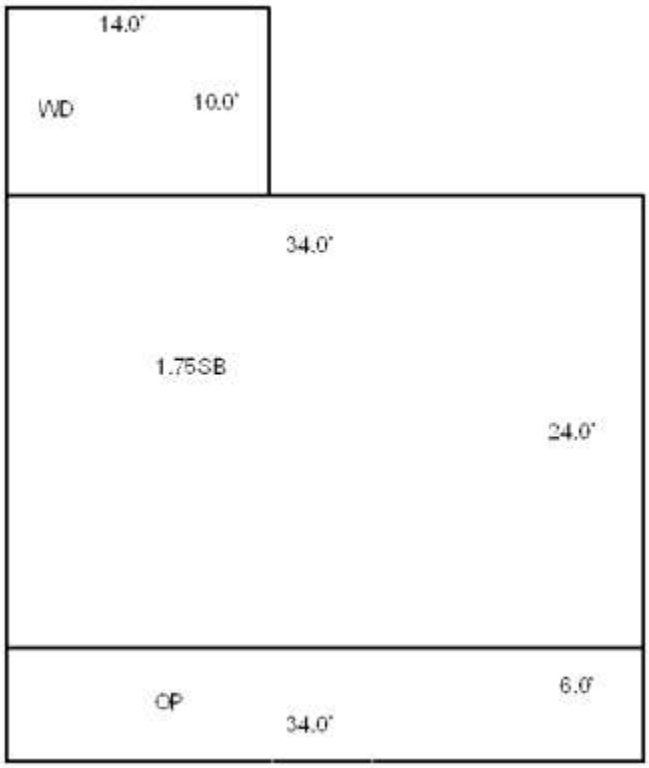
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	257,757

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	210,587

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1998	140	C 110	1.929	Avg.	86%	100%	95%	1.576
Open Frame Porch	1998	204	C 110	9.483	Avg.	86%	100%	95%	7.747
Frame Shed	1998	144	B 100	2.930	Avg.	84%	100%	95%	2.338
1,428 SFLA							Outbuilding Total		11,661

Accpt Land	96,000	Accepted Bldg	222,200	Total	318,200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Map/Lot: 001-037-26
Account: 2097 Card: 1 of 1 Location: 76 MEEHAN LN

Neighborhood 5	MEEHAN LN		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	RollingAbove Street	Sale Date	02/09/1998
Utilities	Pub Wtr & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B8741P0284		
Reference 2	LOT SIZE:0.94		
Tran/Land/Bldg	101 1 11		
X.....	B Y.....	0	
Exemption(s)	1 0 0 Land Schedule	2	

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	78,185.00	85,473	100%		85,473
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.94					Land Total	95,923

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 100	Base	178,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	1/4 Bmt	Basement	756
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

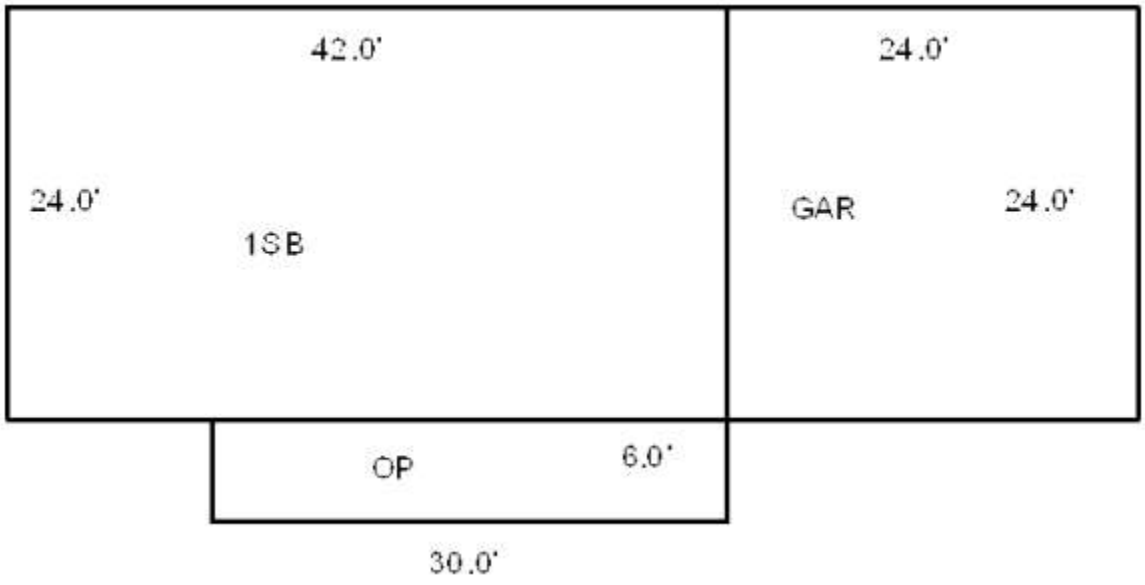
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Field8	182,400

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	149,021

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1998	576	C 100	21.347	Avg.	86%	100%	95%	17.440
Open Frame Porch	1998	180	C 100	7.607	Avg.	86%	100%	95%	6.215
Frame Shed	1998	160	C 100	2.504	Avg.	86%	100%	95%	2.045
PATIO	1998	288	C 100	1.803	Avg.	86%	100%	95%	1.473
1,008 SFLA							Outbuilding Total		27,173

Accpt Land	95,900	Accepted Bldg	176,200	Total	272,100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Neighborhood 5	MEEHAN LN		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	RollingAbove Street	Sale Date	05/05/1999
Utilities	Pub Wtr & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B9401P130		
Reference 2	LOT SIZE:0.94		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 30 0 Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.94	Acres-Homesite (Fract)	78,185.00	85,473	100%		85,473
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.94					Land Total	95,923

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 110	Base	256,566
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,459
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,105
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

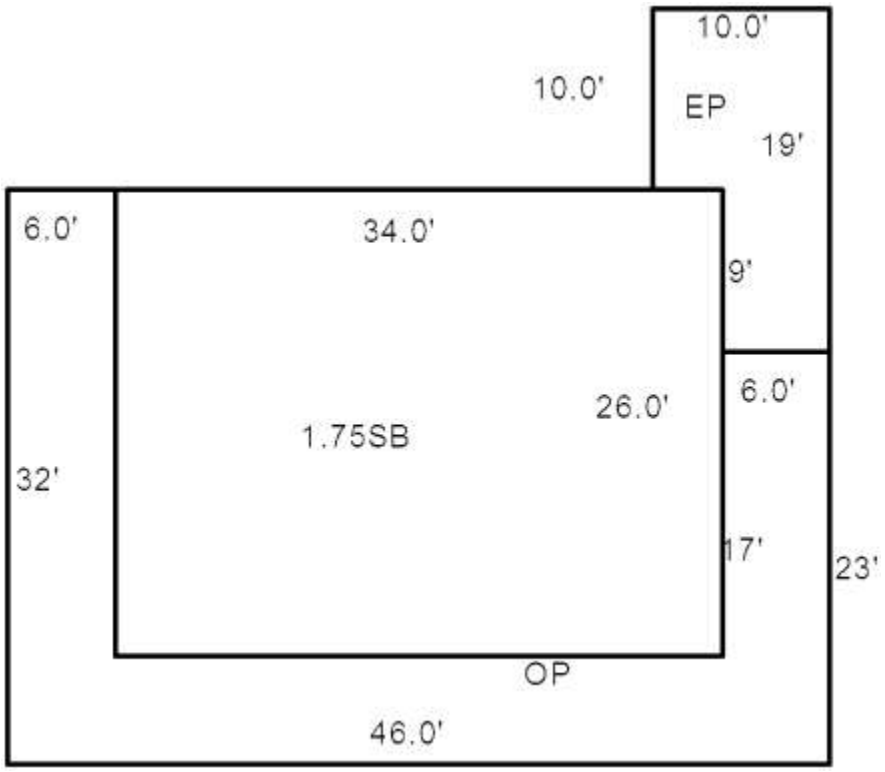
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	272,722

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	222,814

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1999	534	C 110	24.824	Avg.	86%	100%	95%	20.282
Encl Frame Porch	1999	154	C 110	13.498	Avg.	86%	100%	95%	11.028
1,547 SFLA							Outbuilding Total		31,310

Accpt Land	95,900	Accepted Bldg	254,100	Total	350,000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23'
OP
46.0'

Map/Lot: 001-037-28
Account: 2099 Card: 1 of 1 Location: 52 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/28/2009
Sale Price	216,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B15749P578
Reference 2	LOT SIZE:0.92
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	78,185.00	85,289	100%		85,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.92					Land Total	95,739

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	616 Sqft	Grade C 110	Base	193,380
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,016
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,557
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

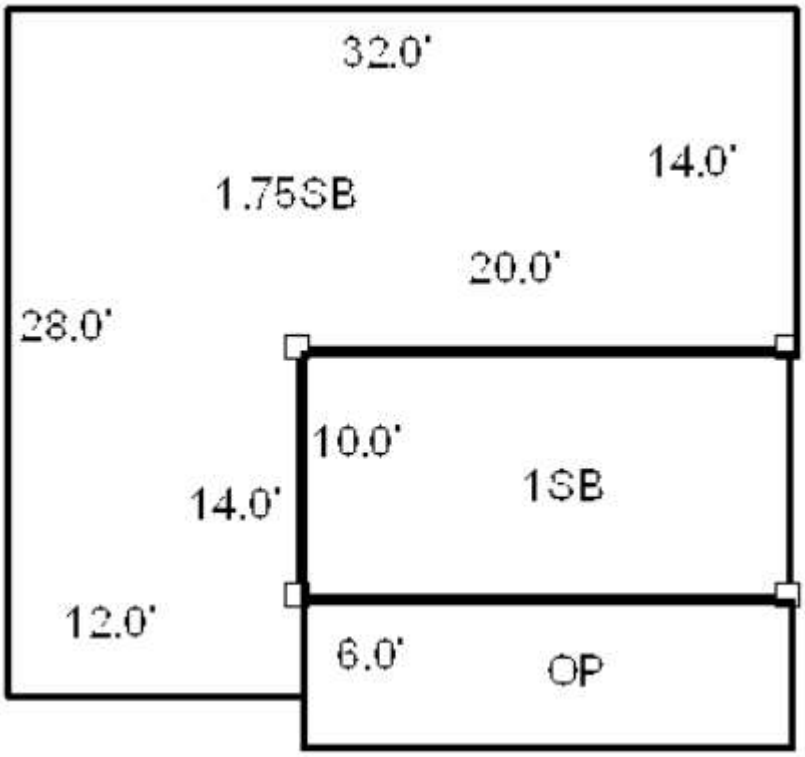
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	204,608

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	167,165

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1999	120	C 110	5.578	Avg.	86%	100%	95%	4.557
1 ST CATH/BSMT	1999	200	C 110	26.376	Avg.	86%	100%	95%	21.549
Frame Garage	2008	280	C 100	10.688	Avg.	86%	100%	95%	8.732
1,278 SFLA							Outbuilding Total		34,838

Accpt Land	95,700	Accepted Bldg	202,000	Total	297,700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1.75SB
20.0'
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10.0'
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1SB
12.0'
6.0'
OP

Map/Lot: 001-037-29
Account: 2100 Card: 1 of 1 Location: 46 MEEHAN LN

Neighborhood 5 MEEHAN LN

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	06/19/2020
Sale Price	345,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B18281P489
Reference 2 LOT SIZE:0.92
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	78,185.00	85,289	100%		85,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.92					Land Total	95,739

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	816 Sqft	Grade C 110	Base	231,416
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

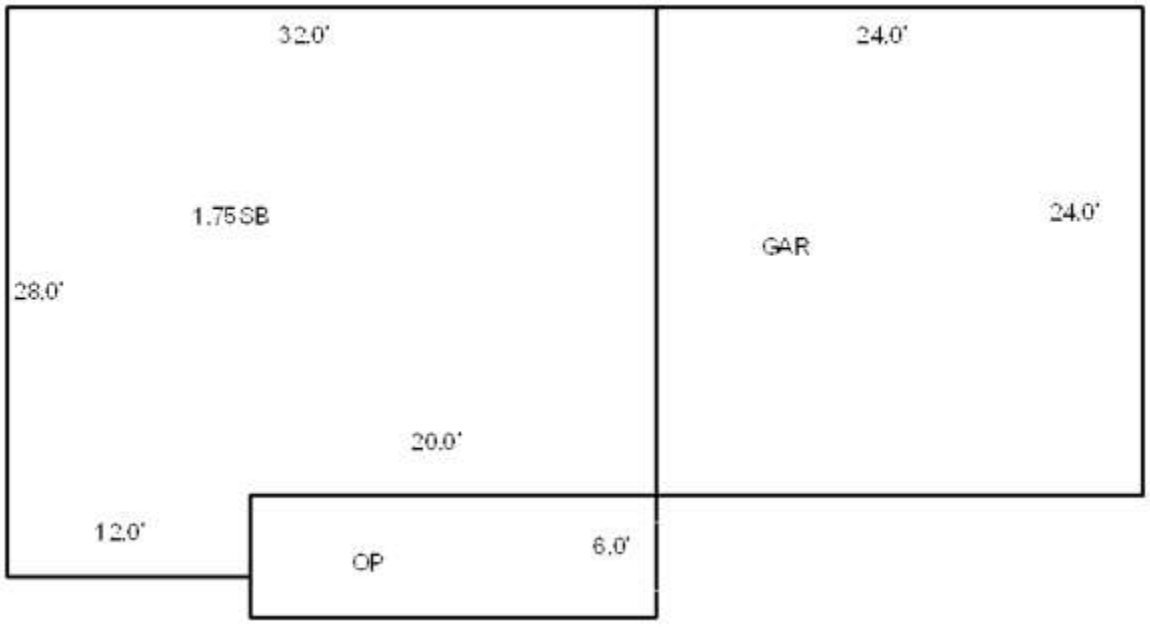
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	246,186

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	201,134

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1998	120	C 110	5.578	Avg.	86%	100%	95%	4.557
Frame Garage	1998	576	C 110	23.482	Avg.	86%	100%	95%	19.185
1,428 SFLA							Outbuilding Total		23,742

Accpt Land	95,700	Accepted Bldg	224,900	Total	320,600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1.75 SB
24.0'
GAR
28.0'
20.0'
12.0'
OP
6.0'

Name: CLUFF, THOMAS R
CLUFF, PATRICIA D
Map/Lot: 001-037-30
Account: 2101 Card: 1 of 1 Location: 38 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	02/18/1998
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B8654P0108
Reference 2	LOT SIZE:0.92
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.92	Acres-Homesite (Fract)	78,185.00	85,289	100%		85,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.92					Land Total	95,739

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,216 Sqft	Grade C 110	Base	225,491
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,006
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,013
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

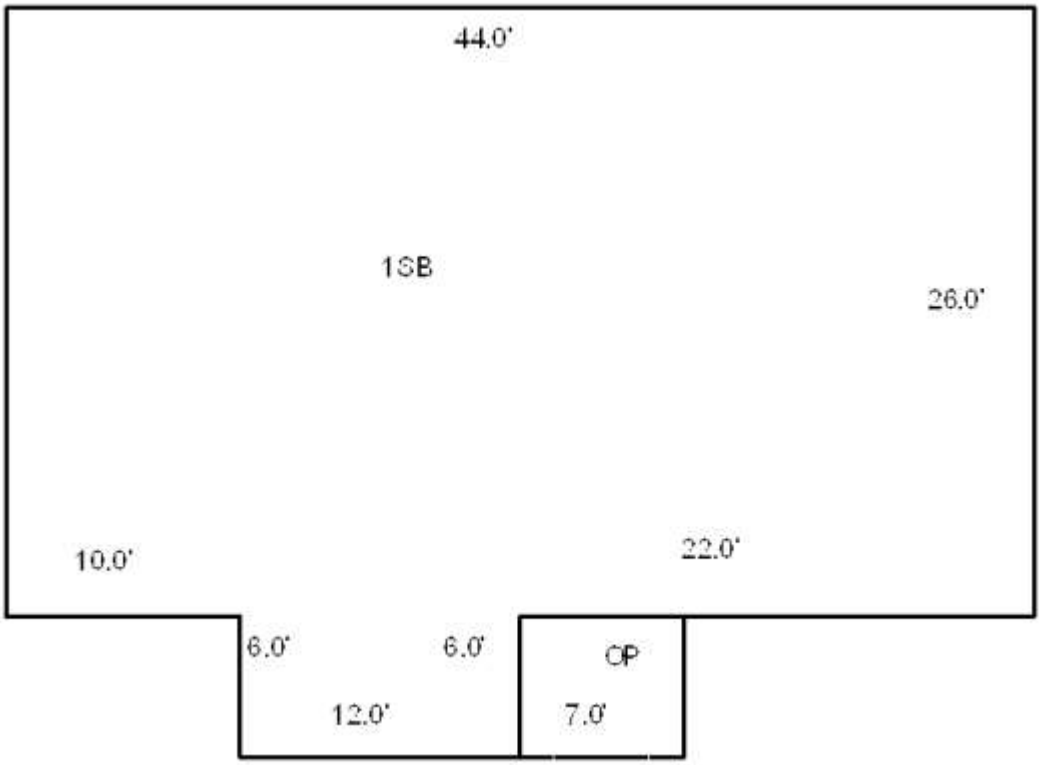
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	240,222

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	196,261

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1998	42	C 110	1.953	Avg.	86%	100%	95%	1.596
Frame Garage	1998	480	C 110	19.679	Avg.	86%	100%	95%	16.078
1,216 SFLA							Outbuilding Total		17,674

Accpt Land	95,700	Accepted Bldg	213,900	Total	309,600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OP
12.0'
7.0'

Name: BARNES, MICHAEL L
BARNES, JESSICA L
Map/Lot: 001-037-31
Account: 2102 Card: 1 of 1 Location: 36 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	12/23/1997
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B8582P0080
Reference 2	LOT SIZE:1.09
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.09	Acres-Homesite (Fract)	78,185.00	86,748	100%		86,748
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.09					Land Total	97,198

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	220,897
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	204 Sqft, Grade C	Basement Gar	None	Fin Bsmt	4,039
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

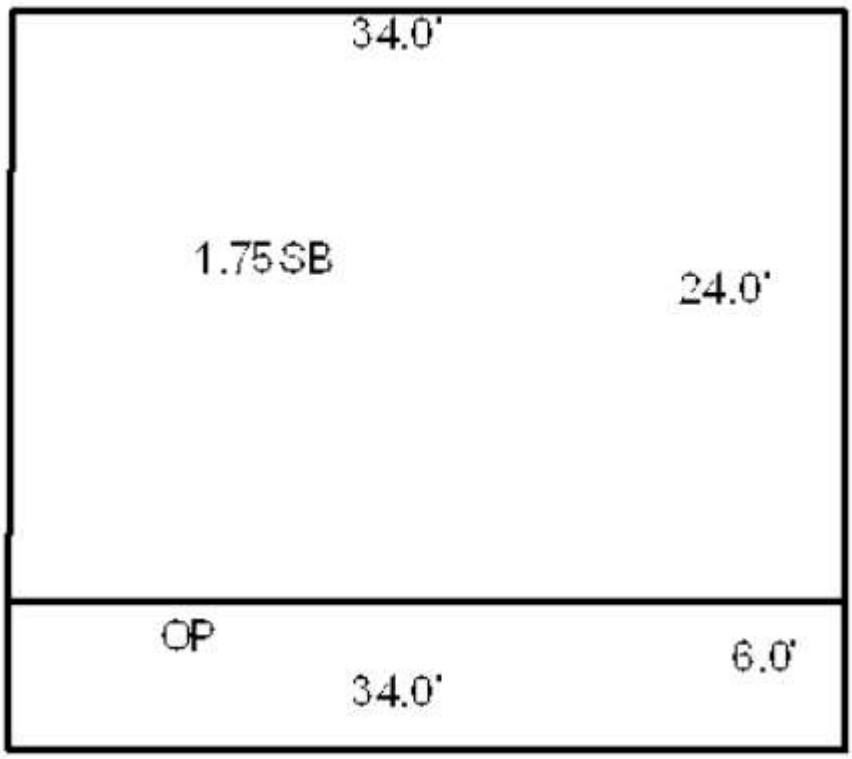
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	TYPICAL	Average	Inadeq.	235,724

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	95%	95%	180,830

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1997	204	C 100	8.621	Avg.	85%	95%	95%	6.614
1,428 SFLA							Outbuilding Total		6,614

Accpt Land	97,200	Accepted Bldg	187,400	Total	284,600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OP
6.0'
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Map/Lot: 001-037-32
Account: 2103 Card: 1 of 1 Location: 16 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/23/2009
Sale Price	222,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15666P840
Reference 2	LOT SIZE:1.12
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.12	Acres-Homesite (Fract)	78,185.00	86,984	100%		86,984
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.12					Land Total	97,434

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,416 Sqft	Grade C 110	Base	253,384
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,336
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,673
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

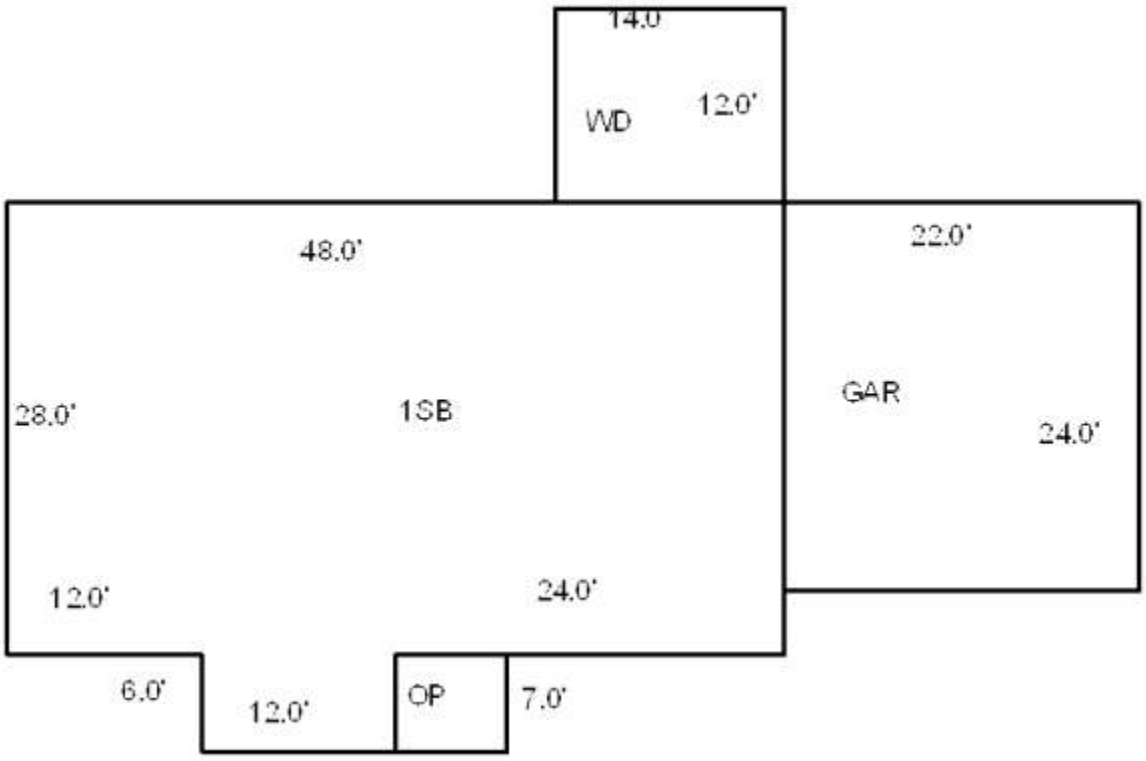
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	269,105

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	219,859

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	1998	528	C 110	21.580	Avg.	86%	100%	95%	17.631
Wood Deck	1998	168	C 110	2.316	Avg.	86%	100%	95%	1.892
Open Frame Porch	1998	42	C 110	1.953	Avg.	86%	100%	95%	1.596
1,416 SFLA							Outbuilding Total		21,119

Accpt Land	97,400	Accepted Bldg	241,000	Total	338,400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1SB
GAR
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12.0'
24.0'
6.0'
12.0'
OP
7.0'

Map/Lot: 001-037-35
Account: 2104 Card: 1 of 1 Location: 14 MEEHAN LN

Neighborhood 5	MEEHAN LN
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/15/2009
Sale Price	255,625
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15744P147
Reference 2	LOT SIZE:1.25
Tran/Land/Bldg	101 1 11
X.....	OBX Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	78,185.00	87,944	100%		87,944
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.25					Land Total	98,394

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,188 Sqft	Grade C 110	Base	317,271
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,960
Fin. Basement Area	297 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	8,059
Heating	100% HW BB	Cooling	0% None	Heat	6,861
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

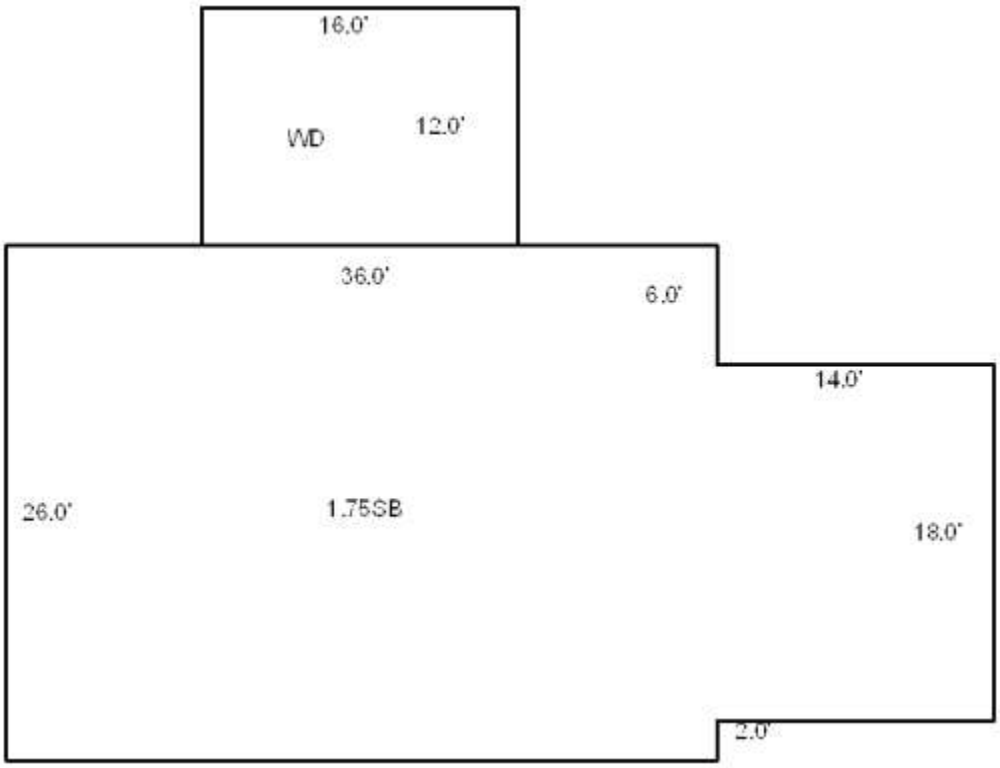
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	352,422

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	284,581

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1997	192	C 110	2.647	Avg.	85%	100%	95%	2.138
Wood Deck	1997	24	C 110	331	Avg.	85%	100%	95%	267
Frame Shed	1997	240	C 110	4.132	Avg.	85%	100%	95%	3.336
1.50 ST GARAGE..	2020	1200	C 100	57.056	Avg.	97%	100%	95%	52.577
2,079 SFLA							Outbuilding Total		58,318

Accpt Land	98,400	Accepted Bldg	342,900	Total	441,300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1.75SB
18.0'
2.0'

Account: 2105 Card: 1 of 1 Map/Lot: 001-043-E Location: 299 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/22/2007
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15164P633 FKA: 001-043-01B
Reference 2	LOT SIZE:5.33
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	61,200.00	72,152	100%		72,152
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 2.00					Land Total	85,352

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 105	Base	232,281
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,117
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,158
Heating	100% HW BB	Cooling	0% None	Heat	4,234
Rooms	4				
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	13,860
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

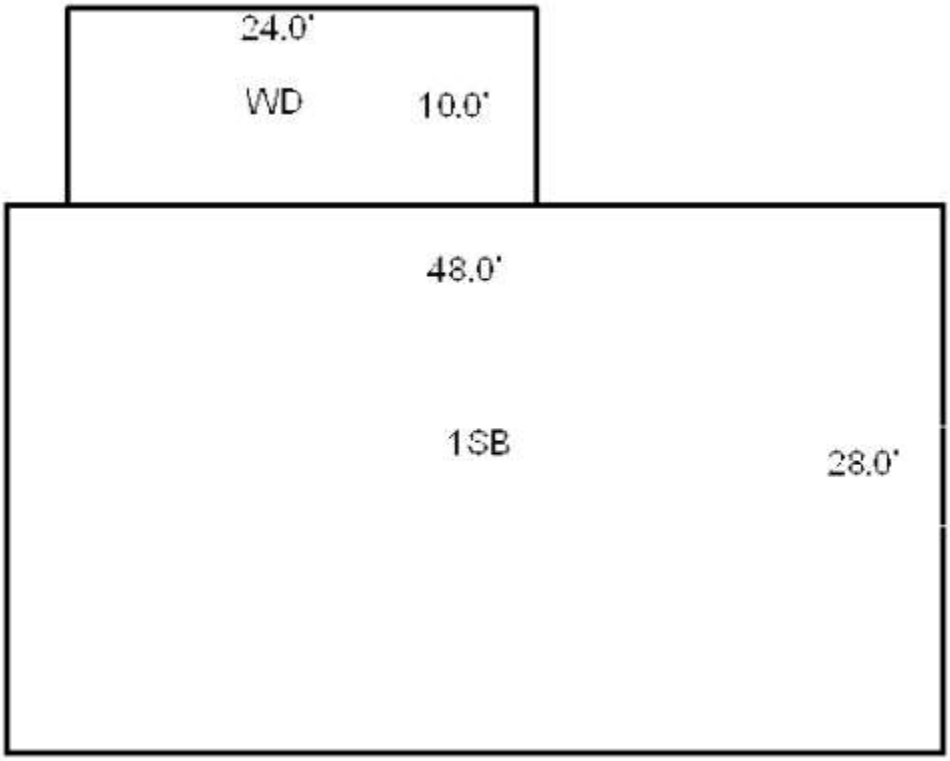
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Inadeq.	256,650

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	95%	95%	199,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1998	240	C 105	3.157	Avg.	86%	95%	95%	2.450
Frame Garage	2003	2400	C 100	87.029	Avg.	87%	100%	95%	71.929
Frame Shed	2018			----SOUND VALUE----					1.000
1,344 SFLA							Outbuilding Total		75,379

Accpt Land	85,400	Accepted Bldg	274,600	Total	360,000


24.0'
WD
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48.0'
1SB
28.0'

Neighborhood 56 MAPLE ST

Zoning/Use RESIDENTIAL 2
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9058P0247
Reference 2 LOT SIZE:10
Tran/Land/Bldg 101 1 11
X..... ob Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
6.00	Acres-Rear Land 1-10	2,400.00	15,840	100%		15,840
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 10.00					Land Total	117,030

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,786 Sqft	Grade C 110	Base	444,450
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	4,597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,194
Rooms	7				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

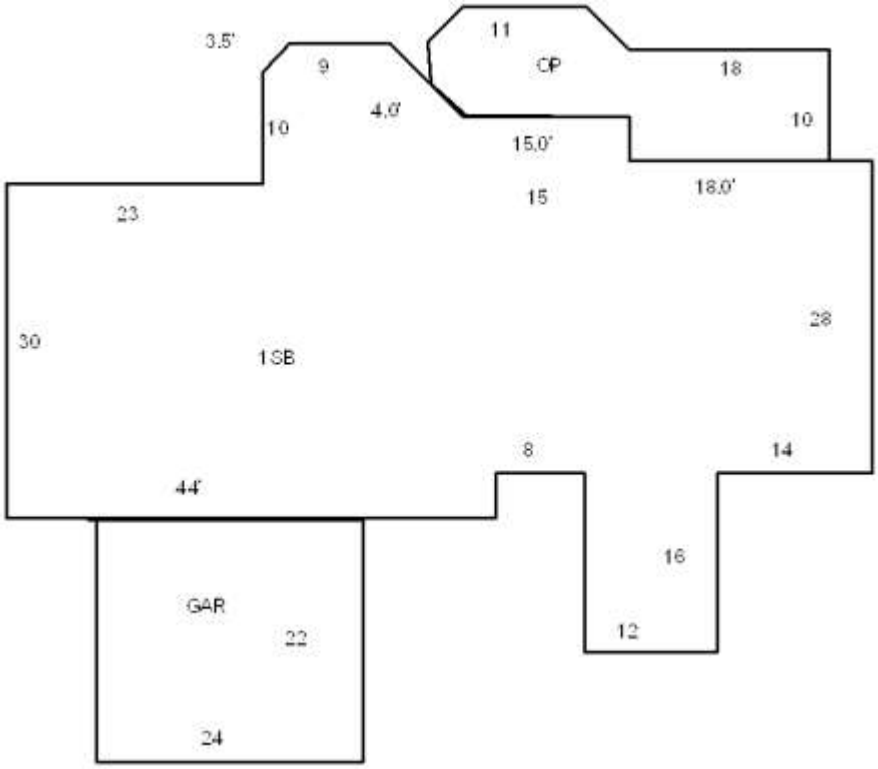
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	472,761

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	411,302

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	341	C 110	15.852	Avg.	87%	100%	100%	13.791
Wood Deck	2000	192	C 110	2.647	Avg.	87%	100%	100%	2.303
Frame Garage	2000	528	C 110	21.580	Avg.	87%	100%	100%	18.775
Frame Shed	2000			- - - - S O U N D V A L U E - - - -					2.000
2,786 SFLA							Outbuilding Total		36,869

Accpt Land 117,000 Accepted Bldg 448,200 Total 565,200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44'
16
GAR
12
22
24

Name: CONNELLY, IRVING D
CONNELLY, JOANNE T
Map/Lot: 003-062-02
Account: 2107 Card: 1 of 1 Location: 450 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	FARM & FOREST RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/29/2006
Sale Price	324,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14972P729
Reference 2	LOT SIZE:7.66
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
3.66	Acres-Rear Land 1-10	2,400.00	9,662	100%		9,662
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 7.66					Land Total	110,852

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,020 Sqft	Grade C 110	Base	337,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,333
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,666
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

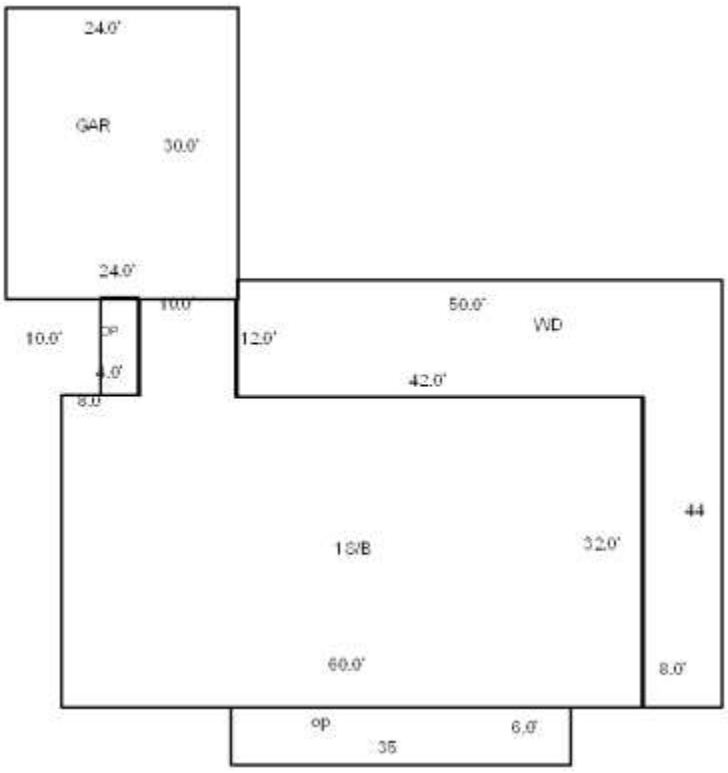
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	GOOD	Average	Typical	359,235

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	308,942

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	1999	720	C 110	29.185	Avg.	86%	100%	100%	25,099
Open Frame Porch	1999	210	C 110	9.762	Avg.	86%	100%	100%	8,395
Wood Deck	1999	856	C 110	11.799	Avg.	86%	100%	100%	10,147
Open Frame Porch	1999	40	C 110	1.859	Avg.	86%	100%	100%	1,599
2,020 SFLA								Outbuilding Total	45,240

Accpt Land 110,900 Accepted Bldg 354,200 Total 465,100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60.0'
8.0'
OP
6.0'
35

Account: 2108 Card: 1 of 1 Map/Lot: 003-401 Location: 84 DEERFIELD RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/02/2021
Sale Price	499,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	LOT SIZE:3.68
Tran/Land/Bldg	101 1 11
X.....	HSEU Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	90%	Cor/Loc/Us	81,961
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	97,636

Dwelling Description — **Replacement Cost New**

Conventional	Two Story	1,064 Sqft	Grade B 100	Base	351,180
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,299
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	2,766
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

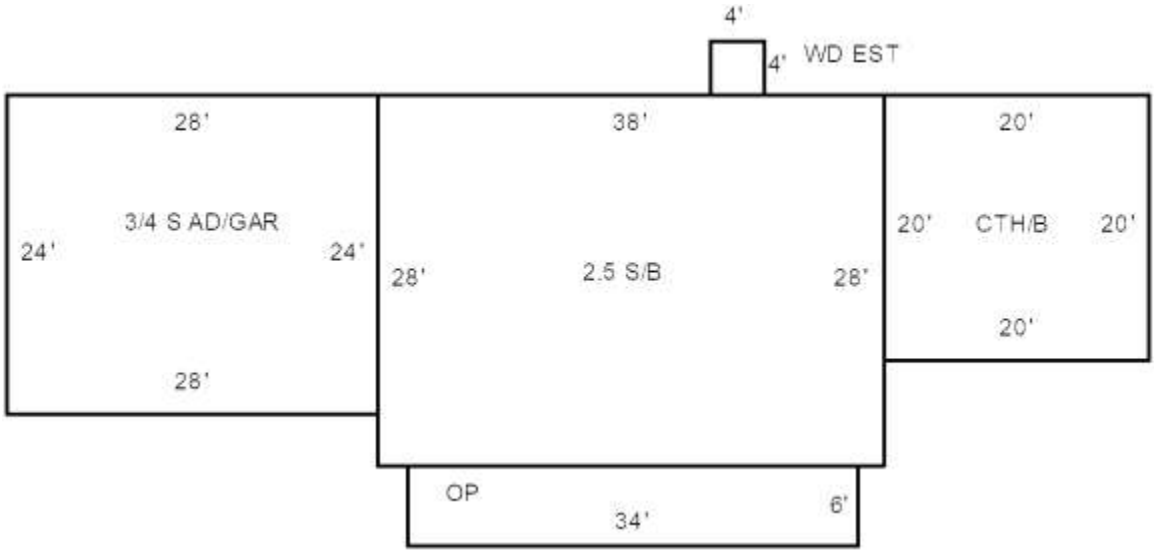
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	381,480

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	97%	100%	90%	333,957

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2021	672	B 100	76.300	Avg.	97%	100%	90%	66.795
1 ST CATH/BSMT	2021	400	B 100	62.343	Avg.	97%	100%	90%	54.577
GAS FPL	2021	1	B 100	2.989	Avg.	97%	100%	90%	2.616
3,032 SFLA							Outbuilding Total		123,988

Accpt Land	97,600	Accepted Bldg	457,900	Total	555,500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20'
3/4 S AD/GAR
24'
24'
28'
2.5 S/B
28'
20'
CTH/B
20'
20'
28'
OP
34'
6'

Account: 2109 Card: 1 of 1 Map/Lot: 004-039B
Location: 204 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use VILLAGE A, B, C
Topography
Utilities
Street Paved

Sale Data

Sale Date	10/20/2011
Sale Price	224,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16196P175
Reference 2 LOT SIZE: 2.0
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.00					Land Total	98,946

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,064 Sqft	Grade C 100	Base	185,720
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,128
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

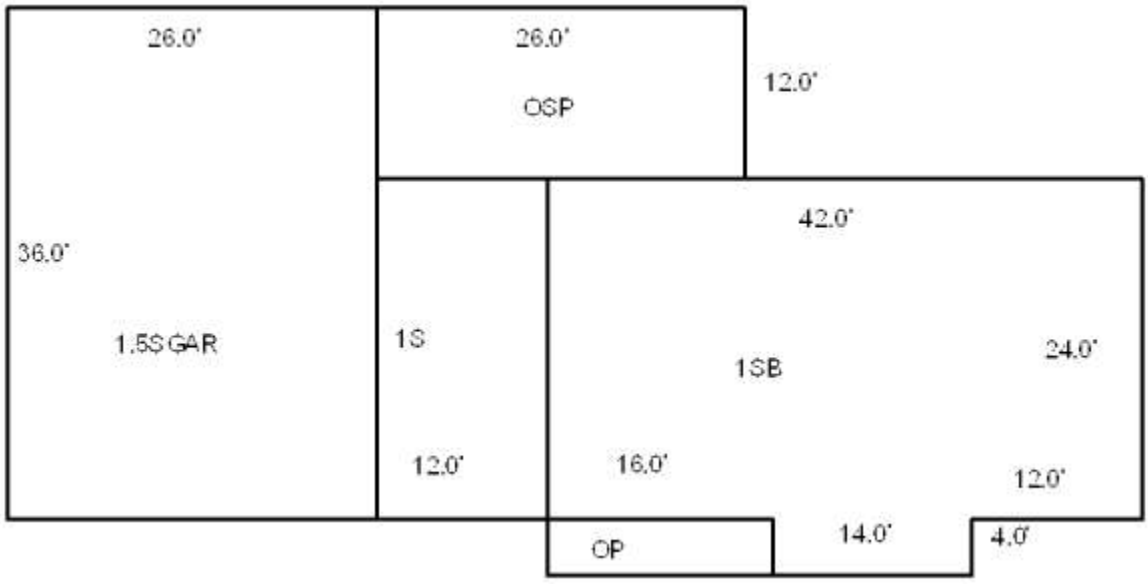
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	2001	TYPICAL	TYPICAL	Average	Typical	189,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	95%	100%	105%	188,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	1993	936	C 100	44.703	Avg.	95%	100%	105%	44.591
OPEN SCR PORCH	1993	312	C 100	13.790	Avg.	95%	100%	105%	13.755
1 STORY	1993	288	C 100	26.375	Avg.	95%	100%	105%	26.309
Open Frame Porch	1993	64	C 100	2.705	Avg.	95%	100%	105%	2.698
1,352 SFLA							Outbuilding Total		87,353

Accpt Land 98,900 Accepted Bldg 276,300 Total 375,200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1SB
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16.0'
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OP
14.0'
4.0'

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	Rolling
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Private

Sale Data

Sale Date	12/05/2018
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17856P883
Reference 2	LOT SIZE:2.47
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.47	Acres-Homesite (Fract)	72,675.00	87,508	100%		87,508
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.47					Land Total	103,183

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 110	Base	247,847
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,712
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

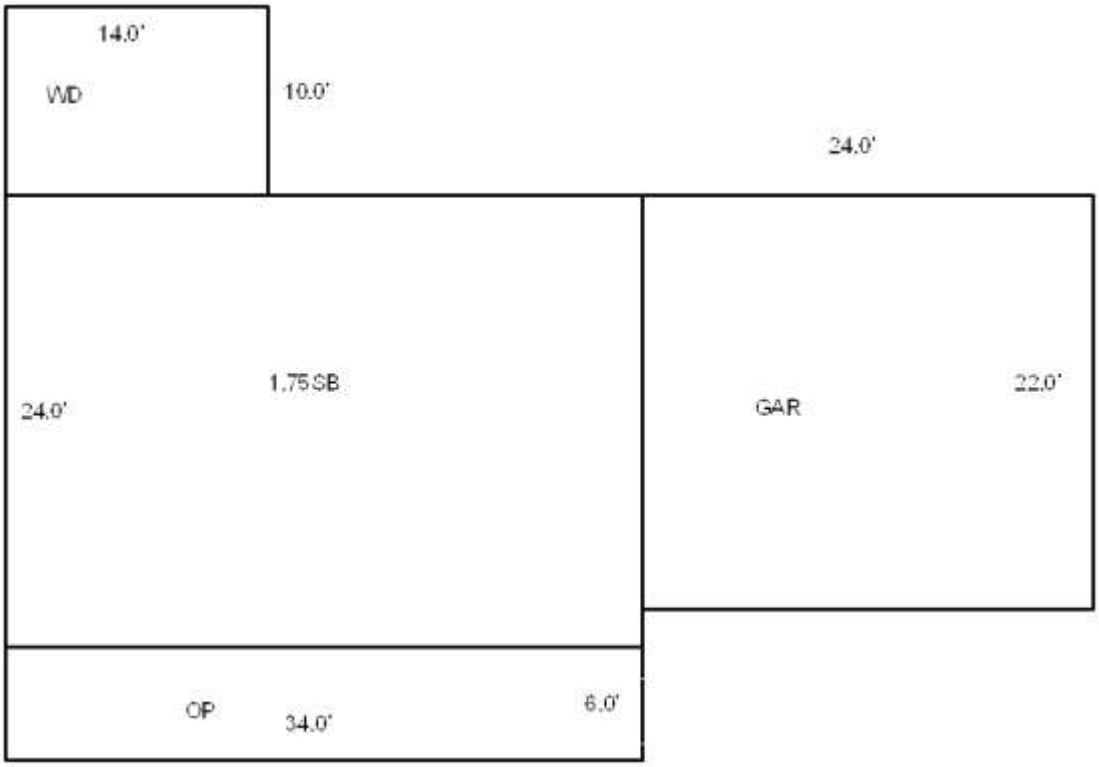
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Good	Typical	271,329

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	234,564

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1997	140	C 110	1.929	Good	91%	100%	95%	1.667
Open Frame Porch	1997	204	C 110	9.483	Good	91%	100%	95%	8.198
Frame Garage	1997	528	C 110	21.580	Good	91%	100%	95%	18.656
1,428 SFLA							Outbuilding Total		28,521

Accpt Land	103,200	Accepted Bldg	263,100	Total	366,300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24.0'
GAR
22.0'
OP
34.0'
6.0'

Neighborhood 31	WEST 5TH ST AREA
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B16721P713
Reference 2	LOT SIZE:1.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 9

Sale Data

Sale Date	10/25/2013
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	210,000	284,394	100%		284,394
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
0.91	Acres-Rear Land 1-10	7,000.00	7,007	100%		7,007
Total Acres 1.91					Land Total	305,151

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	504 Sqft	Grade B 90	Base	183,031
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	885
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,096
Rooms	8				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	21,622
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,079
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

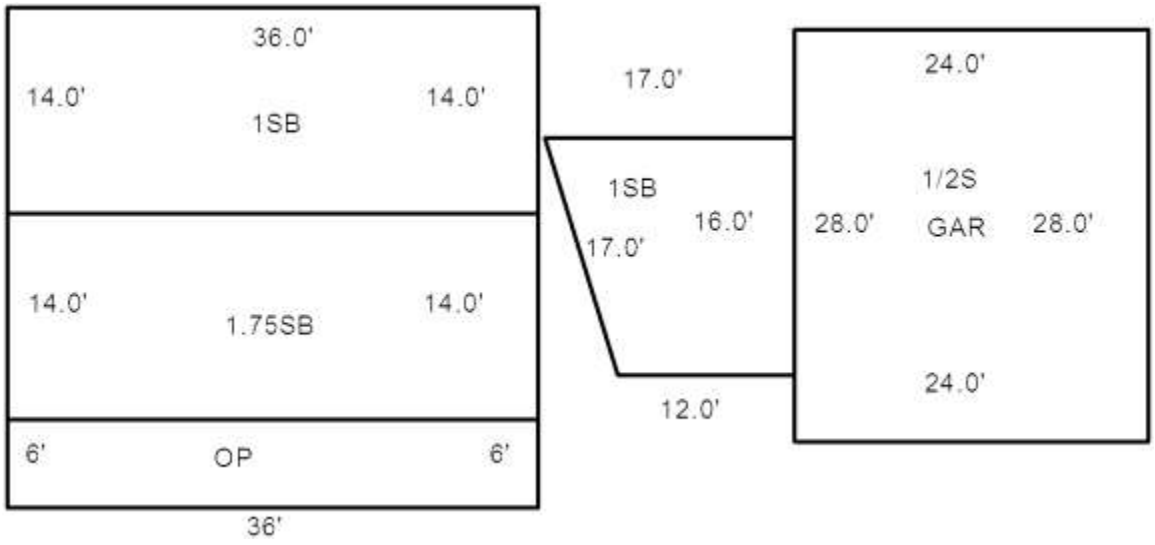
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	215,713

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	125%	231,891

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1998	504	B 90	62,306	Avg.	86%	100%	125%	66,979
Open Frame Porch	1998	288	B 90	14,240	Avg.	86%	100%	125%	15,308
1 Story/BSMT	1998	202	B 90	24,971	Avg.	86%	100%	125%	26,844
1.50 ST GARAGE..	1998	672	B 90	37,850	Avg.	86%	100%	125%	40,689
1,588 SFLA							Outbuilding Total		149,820

Accpt Land	305,200	Accepted Bldg	381,700	Total	686,900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24.0'
1/2S
28.0'
GAR
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24.0'

Map/Lot: 010-020A
Account: 2112 Card: 1 of 1 Location: 587 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Reference 1 B11601P228
Reference 2 LOT SIZE:5.7
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.70	Acres-Rear Land 1-10	1,710.00	3,198	100%		3,198
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.70					Land Total	110,703

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,805 Sqft	Grade B 100	Base	520,357
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,520
Fin. Basement Area	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt	23,166
Heating	100% HW BB	Cooling	0% Central	Heat	10,561
Rooms	10				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	2	Plumbing	37,752
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

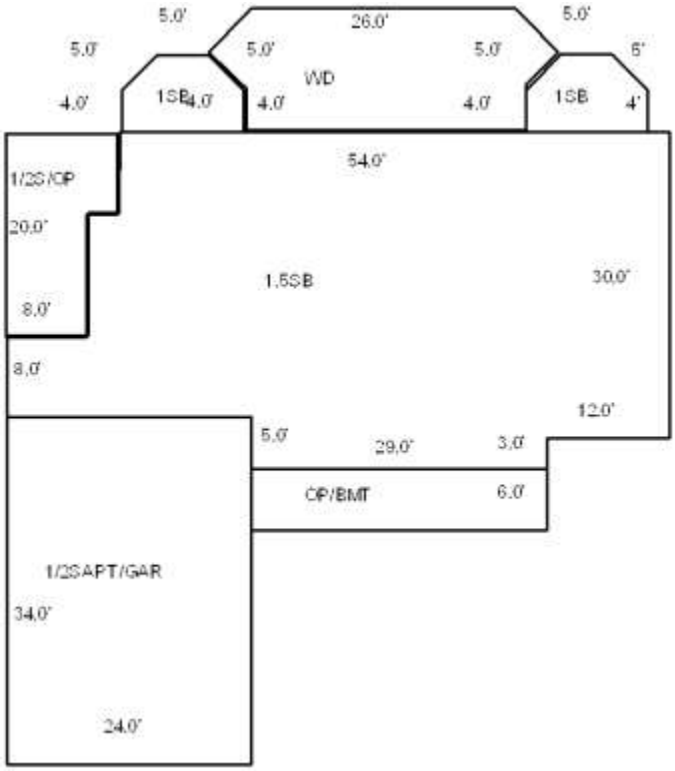
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	GOOD	GOOD	Average	Typical	595,356

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	486,406

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1/2 ST/OP	1998	184	B 100	13.105	Avg.	86%	100%	95%	10.706
1/2 APT/GAR	1998	816	B 100	99.631	Avg.	86%	100%	95%	81.399
BASEMENT.....	1998	174	B 100	5.667	Avg.	86%	100%	95%	4.630
Open Frame Porch	1998	174	B 100	9.559	Avg.	86%	100%	95%	7.810
1 Story/BSMT	1998	78	B 100	10.713	Avg.	86%	100%	95%	8.752
1.5 Story/BSMT	1998	78	B 100	15.001	Avg.	86%	100%	95%	12.256
Wood Deck	1998	352	B 100	5.734	Avg.	86%	100%	95%	4.684
Open Frame Porch	2003	160	B 100	8.791	Avg+	89%	100%	95%	7.433
Swimming Pool	1	1	C 100	12.100	Avg.	99%	100%	95%	11.380
Frame Shed	1998	160	C 100	2.504	Avg.	84%	100%	95%	1.998
3,403 SFLA							Outbuilding Total		151,048

Accpt Land 110,700 Accepted Bldg 637,500 Total 748,200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OP/BMT
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1/2SAPT/GAR
34.0'
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Name: DUBE, ROBERT M
DUBE, PATRICIA A
Map/Lot: 013-011
Account: 2113 Card: 1 of 1 Location: 20 OTTER COVE LANE

Neighborhood 33 OTTER COVE

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	10/07/2021
Sale Price	505,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	CORRECTIVE DEED B18824P19
Reference 2	LOT SIZE: .13
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Homesite (Fract)	210,000	201,888	100%		201,887
1.00	# -SITE IMPROVEMENT	12,500.00	13,750	100%		13,750
Total Acres 0.13					Land Total	215,637

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	972 Sqft	Grade C 110	Base	182,759
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,604
Fin. Basement Area	800 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,424
Heating	100% HW BB	Cooling	0% None	Heat	3,208
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

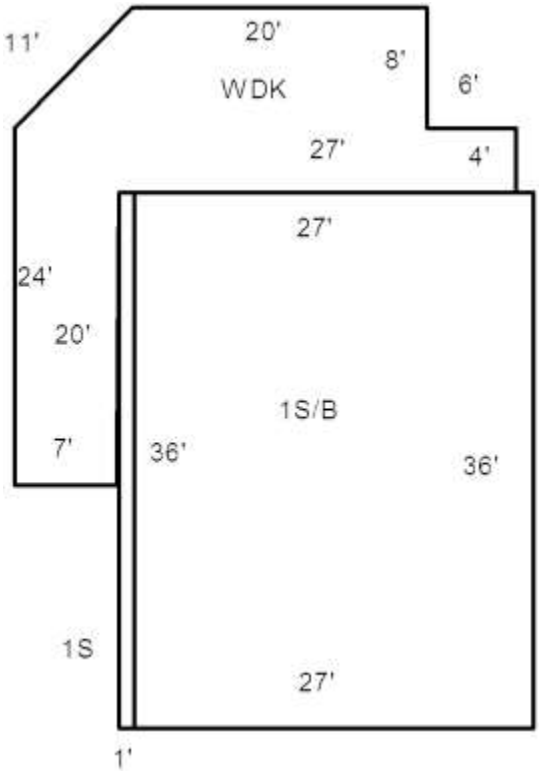
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	2020	TYPICAL	TYPICAL	Good	Typical	213,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	94%	100%	125%	251,106

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2005	36	C 110	3.627	Good	94%	100%	125%	4.261
Frame Shed	1950	108	C 110	1.859	Fair	55%	100%	125%	1.278
Wood Deck	2005	481	C 110	6.630	Good	94%	100%	125%	7.790
1,008 SFLA							Outbuilding Total		13,329

Accpt Land	215,600	Accepted Bldg	264,400	Total 480,000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7'
36'
36'
1S
27'
1'

Account: 2114 Card: 1 of 1 Map/Lot: 003-027A Location: 42 NOBLE WAY

Neighborhood 49 CIDER MILL

Zoning/Use RESIDENTIAL 2
Topography
Utilities Well & SepticSeptic
Street Paved

Reference 1 B17423P634
Reference 2 LOT SIZE: 19.63
Tran/Land/Bldg 101 1 11
X Coord Y..... 0
Exemption(s) Land Schedule 3

Sale Data

Sale Date	02/06/2017
Sale Price	78,000
Sale Type	Land Only
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
5.63	Acres-Rear Land 11-20	1,500.00	9,290	100%		9,290
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 19.63					Land Total	136,880

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,140 Sqft	Grade B 100	Base	339,387
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,223
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,669
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	24,024
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

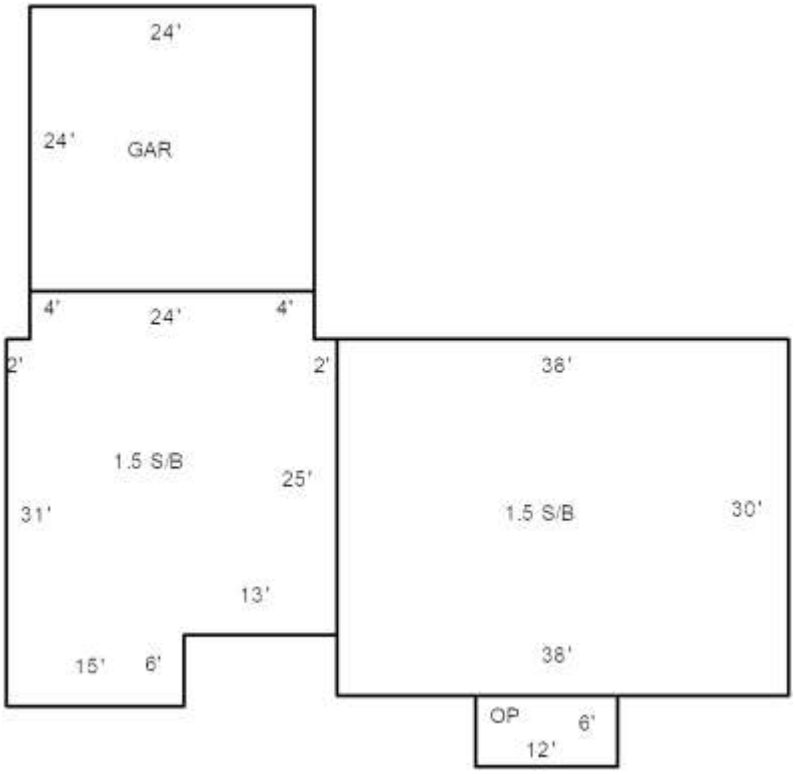
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	372,303

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	357,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2018	886	B 100	170.386	Avg.	96%	100%	100%	163.571
Frame Garage	2018	576	B 100	27.751	Avg.	96%	100%	100%	26.641
Open Frame Porch	2018	72	B 100	3.956	Avg.	96%	100%	100%	3.798
GAS FPL	2018	1	B 100	2.989	Avg.	96%	100%	100%	2.869
Frame Shed	2020	520	C 100	8.138	Avg.	97%	100%	100%	7.894
3,039 SFLA							Outbuilding Total		204,773

Accpt Land	136,900	Accepted Bldg	562,200	Total	699,100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Neighborhood 36 DIAMOND HILL ST

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B8756P0292
Reference 2 LOT SIZE:31
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
7.00	Acres-Rear 21+	665.00	5,121	100%		5,121
Total Acres 31.00				Land Total		126,211

Accpt Land 126,200 Accepted Bldg 0 Total 126,200

Name: PARKER, GEORGE S
PARKER, KIMBERLY S
Map/Lot: 003-109A
Account: 2116 Card: 1 of 1 Location: 113 GOV GOODWIN RD

Neighborhood 48	GOV GOODWIN
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/24/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B14134P522
Reference 2	LOT SIZE:10
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	75%	Topography	8,465
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	115,970

Dwelling Description

				Replacement Cost New	
Other	One Story	1,120 Sqft	Grade D 100	Base	119,198
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,240
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

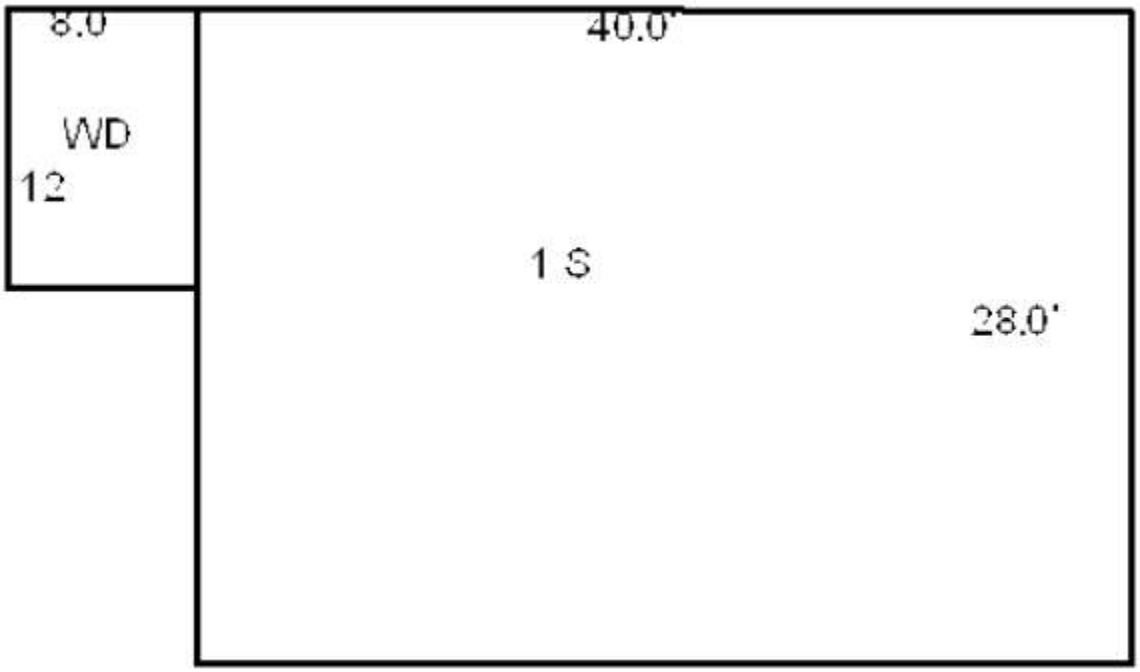
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1987	0	TYPICAL	TYPICAL	Fair	Typical	128,446

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	100%	100%	95%	122,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1987	96	D 100	962	Fair	100%	100%	95%	914
Frame Shed	1996	288	C 100	4.507	Fair	76%	100%	95%	3.254
1 ST BARN.....	1996	960	D 100	25.014	Fair	76%	100%	95%	18.060
Frame Shed	1970	140	C 100	2.191	Fair	57%	100%	95%	1.187
1,120 SFLA							Outbuilding Total		23,415

Accpt Land	116,000	Accepted Bldg	145,400	Total	261,400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Name: ARMSTRONG, SHEA J
ARMSTRONG, VICTORIA L
Map/Lot: 004-022-02
Account: 2117 Card: 1 of 1 Location: 222 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	12/26/2018
Sale Price	265,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17872P578
Reference 2	LOT SIZE:0.83
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.83	Acres-Homesite (Fract)	74,130.00	80,038	100%		80,038
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.83					Land Total	91,588

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	448 Sqft	Grade C 100	Base	154,092
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,352
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

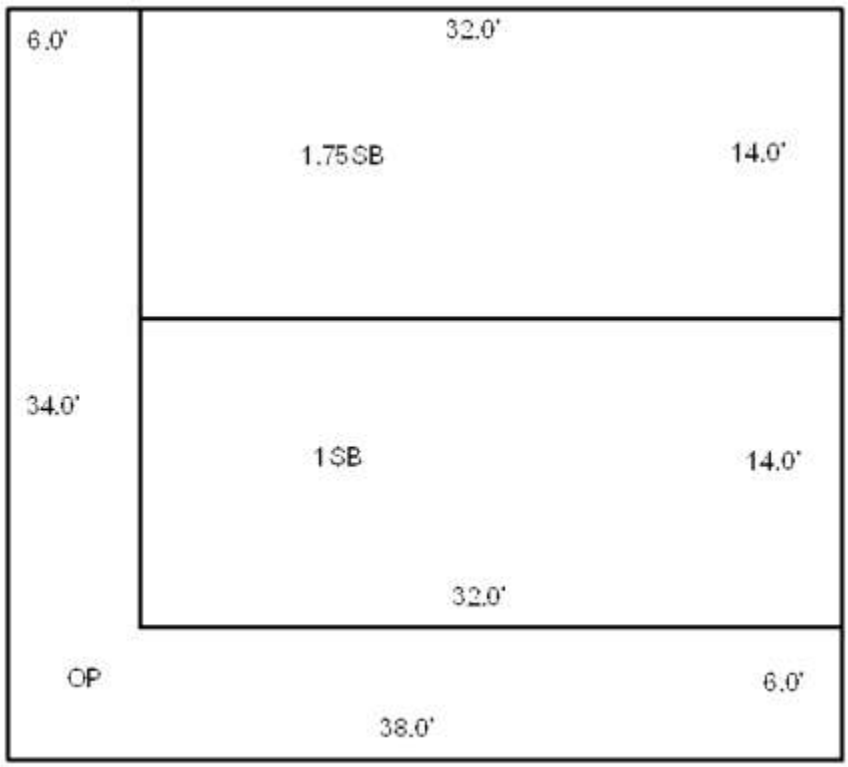
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	TYPICAL	Average	Typical	165,836

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	105%	151,491

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2000	448	C 100	47.336	Avg.	87%	100%	105%	43.241
Open Frame Porch	2000	396	C 100	16.735	Avg.	87%	100%	105%	15.287
Frame Garage	2000	768	C 100	28.261	Avg.	87%	100%	105%	25.816
1,232 SFLA							Outbuilding Total		84,344

Accpt Land	91,600	Accepted Bldg	235,800	Total	327,400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Name: GARAFOLO-PLACHOWICZ, GINA
PLACHOWICZ, CHRISTOPHER J
Map/Lot: 009-024B
Account: 2119 Card: 1 of 1 Location: 86 DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	04/13/2015
Sale Price	249,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16999P923
Reference 2	LOT SIZE:19
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
10.00	Acres-Rear Land 1-10	1,350.00	14,850	100%		14,850
5.00	Acres-Rear Land 11-20	750.00	4,125	100%		4,125
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 19.00					Land Total	103,847

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,128 Sqft	Grade C 100	Base	320,621
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	3,192
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,320
Rooms	6	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

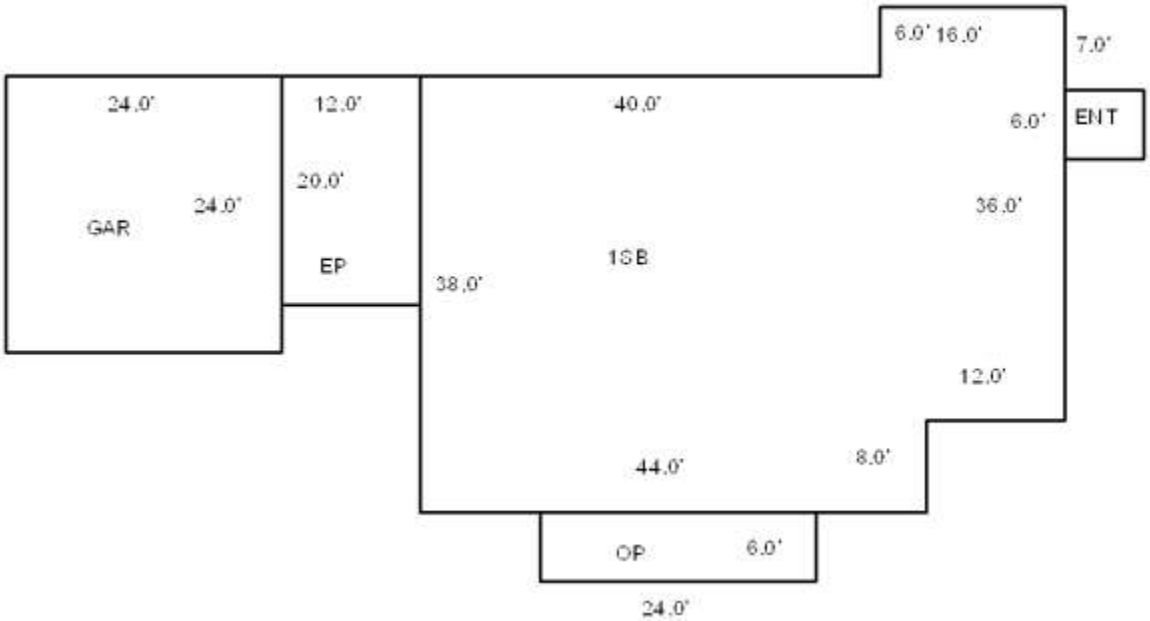
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	GOOD	GOOD	Average	Typical	338,653

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	273,462

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	1997	240	C 100	19.123	Avg.	85%	100%	95%	15,442
Frame Garage	1997	576	C 100	21,347	Avg.	85%	100%	95%	17,238
Open Frame Porch	1997	144	C 100	6,085	Avg.	85%	100%	95%	4,913
BSMT ENTRY.....	1997	42	C 100	657	Avg.	85%	100%	95%	530
Frame Garage	1997	1536	C 100	55,916	Avg.	85%	100%	95%	45,153
2,128 SFLA							Outbuilding Total		83,276

Accpt Land	103,800	Accepted Bldg	356,700	Total	460,500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Map/Lot: 001-058A
Account: 2120 Card: 1 of 1 Location: 170 BUFFUM RD

Neighborhood 4 BUFFUM RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B8567P0125
Reference 2 LOT SIZE:21.6
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
7.60	Acres-Rear Land 11-20	1,425.00	11,913	100%		11,913
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 21.60					Land Total	146,235

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 100	Base	172,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

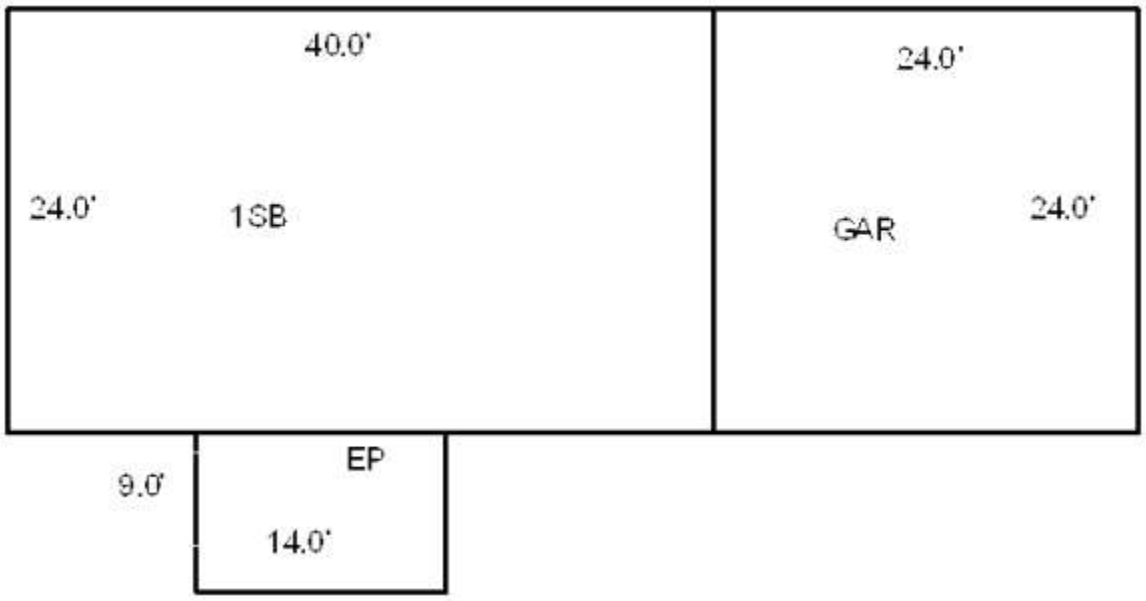
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1971	0	TYPICAL	TYPICAL	Average	Typical	177,655

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	72%	100%	95%	121,516

Outbuildings/Additions/Improvements

Description		Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage		1971	576	C 100	21.347	Avg.	72%	100%	95%	14,602
Encl Frame Porch		1971	126	C 100	10.040	Avg.	72%	100%	95%	6,868
WOOD DECK		1971	144	C 100	1.804	Avg.	69%	100%	95%	1,183
Jacuzzi	#	1	0	C 100	3.300	Avg.	67%	100%	95%	2,100
960 SFLA								Outbuilding Total		24,753

Accpt Land 146,200 Accepted Bldg 146,300 Total 292,500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Name: ROUSSEAU, WILLIAM J
ROUSSEAU, SANDRA A
Map/Lot: 006-090-01
Account: 2121 Card: 1 of 1 Location: 170 MORRELLS MILL RD

Neighborhood 77	MORRELLS MILL/BB POND
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/27/2000
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	LOT SIZE:2.4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.40	Acres-Homesite (Fract)	76,500.00	91,849	100%		91,849
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 2.40					Land Total	108,349

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 110	Base	256,566
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,459
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,105
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

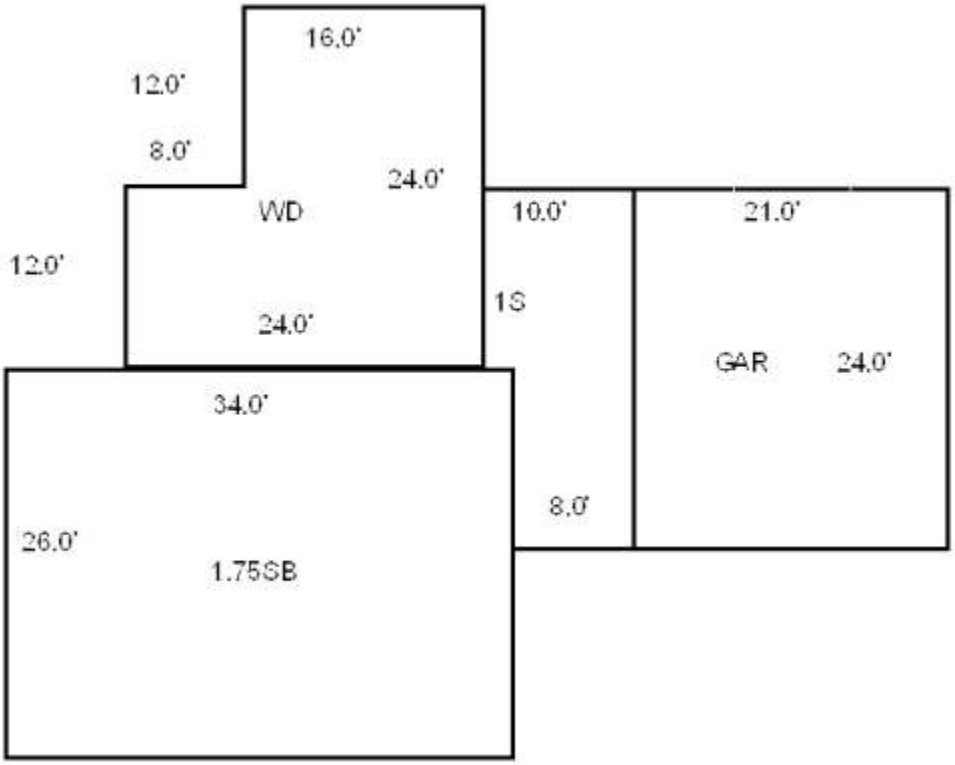
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Average	Typical	271,842

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	100%	233,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1998	480	C 110	6.615	Avg.	86%	100%	100%	5.689
ONE STORY FRAME	1998	216	C 110	21.759	Avg.	86%	100%	100%	18.713
Frame Garage	1998	504	C 110	20.629	Avg.	86%	100%	100%	17.741
SHOP	2001	880	C 100	19.360	Avg.	86%	100%	100%	16.650
1,763 SFLA							Outbuilding Total		58,793

Accpt Land	108,300	Accepted Bldg	292,600	Total	400,900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Account: 2122 Card: 1 of 1 Map/Lot: 018-002 Location: LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Reference 1 B16822P41
Reference 2
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	05/19/2014
Sale Price	84,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%	Access	93,668
0.59	Acres-Rear Land 1-10	3,045.00	1,976	25%	Wetland	494
Total Acres 4.59					Land Total	94,162

Accpt Land 94,200 Accepted Bldg 0 Total 94,200

Neighborhood 31 WEST 5TH ST AREA

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B12521P39
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	72,675.00	89,226	100%		89,226
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
1.00	Acres-Wasteland	47.50	52	100%		52
Total Acres 4.00					Land Total	104,953

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	488 Sqft	Grade C 100	Base	161,354
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,562
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

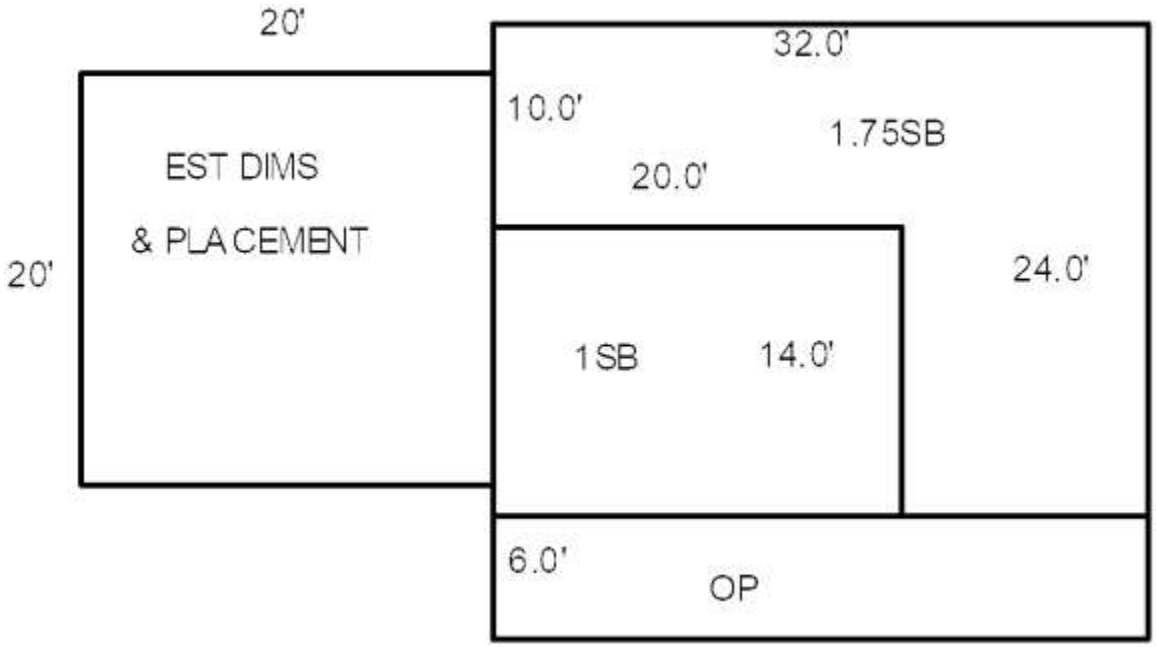
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1996	0	TYPICAL	TYPICAL	Average	Typical	172,568

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	85%	100%	95%	139,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1996	280	C 100	29.585	Avg.	85%	100%	95%	23,890
Open Frame Porch	1996	192	C 100	8.114	Avg.	85%	100%	95%	6,552
Wood Deck	1996	24	C 100	301	Avg.	85%	100%	95%	243
ONE STORY FRAME	2022	400	C 100	36.632	Avg.	85%	100%	95%	29,580
1,534 SFLA							Outbuilding Total		60,265

Accpt Land 105,000 Accepted Bldg 199,600 Total 304,600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& PLACEMENT
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OP

Account: 2125 Card: 1 of 1 Map/Lot: 005-034-8 Location: 854 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B11446P102
Reference 2	LOT SIZE:13.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.70	Acres-Rear Land 1-10	1,710.00	18,246	100%		18,246
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 13.70					Land Total	125,751

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 110	Base	271,187
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,178
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy	SFLA	1,872	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	291,372

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	240,819

Accpt Land	125,800	Accepted Bldg	240,800	Total	366,600

36.0'
2SB
26.0'

Name: SHUTE, WILLIAM N TRUSTEE REV TRUST
SHUTE, JAE RAN TRUSTEE, REV TRUST
Map/Lot: 016-011
Account: 2126 Card: 1 of 1 Location: HIGH ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B18110P220
Reference 2	LOT SIZE:1.7 REAR
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	10/10/2019
Sale Price	3,400
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.70	Acres-Rear Land 1-10	2,280.00	4,264	90%		3,837
Total Acres 1.70				Land Total		3,837

Accpt Land	3,800	Accepted Bldg	0	Total	3,800

Map/Lot: 003-061A
Account: 2127 Card: 1 of 1 Location: OLD GOODWIN RD

Neighborhood 99 LANDLOCKED

Zoning/Use RESIDENTIAL 2
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B10075P0194
Reference 2 LOT SIZE:2.05
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.05	Acres-Rear Land 1-10	2,400.00	5,412	100%		5,412
Total Acres 2.05					Land Total	5,412

Accpt Land 5,400 Accepted Bldg 0 Total 5,400

Map/Lot: 003-062A
Account: 2128 Card: 1 of 1 Location: GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B10075P0194
Reference 2 LOT SIZE:1.1
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Homesite (Fract)	72,675.00	80,708	100%		80,708
Total Acres 1.10				Land Total		80,708

Accpt Land 80,700 Accepted Bldg 0 Total 80,700

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	Well & SepticSeptic
Street	Paved
PERMIT STATUS	OPEN PERMITS
Reference 1	B17855P124
Reference 2	LOT SIZE: 1
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Sale Data

Sale Date	11/30/2018
Sale Price	359,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.00					Land Total	93,093

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 90	Base	303,979
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,769
Fin. Basement Area	952 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,022
Heating	100% HW BB	Cooling	0% None	Heat	7,076
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

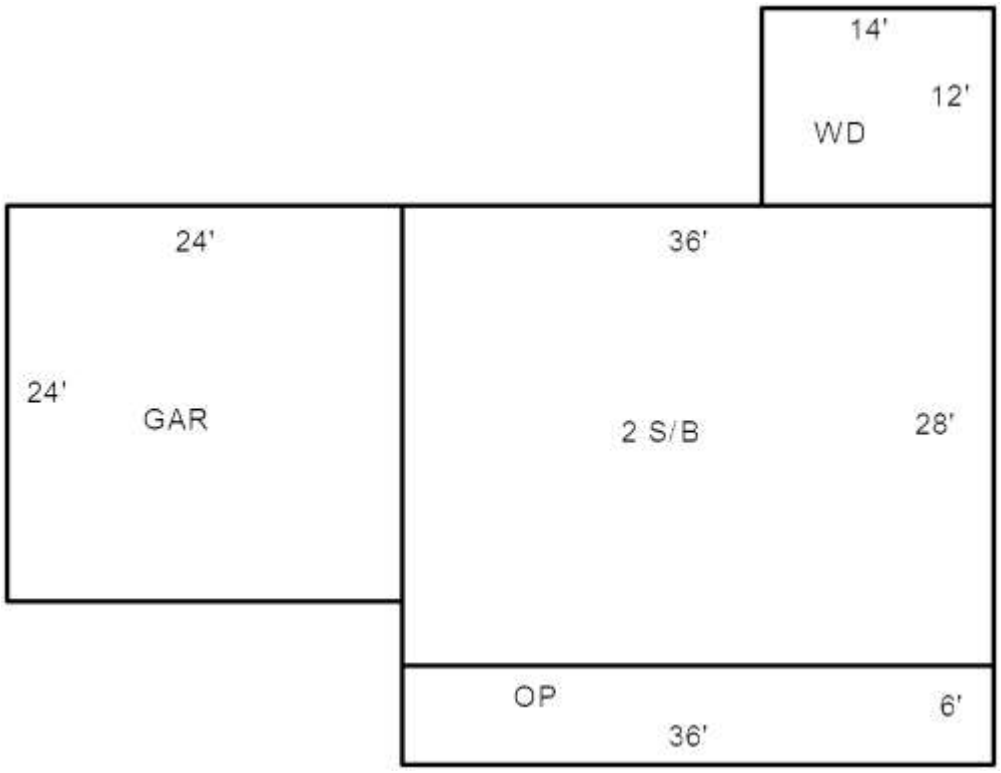
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	344,290

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	105%	347,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2018	576	B 90	24.976	Avg.	96%	100%	105%	25.176
Open Frame Porch	2018	216	B 90	10.679	Avg.	96%	100%	105%	10.765
Wood Deck	2018	168	B 90	2.462	Avg.	96%	100%	105%	2.482
Frame Shed	2018	120	B 90	2.197	Avg.	96%	100%	105%	2.214
2,016 SFLA							Outbuilding Total		40,637

Accpt Land	93,100	Accepted Bldg	387,700	Total	480,800


14'
12'
WD
24'
36'
24'
GAR
2 S/B
28'
OP
6'
36'

Neighborhood 51 DEERFIELD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Pub Wtr & Septic
Street No Street

Reference 1 B12121P184
Reference 2 LOT SIZE:5.05
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	84,150.00	106,329	90%		95,696
1.05	Acres-Rear Land 1-10	1,980.00	2,287	100%		2,287
1.00	# -SITE IMPROVEMENT	16,500.00	18,150	100%		18,150
Total Acres 5.05					Land Total	116,133

Dwelling Description

				Replacement Cost New	
Condo	Two Story	964 Sqft	Grade B 100	Base	278,125
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,880
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,519
Rooms	8				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

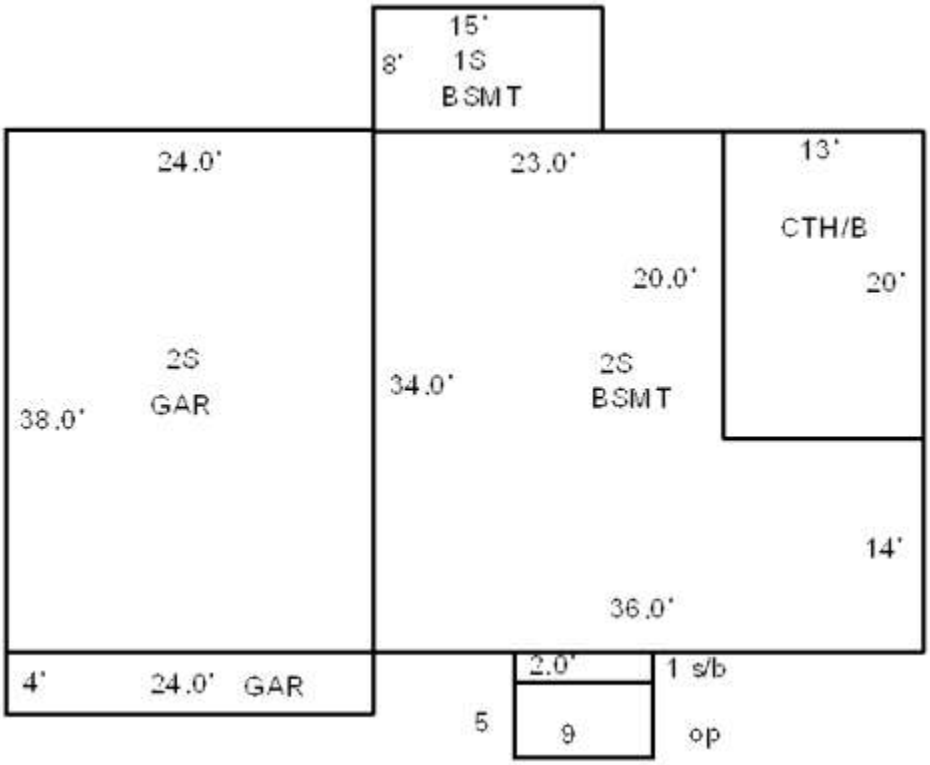
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	308,116

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	260,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	45	B 100	2.473	Avg.	89%	100%	95%	2.091
1 STORY/BSMT	2005	18	B 100	2.473	Avg.	89%	100%	95%	2.091
1 Story/BSMT	2005	120	B 100	16.483	Avg.	89%	100%	95%	13.936
1S AD/GAR.....	2005	816	B 100	112.085	Avg.	89%	100%	95%	94.768
1 ST CATH/BSMT	2005	260	B 100	40.522	Avg.	89%	100%	95%	34.262
ONE STORY FRAME	2005	40	B 100	4.762	Avg.	89%	100%	95%	4.026
Frame Garage	2005	96	B 100	5.281	Avg.	89%	100%	95%	4.465
Wood Deck	2005	308	B 100	5.017	Avg.	89%	100%	95%	4.242
3,182 SFLA							Outbuilding Total		159,881

Accpt Land 116,100 Accepted Bldg 420,400 Total 536,500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8'
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BSMT
24.0'
23.0'
13'
CTH/B
20.0'
20'
2S
GAR
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34.0'
2S
BSMT
14'
36.0'
4'
24.0'
GAR
2.0'
1 s/b
5
9
op

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/21/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	
Reference 2	LOT SIZE:10.8
Tran/Land/Bldg	101 1 11
X.....	corr Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
6.80	Acres-Rear Land 1-10	2,400.00	17,952	100%		17,952
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 10.80					Land Total	119,142

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	528 Sqft	Grade C 100	Base	112,410
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	792
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	1,584
Rooms	3	HEARTHS		HEARTHS	800
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

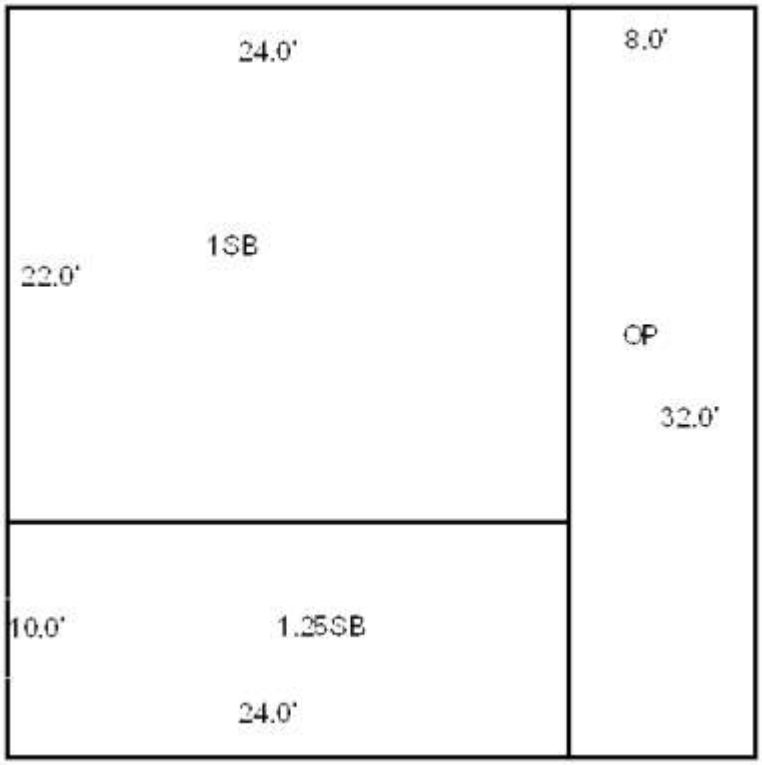
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	115,586

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	100%	100,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 S/B	2001	240	C 100	26,503	Avg.	87%	100%	100%	23,058
Open Frame Porch	2001	256	C 100	10,819	Avg.	87%	100%	100%	9,413
828 SFLA							Outbuilding Total		32,471

Accpt Land	119,100	Accepted Bldg	133,000	Total	252,100


24.0'
8.0'
1SB
22.0'
OP
32.0'
10.0'
1.25SB
24.0'

Name: STEVES, NATHAN J
STEVES, ALYSSA T
Map/Lot: 006-041A
Account: 2132 Card: 1 of 1 Location: 194 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Below Street
Utilities	Well & Septic
Street	No Street
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17664P38
Reference 2	LOT SIZE: 4.5
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 2020
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	10/18/2021
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
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.50	Acres-Rear Land 1-10	1,710.00	941	100%		941
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.50					Land Total	108,446

Dwelling Description

				Replacement Cost New	
Ranch	One Story	960 Sqft	Grade C 110	Base	189,788
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,584
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

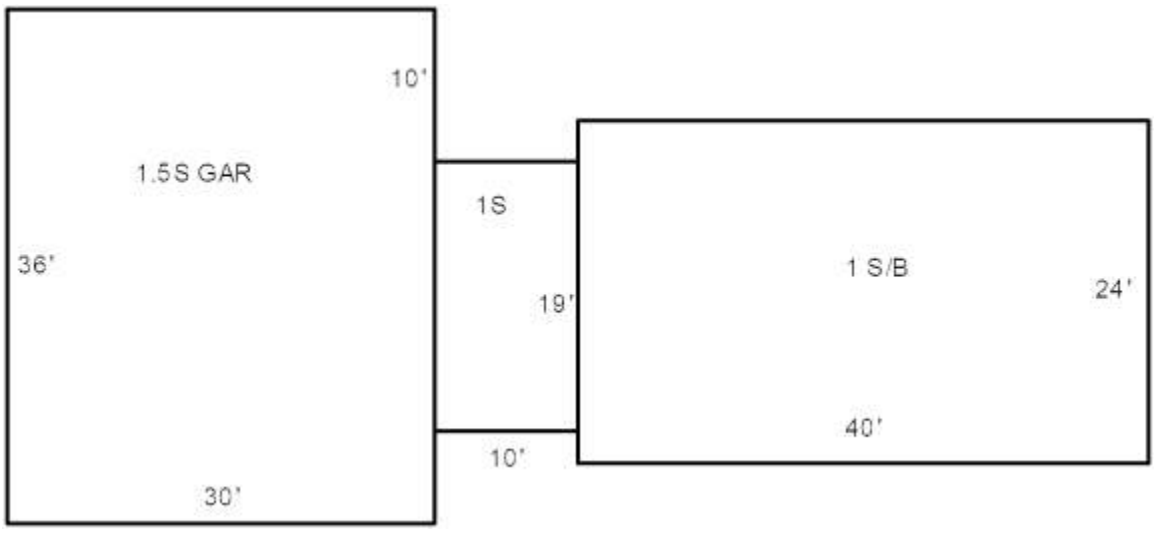
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	194,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	177,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CATH XTRA FEATURE	2019	336	C 110	5.259	Avg.	96%	100%	95%	4.797
ONE STORY FRAME	2022	190	C 110	19.140	Avg.	96%	100%	95%	17.455
1.50 ST GARAGE..	2022	1080	C 110	56.585	Avg.	96%	100%	95%	51.606
Patio	2021	350	C 110	2.410	Avg.	96%	100%	95%	2.198
1,150 SFLA							Outbuilding Total		76,056

Accpt Land 108,400 Accepted Bldg 253,500 Total 361,900


10'
1.5S GAR
36'
30'
1S
19'
10'
1 S/B
24'
40'

Map/Lot: 008-087
Account: 2133 Card: 1 of 1 Location: 586 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography LevelRolling
Utilities SepticWell & Septic
Street Paved

Reference 1
Reference 2 LOT SIZE: 1
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	09/06/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

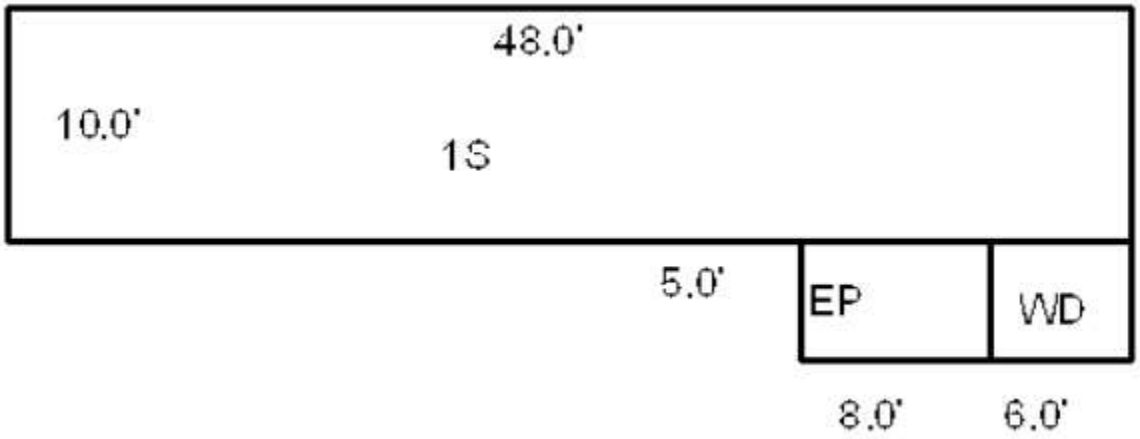
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 1.00					Land Total	100,650

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
10 Mobile Home	1960	10X48	D 100	10,806	Avg.	40%	100%	100%	4,322
Wood Deck	1960	30	D 100	301	Avg.	67%	100%	100%	202
MH ENC. PORCH...	1960	40	D 100	828	Avg-	60%	100%	100%	497
480 SFLA							Outbuilding Total		5,021

Accpt Land 100,700 Accepted Bldg 5,000 Total 105,700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WD
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6.0'

Account: 2135 Card: 1 of 1 Map/Lot: 001-038-1 Location: 447 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B14484P390
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	06/01/2005
Sale Price	210,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	78,185.00	89,562	100%		89,562
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.50					Land Total	100,012

Dwelling Description / Replacement Cost New

Ranch	One Story	1,176 Sqft	Grade C 100	Base	199,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,764
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,528
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

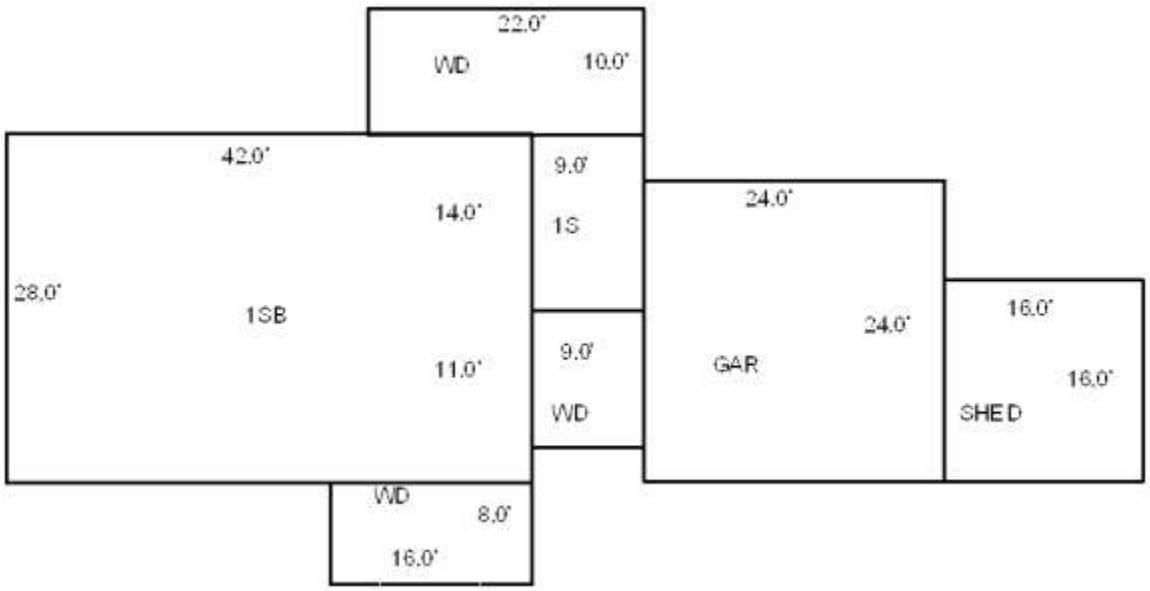
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1993	0	TYPICAL	TYPICAL	Average	Typical	206,012

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	83%	100%	95%	162,440

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1993	126	C 100	11.539	Avg.	83%	100%	95%	9.098
Wood Deck	1993	99	C 100	1.240	Avg.	83%	100%	95%	978
Frame Garage	1993	576	C 100	21.347	Avg.	83%	100%	95%	16.832
Frame Shed	1993	256	C 100	4.006	Avg.	83%	100%	95%	3.159
WOOD DECK	1993	220	C 100	2.757	Avg.	83%	100%	95%	2.174
Wood Deck	1993	128	C 100	1.604	Avg.	83%	100%	95%	1.264
1,302 SFLA							Outbuilding Total		33,505

Accpt Land	100,000	Accepted Bldg	195,900	Total	295,900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1S
24.0'
28.0'
1SB
11.0'
9.0'
WD
24.0'
GAR
16.0'
16.0'
SHED
WD
8.0'
16.0'

Map/Lot: 003-051-1
Account: 2136 Card: 1 of 1 Location: 366 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 RTODD b18993p651
Reference 2 LOT SIZE:24
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 24.00					Land Total	136,765

Dwelling Description — Replacement Cost New

Log Home	One & 3/4 Story	1,064 Sqft	Grade B 100	Base	329,231
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,262
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

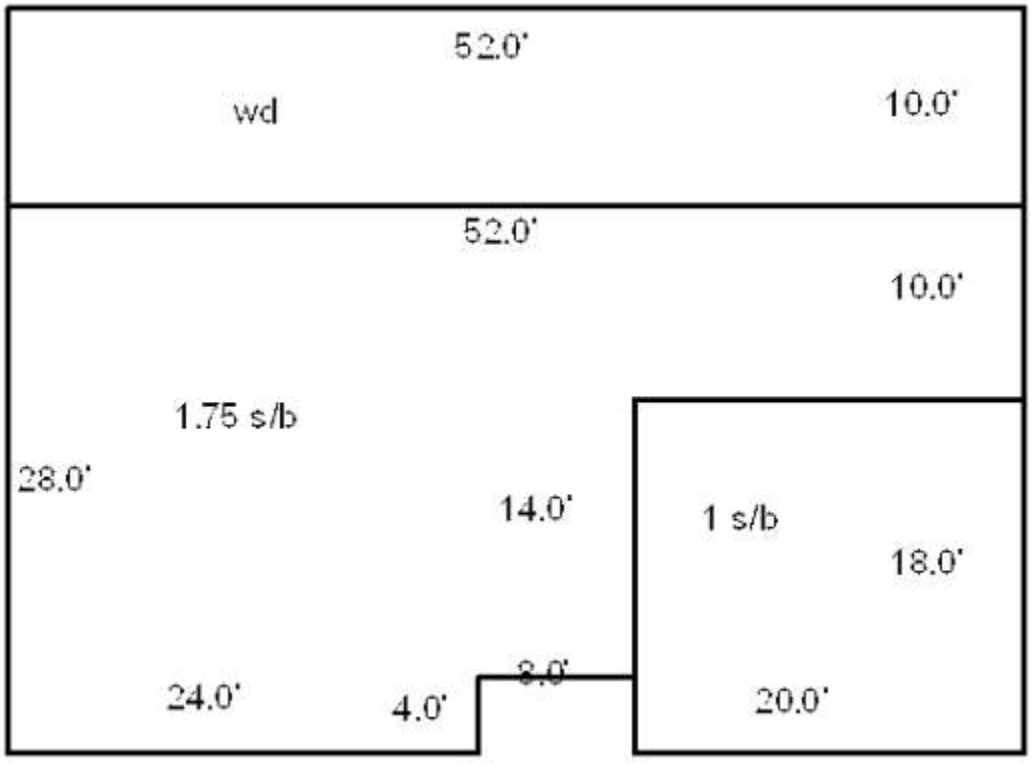
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	GOOD	TYPICAL	Average	Typical	354,337

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	289,493

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	1999	360	B 100	49.449	Avg.	86%	100%	95%	40,400
Wood Deck	1999	520	B 100	8.471	Avg.	86%	100%	95%	6,921
Frame Garage	1999	1088	B 100	51.719	Avg+	88%	0%	95%	0
2,222 SFLA							Outbuilding Total		47,321

Accpt Land 136,800 Accepted Bldg 336,800 Total 473,600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1.75 s/b
28.0'
14.0'
1 s/b
18.0'
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4.0'
20.0'

Name: BARON, JEREMY
BARON, HOLLY A
Map/Lot: 008-067-1
Account: 2137 Card: 1 of 1 Location: 863 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/31/2018
Sale Price	370,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17834P168
Reference 2	LOT SIZE:5.29
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.29	Acres-Rear Land 1-10	1,710.00	2,426	100%		2,426
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.29					Land Total	109,931

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade B 100	Base	402,974
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,340
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,360
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

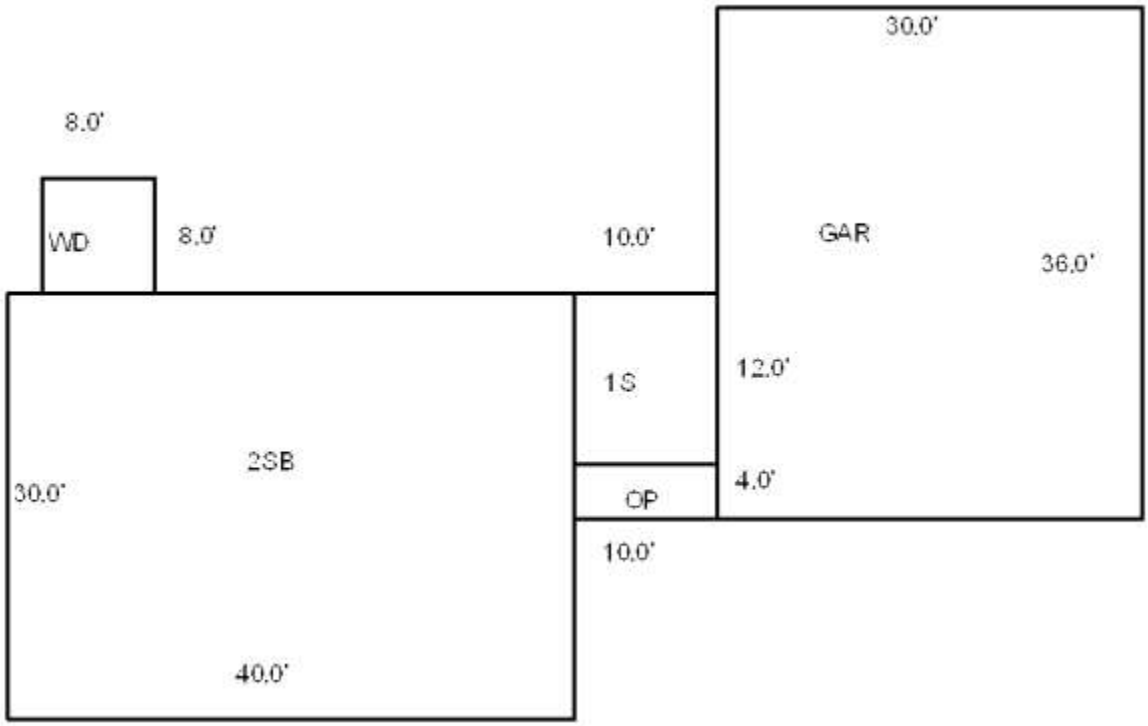
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Above Average	Typical	440,739

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	376,832

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	64	B 100	1.043	Avg+	90%	100%	95%	892
ONE STORY FRAME	2000	120	B 100	14.287	Avg+	90%	100%	95%	12.215
Open Frame Porch	2000	40	B 100	2.197	Avg+	90%	100%	95%	1.878
Frame Garage	2000	1080	B 100	51.345	Avg+	90%	100%	95%	43.900
Frame Garage	2000	720	B 100	34.492	Avg+	90%	100%	95%	29.491
2,520 SFLA							Outbuilding Total		88,376

Accpt Land 109,900 Accepted Bldg 465,200 Total 575,100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WD
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GAR
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1S
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2SB
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OP
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10.0'
40.0'

Name: POWELL, KENNETH C JR
POWELL, ROBERTA M
Map/Lot: 001-051-3
Account: 2138 Card: 1 of 1 Location: 175 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/02/1998
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B9066P0239
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 4.00					Land Total	90,530

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	784 Sqft	Grade C 110	Base	236,597
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,294
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,528
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

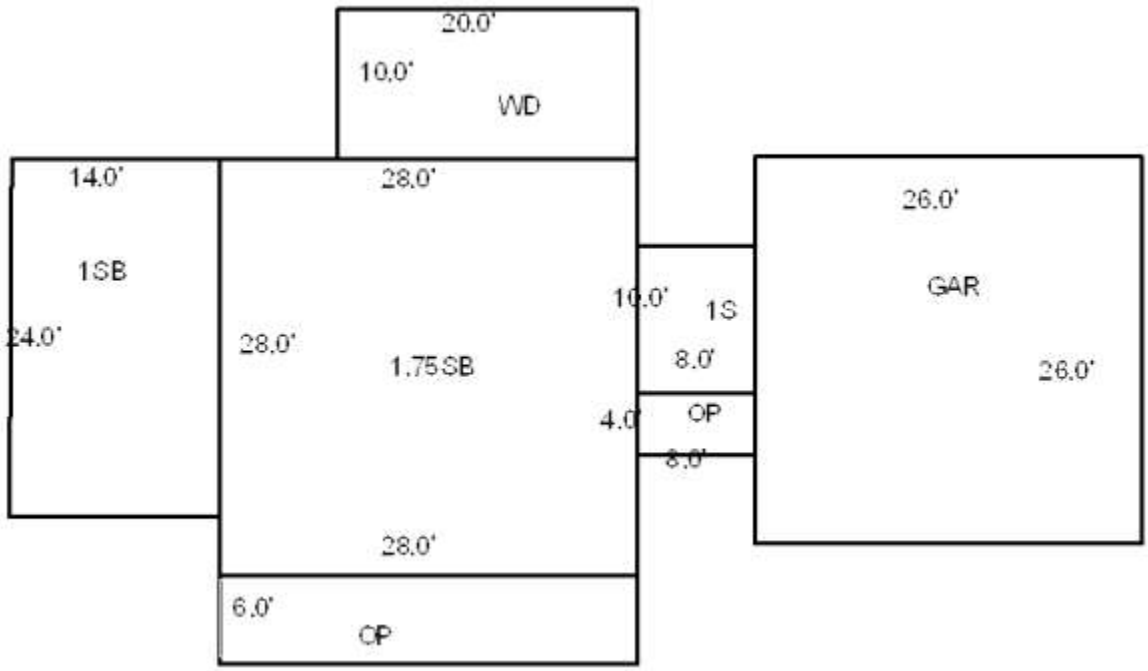
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	259,843

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	212,292

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	1999	336	C 110	33.848	Avg.	86%	100%	95%	27.654
1 STORY	1999	80	C 110	8.059	Avg.	86%	100%	95%	6.584
Frame Garage	1999	676	C 110	27.443	Avg.	86%	100%	95%	22.421
Open Frame Porch	1999	32	C 110	1.487	Avg.	86%	100%	95%	1.215
OPEN PORCH	1999	168	C 110	7.943	Avg.	86%	100%	95%	6.489
Wood Deck	1999	200	C 110	2.757	Avg.	86%	100%	95%	2.252
1.25 ST BARN....	1999	816	C 100	32.117	Avg-	81%	100%	95%	24.714
Frame Garage	1999	900	C 100	33.014	Avg-	81%	100%	95%	25.404
1,788 SFLA							Outbuilding Total		116,733

Accpt Land	90,500	Accepted Bldg	329,000	Total	419,500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OP
8.0'
28.0'
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OP

Map/Lot: 004-004-2
Account: 2139 Card: 1 of 1 Location: 264 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Reference 1 B0000P0000
Reference 2 LOT SIZE:18.25
Tran/Land/Bldg 900 12 77
X..... EX Y..... 0
Exemption(s) 3 0 0 Land Schedule 4

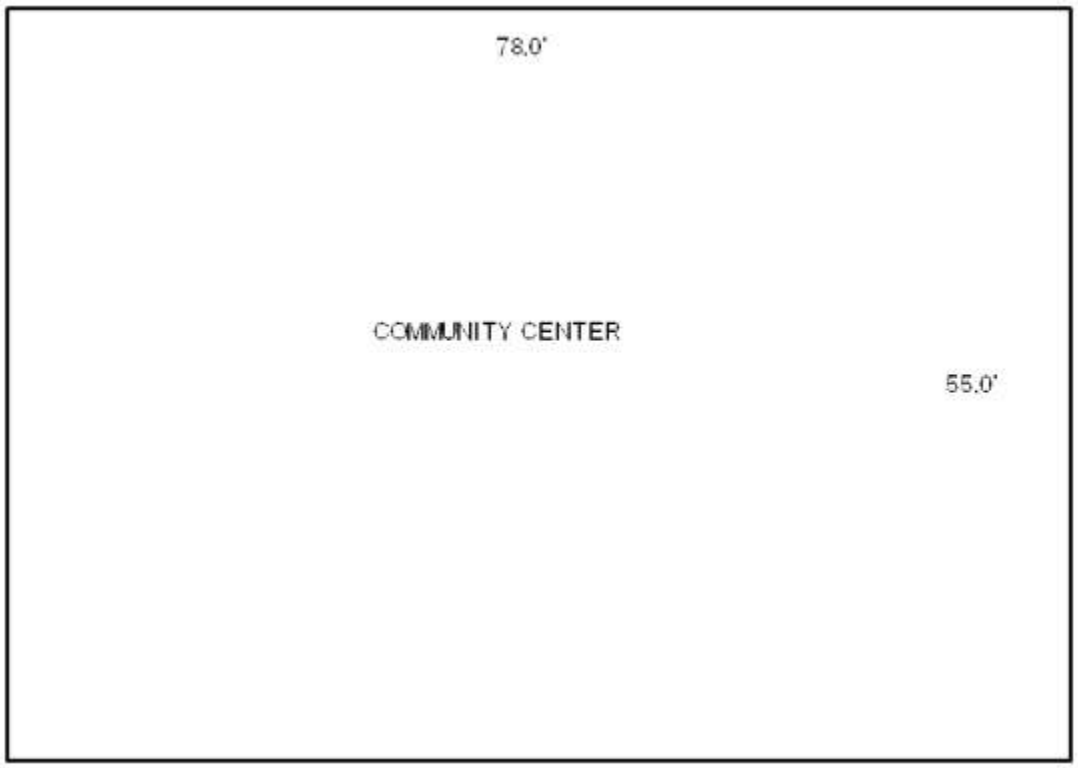
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
4.25	Acres-Rear Land 11-20	1,260.00	5,891	100%		5,890
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 18.25					Land Total	144,603

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
COMMUNITY CENTER	1999	4290	D 100	746.153	Avg.	85%	100%	105%	665,942
								Outbuilding Total	665,942

Accpt Land 144,600 Accepted Bldg 665,900 Total 810,500


78.0'
COMMUNITY CENTER
55.0'

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B9308P0182
Reference 2	LOT SIZE: 4.52
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.52	Acres-Homesite (Fract)	76,500.00	91,299	100%		91,299
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 4.52					Land Total	102,299

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	748 Sqft	Grade D 110	Base	186,440
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Dry Full Bmt	Basement	823
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	50% Forced Warm	Cooling	0% None	Heat	329
Rooms	5	HEARTHS		HEARTHS	704
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

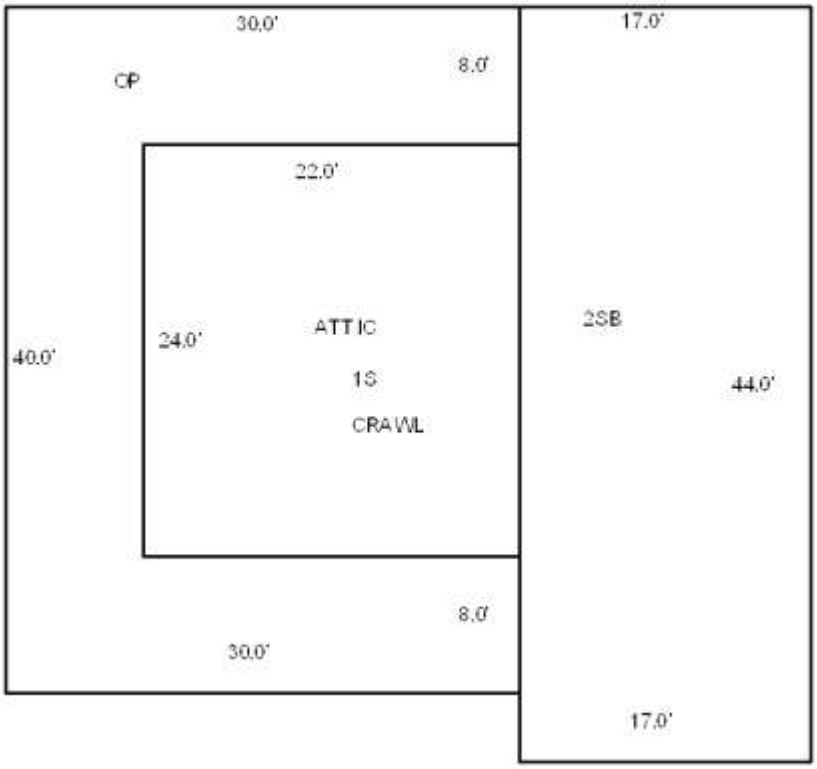
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	199,912

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	100%	175,923

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2003	672	D 110	24.991	Avg.	88%	100%	100%	21.992
ONE STORY FRAME	2003	528	C 100	48.354	Avg.	87%	100%	100%	42.068
Frame Shed	2005	120	C 100	1.878	Avg.	88%	100%	100%	1.653
Unfinished Attic	2003	528	D 110	2.908	Avg.	88%	100%	100%	2.559
Barn	2015	480	D 100	12.991	Avg.	94%	100%	100%	12.212
2,024 SFLA							Outbuilding Total		80,484

Accpt Land	102,300	Accepted Bldg	256,400	Total	358,700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OP
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ATTIC
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2SB
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1S
44.0'
CRAWL
8.0'
30.0'
17.0'

Account: 2141 Card: 1 of 1 Map/Lot: 009-038-1 Location: 65 ABBOTT RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Gravel

Reference 1
Reference 2 LOT SIZE: 4.41
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.41	Acres-Homesite (Fract)	57,375.00	73,208	100%		73,208
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 4.41					Land Total	85,583

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	900 Sqft, Grade C	Basement Gar	None	Fin Bsmt	17,820
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

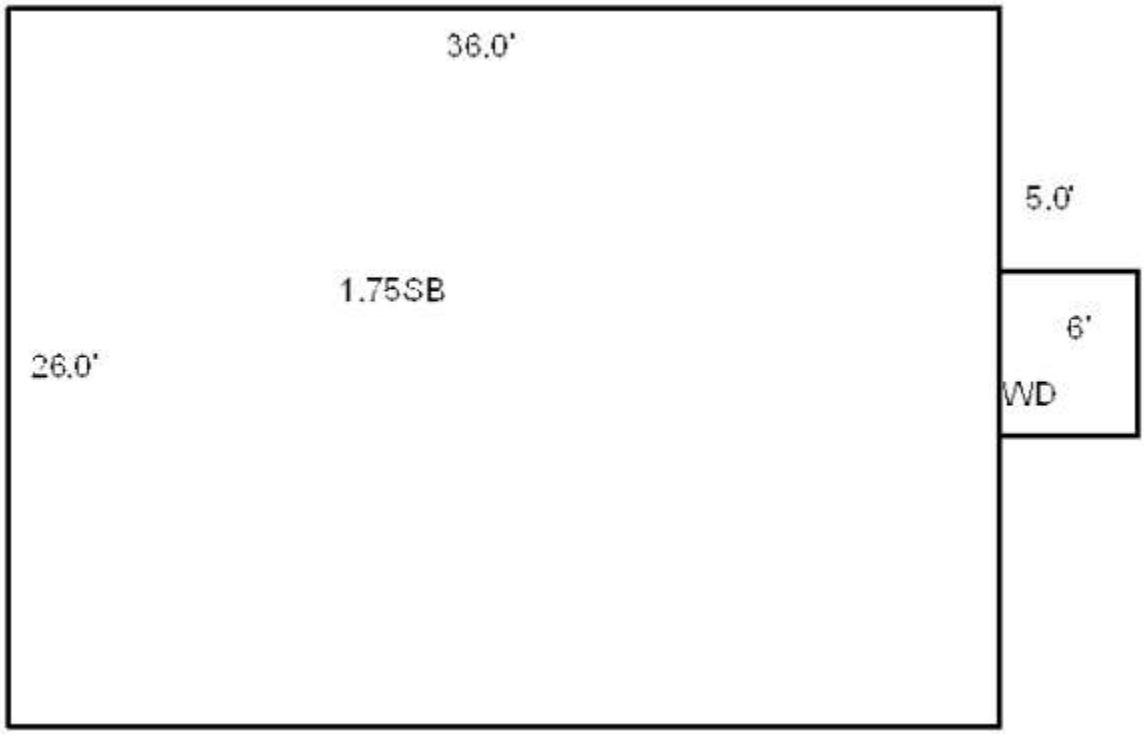
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	280,019

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	234,096

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2002	30	C 100	376	Avg.	88%	100%	95%	314
1.25 ST BARN....	2002	720	D 100	22.808	Avg.	87%	100%	95%	18.851
1 ST BARN.....	2002	336	D 100	9.384	Avg.	87%	100%	95%	7.756
Frame Shed	2002	250	D 100	3.130	Avg-	83%	50%	95%	1.234
1,638 SFLA							Outbuilding Total		28,155

Accpt Land	85,600	Accepted Bldg	262,300	Total	347,900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5.0'
1.75SB
6'
26.0'
WD

Name: HODURSKI, JEANNE W.,TRUSTEE
JEANNE W. HODURSKY, REVOCABLE TRUST
Map/Lot: 018-002-2
Account: 2142 Card: 1 of 1 Location: 30 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Sale Data

Sale Date	10/21/2016
Sale Price	156,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B17351P887
Reference 2 LOT SIZE:0.5
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

				Replacement Cost New	
Other	One Story	1,456 Sqft	Grade D 100	Base	145,533
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Wet Full Bmt	Basement	1,456
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,912
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1997	0	TYPICAL	TYPICAL	Average	Typical	156,237

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	85%	97%	105%	135,258

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	1997	240	C 100	3.756	Avg.	84%	100%	105%	3.313
1,456 SFLA							Outbuilding Total		3,313

Accpt Land 87,600 Accepted Bldg 138,600 Total 226,200

52.0'
27.0'
1SB

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9951P0170
Reference 2 LOT SIZE:10
Tran/Land/Bldg 31 1 11
X..... FIRE Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
6.00	Acres-Rear Land 1-10	2,280.00	15,048	100%		15,048
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 10.00					Land Total	124,290

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
AV POLE SHED....	2013	3600	D 100	36.086	Avg.	93%	90%	95%	28.694
								Outbuilding Total	28,694

Accpt Land 124,300 Accepted Bldg 28,700 Total 153,000

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B9575P0102
Reference 2	LOT SIZE:5.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
1.50	Acres-Rear Land 1-10	2,280.00	3,762	100%		3,762
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 5.50					Land Total	113,004

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	255,752
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

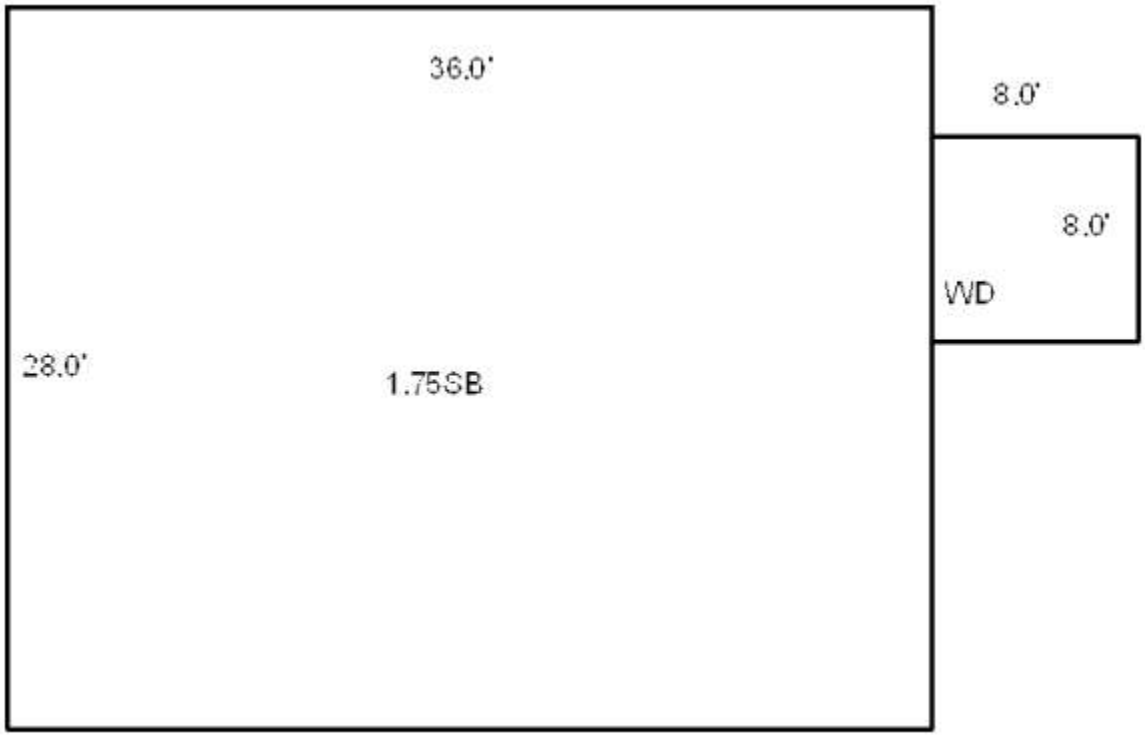
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	270,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	223,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2000	64	C 100	802	Avg.	87%	100%	95%	663
1,764 SFLA							Outbuilding Total		663

Accpt Land	113,000	Accepted Bldg	224,200	Total 337,200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1.75SB

Name: LOYD, OTIS M
LOYD, LAURIE D

Map/Lot: 003-007-2
Account: 2147 Card: 1 of 1 Location: 387 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	10/30/2019
Sale Price	110,000
Sale Type	Land & Buildings
Financing	Cash Sale
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18087P447
Reference 2	LOT SIZE: 6.12
Tran/Land/Bldg	101 1 11
X.....	H Y..... 4265
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
2.12	Acres-Rear Land 1-10	2,400.00	5,597	100%		5,597
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 6.12					Land Total	106,787

Dwelling Description

				Replacement Cost New	
Other	One Story	1,664 Sqft	Grade C 100	Base	202,294
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,248
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,160
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

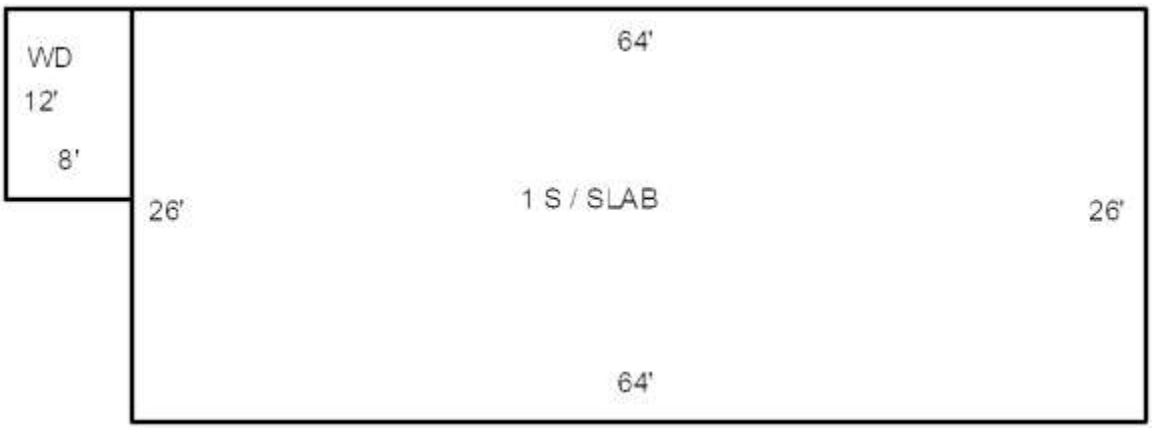
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	215,622

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	100%	100%	100%	215,622

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Shed.....	1950			- - - - S O U N D V A L U E - - - -					500
Wood Deck	2020	96	C 100	1,203	Avg.	100%	100%	100%	1,203
1,664 SFLA							Outbuilding Total		1,703

Accpt Land	106,800	Accepted Bldg	217,300	Total	324,100


WD
12'
8'
64'
26'
1 S / SLAB
26'
64'

Map/Lot: 003-025A
Account: 2148 Card: 1 of 1 Location: 76 CIDER MILL POND RD

Neighborhood 49 CIDER MILL

Zoning/Use RESIDENTIAL 2
Topography RollingBelow Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 07/09/2021
Sale Price 179,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 B9883P0336
Reference 2 LOT SIZE:2.35
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.35	Acres-Homesite (Fract)	76,500.00	85,518	100%		85,518
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.35					Land Total	96,518

Dwelling Description

				Replacement Cost New	
Other	One Story	1,248 Sqft	Grade D 110	Base	142,153
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,647
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,746
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,970
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	153,516

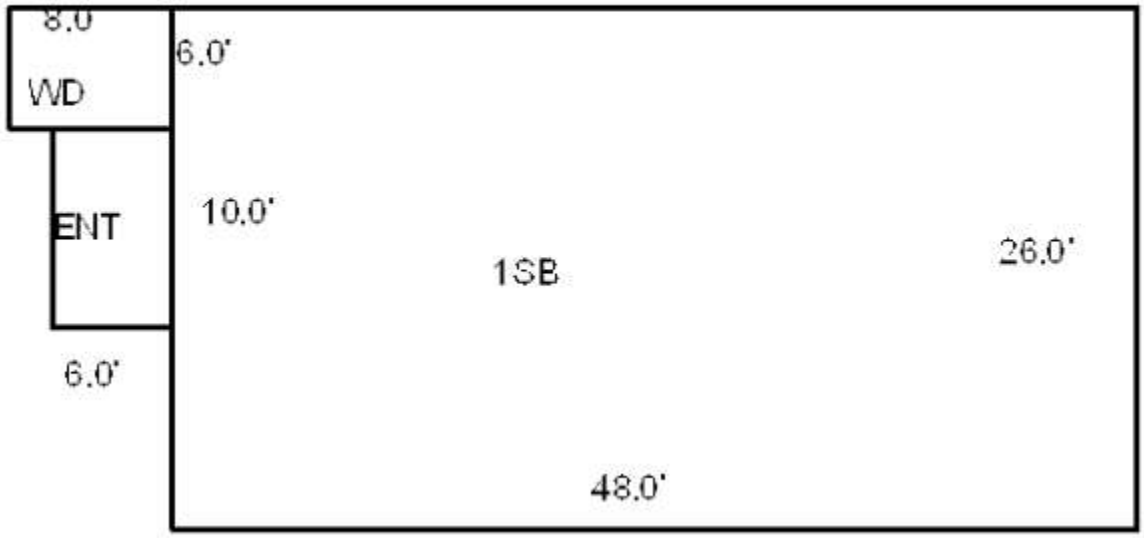
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	100%	132,024

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	1999	48	D 110	529	Avg.	86%	100%	100%	455
BSMT ENTRY.....	1999	60	D 110	826	Avg.	86%	100%	100%	710
1,248 SFLA							Outbuilding Total		1,165

Accpt Land 96,500 Accepted Bldg 133,200 Total 229,700

6X10 BMT ENTRY=STAIRS



Name: ST. AMAND, TIMOTHY
ST. AMAND, PAULA A
Map/Lot: 006-002-2
Account: 2149 Card: 1 of 1 Location: 103 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/30/2019
Sale Price	217,100
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B18150P302
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	IF Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,092 Sqft	Grade C 100	Base	189,270
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,638
Fin. Basement Area	109 Sqft, Grade C	Basement Gar	None	Fin Bsmt	2,158
Heating	100% HW BB	Cooling	0% None	Heat	3,276
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

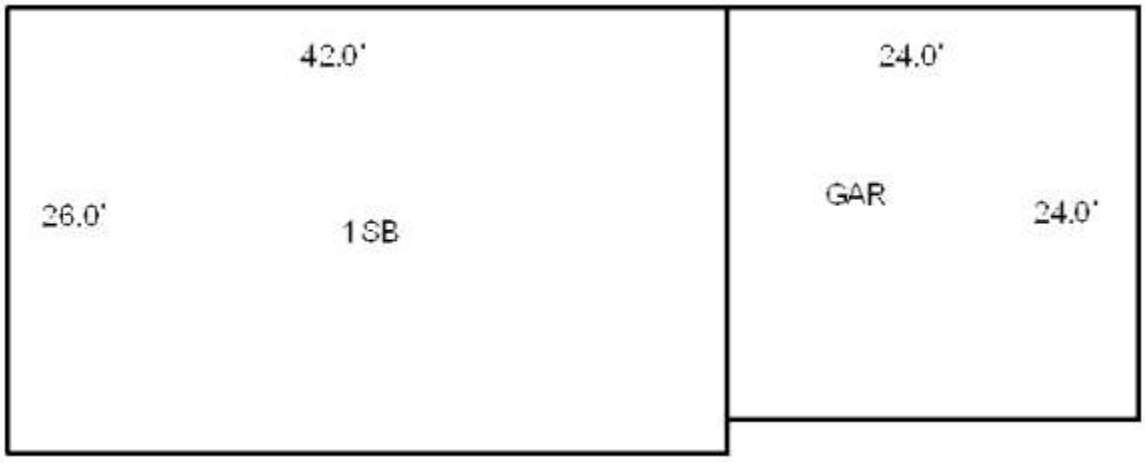
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	196,342

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	160,411

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1999	576	C 100	21.347	Avg.	86%	100%	95%	17.440
Wood Deck	1999	80	C 100	1.002	Avg.	86%	100%	95%	819
Frame Shed	2005	384	C 100	6.010	Avg.	88%	100%	95%	5.025
1,092 SFLA							Outbuilding Total		23,284

Accpt Land	107,500	Accepted Bldg	183,700	Total	291,200


42.0'
24.0'
26.0'
1SB
GAR
24.0'

Name: GATCOMB, JEREMY, TRUSTEE
JEREMY GATCOMB LIVING TRUST
Map/Lot: 002-044A
Account: 2150 Card: 1 of 1 Location: 22 WILMER CHASE RD

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/16/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B16659P778
Reference 2	LOT SIZE:1.45
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.45	Acres-Homesite (Fract)	78,185.00	89,259	100%		89,259
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.45					Land Total	99,709

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	756 Sqft	Grade C 100	Base	210,005
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,969
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

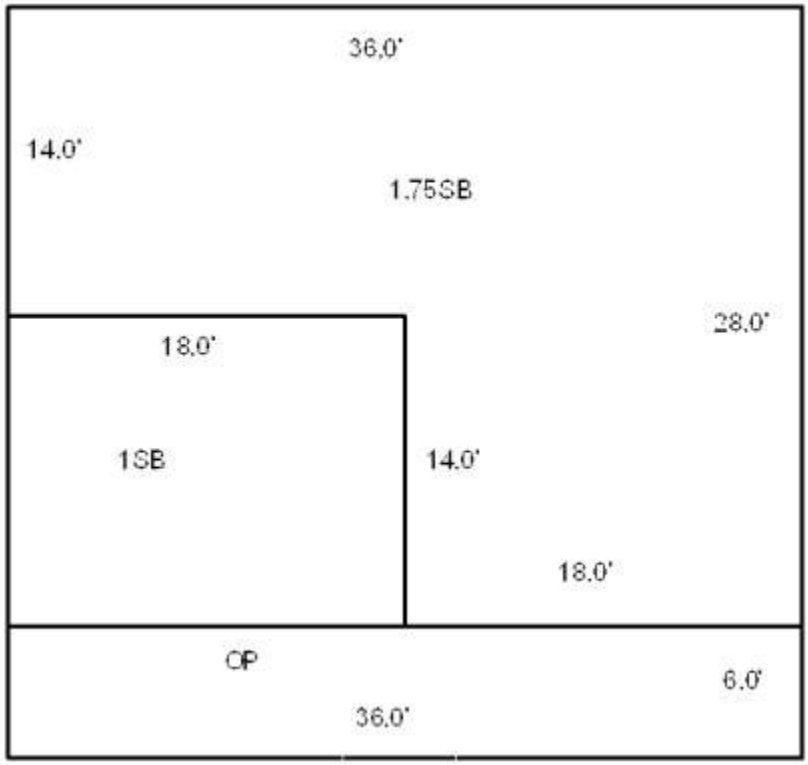
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	223,028

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	186,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2003	252	C 100	26.626	Avg.	88%	100%	95%	22.259
Open Frame Porch	2003	216	C 100	9.128	Avg.	88%	100%	95%	7.631
Frame Shed	2003	192	C 100	3.005	Avg-	84%	100%	95%	2.398
Frame Shed	2003			----SOUND VALUE----					1.000
1,575 SFLA						Outbuilding Total			33,288

Accpt Land	99,700	Accepted Bldg	219,700	Total	319,400


36.0'
14.0'
1.75SB
28.0'
18.0'
1SB
14.0'
18.0'
OP
6.0'
36.0'

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography
Utilities Pub Wtr & Septic
Street No Street

Reference 1 B10046P0053
Reference 2 LOT SIZE:20
Tran/Land/Bldg 900 5 74
X..... EX Y..... 0
Exemption(s) 14 0 0 Land Schedule 4

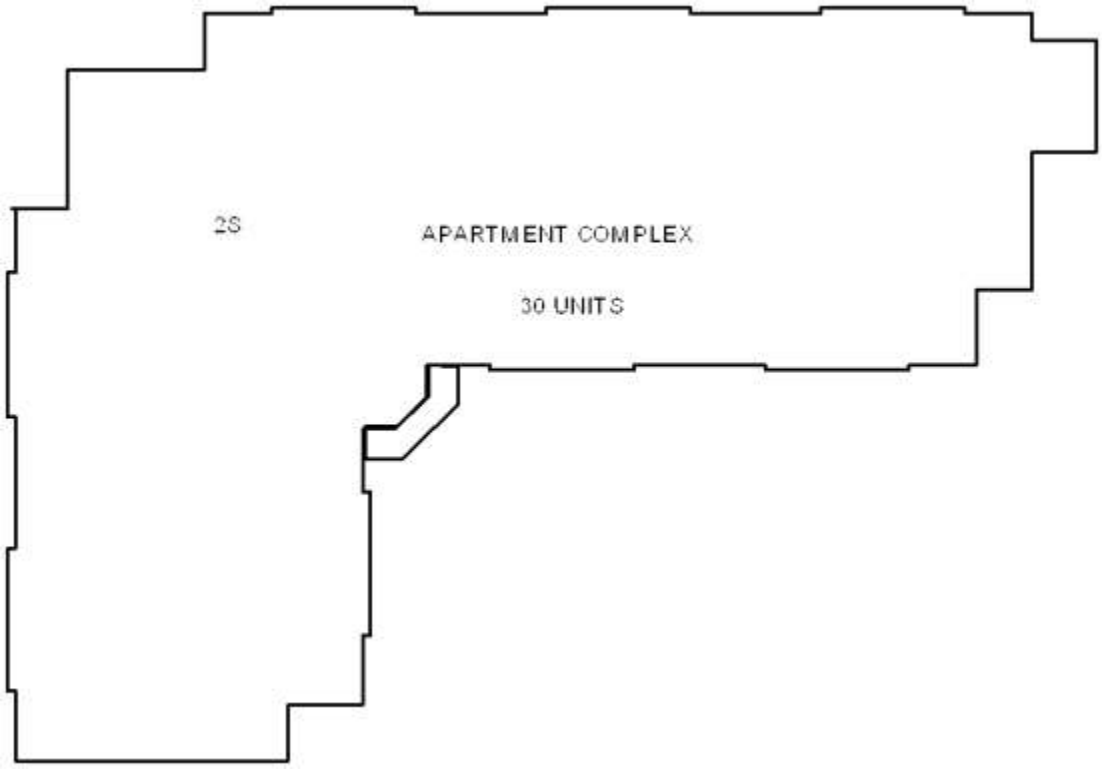
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
6.00	Acres-Rear Land 11-20	1,260.00	8,316	100%		8,316
5.00	# -SITE IMPROVEMENT	10,500.00	57,750	100%		57,750
Total Acres 20.00					Land Total	193,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ELDERLY HOUSING	2000	24940	C 100	3.222.079	Avg.	86%	100%	105%	2.909.537
Open Frame Porch	0	96	C 100	4.057	Avg.	67%	100%	105%	2.854
							Outbuilding Total		2,912,391

Accpt Land 193,200 Accepted Bldg 2,912,400 Total 3,105,600


2S
APARTMENT COMPLEX
30 UNITS

Account: 2154 Card: 1 of 1 Map/Lot: 010-002A Location: 271 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Data Correction
Reference 1	B9723P0079
Reference 2	LOT SIZE:3.68
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description / Replacement Cost New

Cape Cod	Two Story	572 Sqft	Grade B 100	Base	244,889
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	558
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,859
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

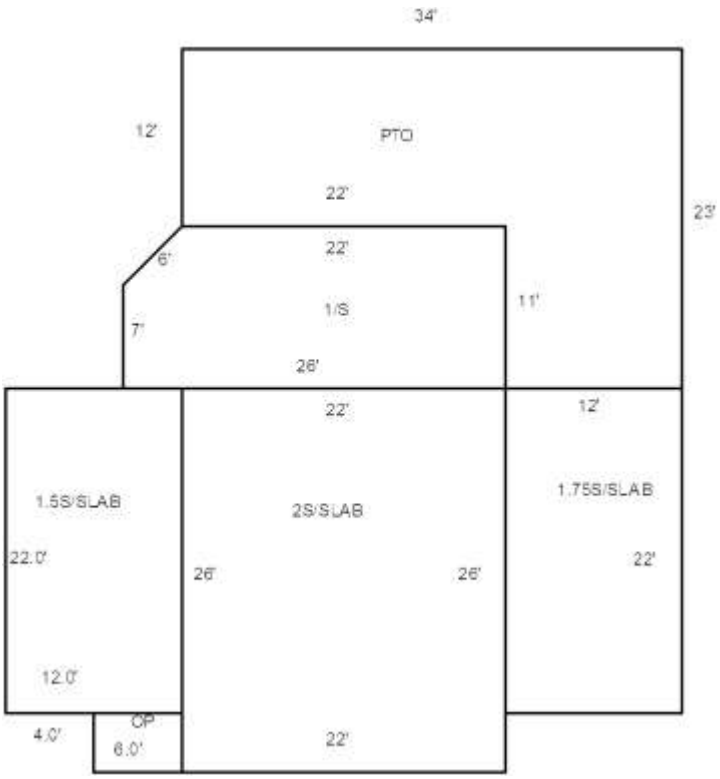
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Good	Typical	247,306

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	92%	95%	95%	205,338

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 1/2 STORY FR	2001	264	B 100	45.930	Good	92%	95%	95%	38.136
ONE STORY FRAME	2001	302	B 100	35.954	Good	92%	95%	95%	29.853
Wood Deck	2001	302	B 100	4.919	Good	92%	95%	95%	4.084
Open Frame Porch	2001	24	B 100	1.318	Good	92%	95%	95%	1.094
Patio	2001	540	B 100	4.394	Good	92%	95%	95%	3.648
Frame Garage	2001			----SOUND VALUE----					5.000
1 3/4 ST	2001	264	B 100	49.559	Good	92%	95%	95%	41.148
1,842 SFLA							Outbuilding Total		122,963

Accpt Land	106,700	Accepted Bldg	328,300	Total	435,000


34'
12'
PTO
22'
23'
22'
6'
1/S
11'
7'
26'
22'
12'
1.5S/SLAB
2S/SLAB
1.75S/SLAB
22.0'
26'
26'
22'
12.0'
OP
4.0'
6.0'
22'

Name: MONACO, LOUIS C
MONACO, ANDREA S
Map/Lot: 009-006-01
Account: 2155 Card: 1 of 1 Location: 1302 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/28/2015
Sale Price	215,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Seller
Validity	Other Non Valid

Reference 1	B17088P921
Reference 2	LOT SIZE:3.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 21 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

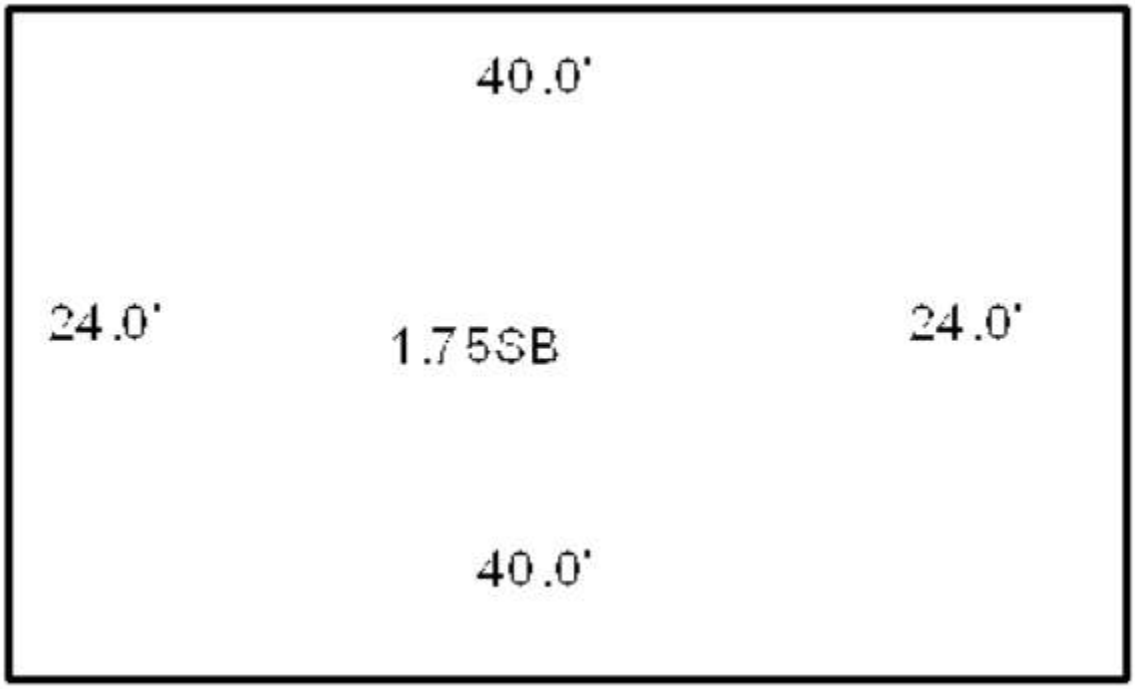
				Replacement Cost New	
Cape Cod	One & 3/4 Story	960 Sqft	Grade C 100	Base	247,038
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	5,040
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,680	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	255,498

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	218,451

Accpt Land	106,700	Accepted Bldg	218,500	Total	325,200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24.0'
40.0'

Name: LEVESQUE, SCOTT V
LEVESQUE, REBECCA A
Map/Lot: 007-015-1
Account: 2157 Card: 1 of 1 Location: 1353 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography RollingBelow Street
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B9518P0026
Reference 2 LOT SIZE:10.33
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.33	Acres-Rear Land 1-10	1,710.00	11,907	100%		11,907
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.33					Land Total	119,412

Dwelling Description

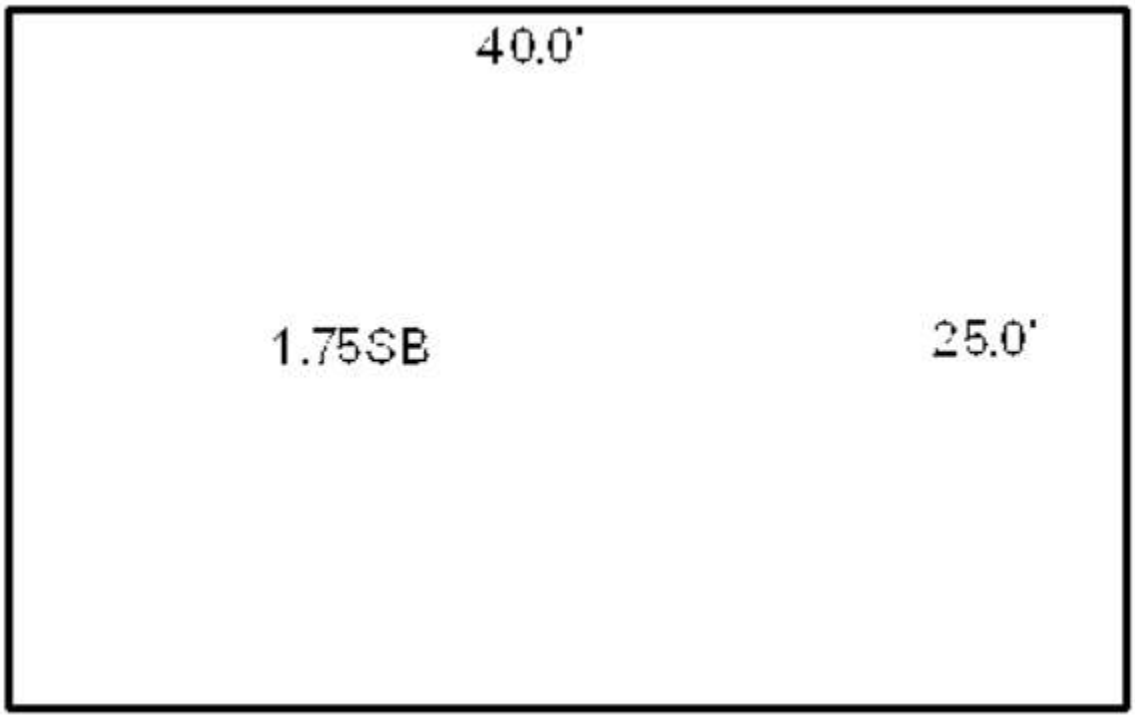
				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,000 Sqft	Grade C 100	Base	254,300
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,500
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,250
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,750	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	268,970

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	224,859

Accpt Land 119,400 Accepted Bldg 224,900 Total 344,300


40.0'
1.75SB
25.0'

Name: WILLIAMS, ZACHARY
WILLIAMS, JENNESSA A
Map/Lot: 007-021-2
Account: 2158 Card: 1 of 1 Location: 1263 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/14/2011
Sale Price	210,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16081P967
Reference 2	LOT SIZE:3.69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.69	Acres-Rear Land 1-10	1,710.00	3,179	100%		3,179
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.69					Land Total	110,684

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	468 Sqft, Grade B	Basement Gar	1 CAR	Fin Bsmt	14,026
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

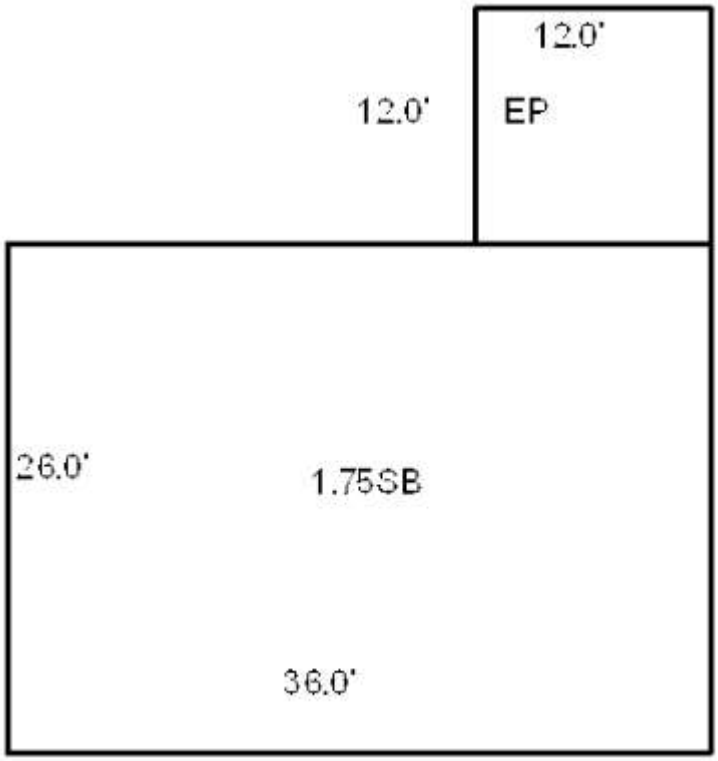
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	270,945

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	223,936

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2001	144	C 100	11,474	Avg.	87%	100%	95%	9,483
1,638 SFLA							Outbuilding Total		9,483

Accpt Land	110,700	Accepted Bldg	233,400	Total	344,100


12.0'
12.0'
EP
26.0'
1.75SB
36.0'

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B9774P0210
Reference 2	LOT SIZE:3.68
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	255,752
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	276,556

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	228,574

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	2001	576	C 100	24.644	Avg.	87%	100%	95%	20.368
Open Frame Porch	2001	288	C 100	12.171	Avg.	87%	100%	95%	10.060
BSMT ENTRY.....	2001	24	C 100	376	Avg.	87%	100%	95%	311
Frame Shed	2001	256	C 100	4.006	Avg+	88%	100%	95%	3.349
1,764 SFLA							Outbuilding Total		34,088

Accpt Land 106,700 Accepted Bldg 262,700 Total 369,400

36.0'
24.0'
28.0'
1.75SB
24.0'
1.25SGAR
36.0'
8.0'
OP

Name: TOWLE, KYLE W
TOWLE, HALEY

Map/Lot: 021-042A
Account: 2160 Card: 1 of 1 Location: 16 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/24/2022
Sale Price	270,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:.08
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.08	Acres-Homesite (Fract)	74,130.00	63,343	100%		63,343
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.08					Land Total	74,893

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	520 Sqft	Grade C 110	Base	186,798
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Softwood OPEN 4			Secondary	0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	572
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,432
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,144
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

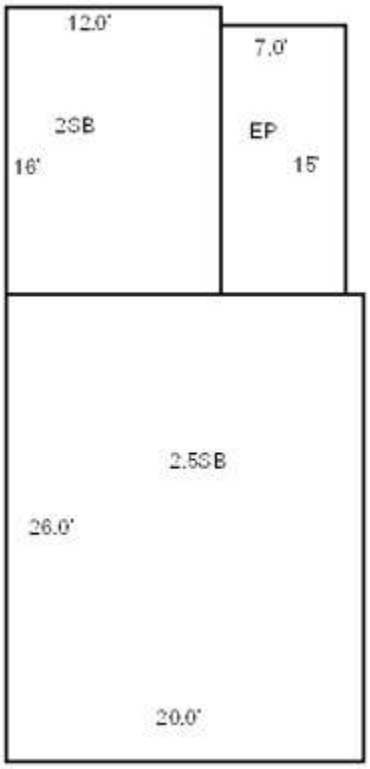
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Above Average	Typical	191,946

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
LAYOUT.....	None	73%	90%	105%	132,414

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BSMT	1900	192	C 110	35.704	Avg+	73%	90%	105%	24.630
Open Frame Porch	1900	105	C 110	4.881	Avg+	73%	90%	105%	3.367
1,424 SFLA							Outbuilding Total		27,997

Accpt Land	74,900	Accepted Bldg	160,400	Total	235,300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Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B10227P0097
Reference 2	LOT SIZE: 2.28
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.13	Acres-Homesite (Fract)	78,185.00	92,759	100%		92,759
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
0.15	Acres-Wasteland	47.50	8	100%	Restrictio	8
Total Acres 2.28					Land Total	103,217

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 100	Base	245,586
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,998
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

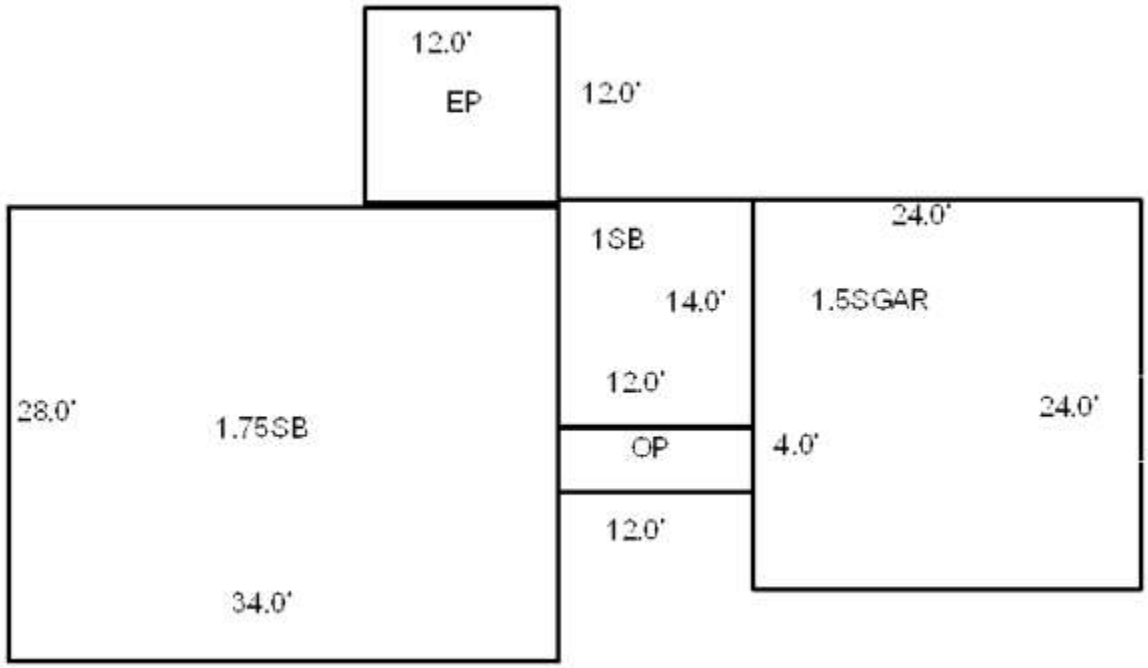
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	260,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	215,495

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2000	144	C 100	11.474	Avg.	87%	100%	95%	9,483
1 Story/BSMT	2000	168	C 100	17.751	Avg.	87%	100%	95%	14,671
Open Frame Porch	2000	48	C 100	2.028	Avg.	87%	100%	95%	1,676
1.50 ST GARAGE..	2000	576	C 100	27.859	Avg.	87%	100%	95%	23,025
1,834 SFLA							Outbuilding Total		48,855

Accpt Land	103,200	Accepted Bldg	264,400	Total	367,600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28.0'
1.75SB
24.0'
OP
4.0'
12.0'
34.0'

Name: CLARK, HAROLD R
CLARK, PATTI A
Map/Lot: 001-062-02
Account: 2163 Card: 1 of 1 Location: 85 BUFFUM RD

Neighborhood 4 BUFFUM RD

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9922P0114
Reference 2 LOT SIZE: 4.17
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.21	Acres-Homesite (Fract)	78,185.00	96,642	100%		96,642
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
0.96	Acres-Wasteland	47.50	50	100%		50
Total Acres 4.17					Land Total	107,142

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 110	Base	243,342
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	5,766
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

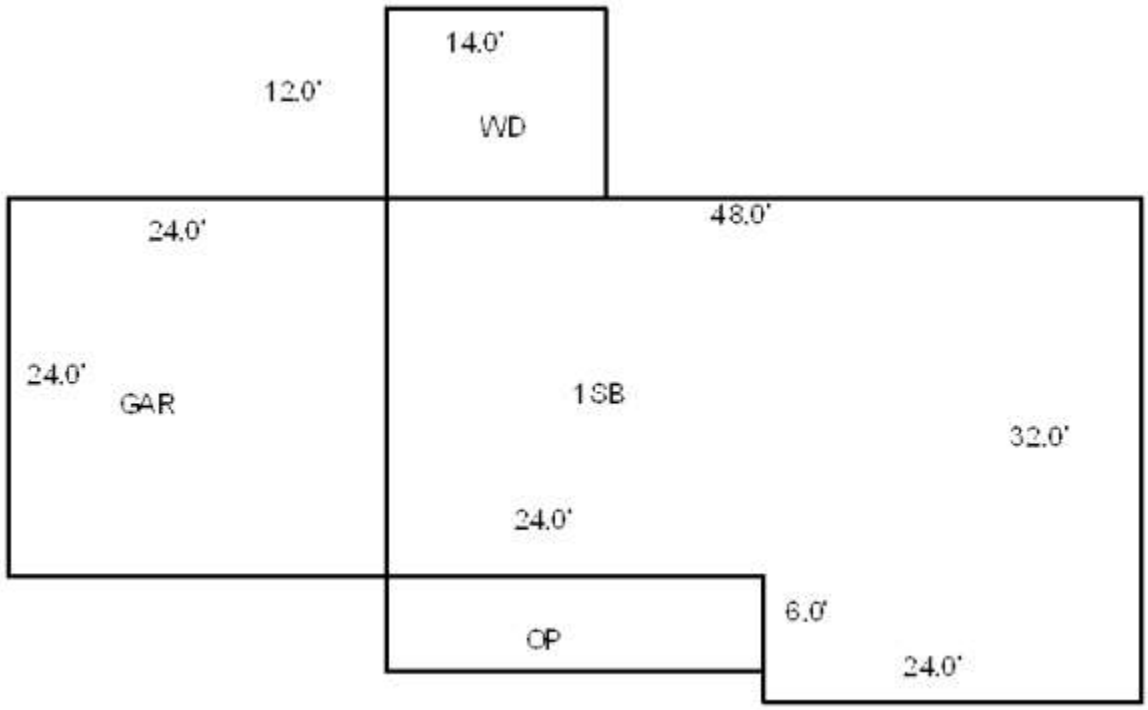
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	266,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	220,422

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	144	C 110	6.694	Avg.	87%	100%	95%	5,533
Frame Garage	2000	576	C 110	23.482	Avg.	87%	100%	95%	19,408
Wood Deck	2000	168	C 110	2.316	Avg.	87%	100%	95%	1,914
Patio	2000	150	B 100	1.221	Avg.	86%	100%	95%	998
1,344 SFLA							Outbuilding Total		27,853

Accpt Land 107,100 Accepted Bldg 248,300 Total 355,400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GAR
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Neighborhood 4 BUFFUM RD

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B10389P188
Reference 2 LOT SIZE: 1.30
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.11	Acres-Homesite (Fract)	78,185.00	86,906	100%		86,906
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
0.19	Acres-Wasteland	47.50	10	100%		10
Total Acres 1.30					Land Total	97,366

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	806 Sqft	Grade C 100	Base	222,559
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,209
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,836
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

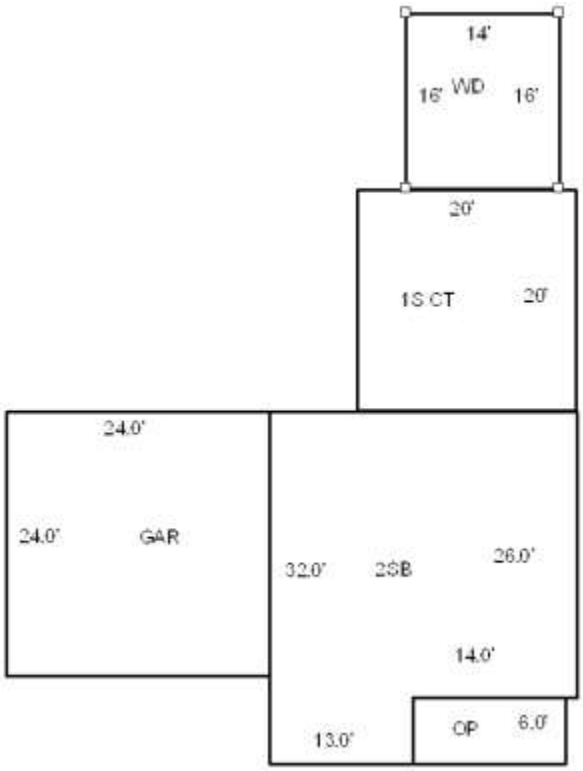
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	239,164

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	197,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	212	C 100	2.656	Avg.	87%	100%	95%	2.195
Frame Garage	2001	576	C 100	21.347	Avg.	87%	100%	95%	17.643
Open Frame Porch	2001	84	C 100	3.550	Avg.	87%	100%	95%	2.934
WOOD DECK	2001	224	C 100	2.807	Avg.	87%	100%	95%	2.320
1 ST CATH CEILING	2001	400	C 100	42.324	Avg.	87%	100%	95%	34.981
Frame Shed	2008	168	C 100	2.629	Avg.	87%	100%	95%	2.173
2,012 SFLA							Outbuilding Total		62,246

Accpt Land 97,400 Accepted Bldg 259,900 Total 357,300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OP
6.0'

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B10371P0023
Reference 2	LOT SIZE: 1.36
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.16	Acres-Homesite (Fract)	78,185.00	87,289	100%		87,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
0.20	Acres-Wasteland	47.50	10	100%		10
Total Acres 1.36					Land Total	97,749

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	816 Sqft	Grade C 100	Base	220,897
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	408 Sqft, Grade B	Basement Gar	None	Fin Bsmt	10,502
Heating	100% HW BB	Cooling	0% None	Heat	4,284
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	247,467

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	86%	100%	95%	202,181

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	1999	576	C 100	21.347	Avg.	86%	100%	95%	17.440
1 Story/BSMT	1999	90	C 100	9.509	Avg.	86%	100%	95%	7.769
Open Frame Porch	1999	114	C 100	4.818	Avg.	86%	100%	95%	3.936
1,518 SFLA								Outbuilding Total	29,145

Accpt Land	97,700	Accepted Bldg	231,300	Total	329,000

24.0'
34.0'
24.0'
GAR
1.75SB
24.0'
15.0'
19.0'
1SB
6.0'
OP
6.0'

Name: VOLOVSKI, CHRISTOPHER F
VOLOVSKI, DONNA F
Map/Lot: 001-062-05
Account: 2166 Card: 1 of 1 Location: 103 BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/23/2003
Sale Price	201,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B12929P196
Reference 2	LOT SIZE: 1.55
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.30	Acres-Homesite (Fract)	78,185.00	88,290	100%		88,290
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
0.25	Acres-Wasteland	47.50	13	100%		13
Total Acres 1.55					Land Total	98,753

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,216 Sqft	Grade C 110	Base	225,491
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,006
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,013
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

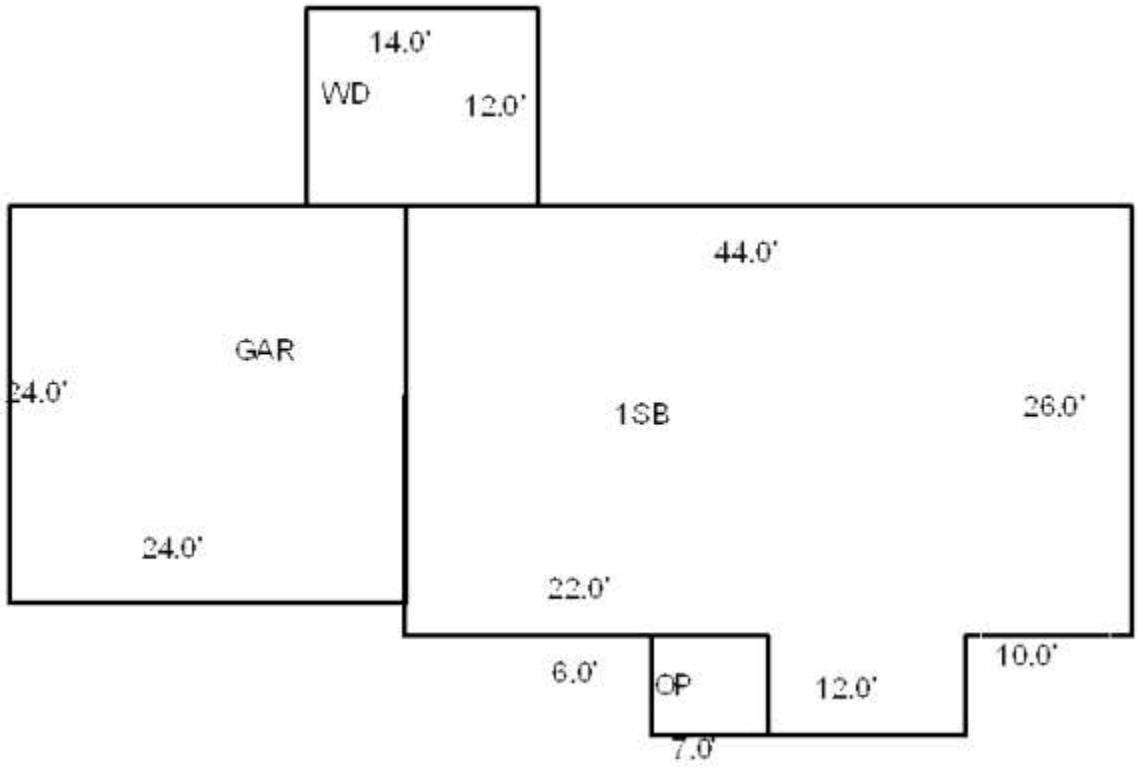
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	246,877

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	204,044

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2000	576	C 110	23.482	Avg.	87%	100%	95%	19.408
Wood Deck	2000	168	C 110	2.316	Avg.	87%	100%	95%	1.914
Open Frame Porch	2000	42	C 110	1.953	Avg.	87%	100%	95%	1.614
1,216 SFLA							Outbuilding Total		22,936

Accpt Land	98,800	Accepted Bldg	227,000	Total	325,800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Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/01/2019
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B18075P788		
Reference 2	LOT SIZE:1.2		
Tran/Land/Bldg	101 1 11		
X.....	0	Y.....	0
Exemption(s)	1 15 30	Land Schedule	2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.20	Acres-Homesite (Fract)	78,185.00	87,586	100%		87,586
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.20					Land Total	98,036

Dwelling Description / **Replacement Cost New**

Conventional	One & 3/4 Story	536 Sqft	Grade C 100	Base	161,969
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	804
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,814
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

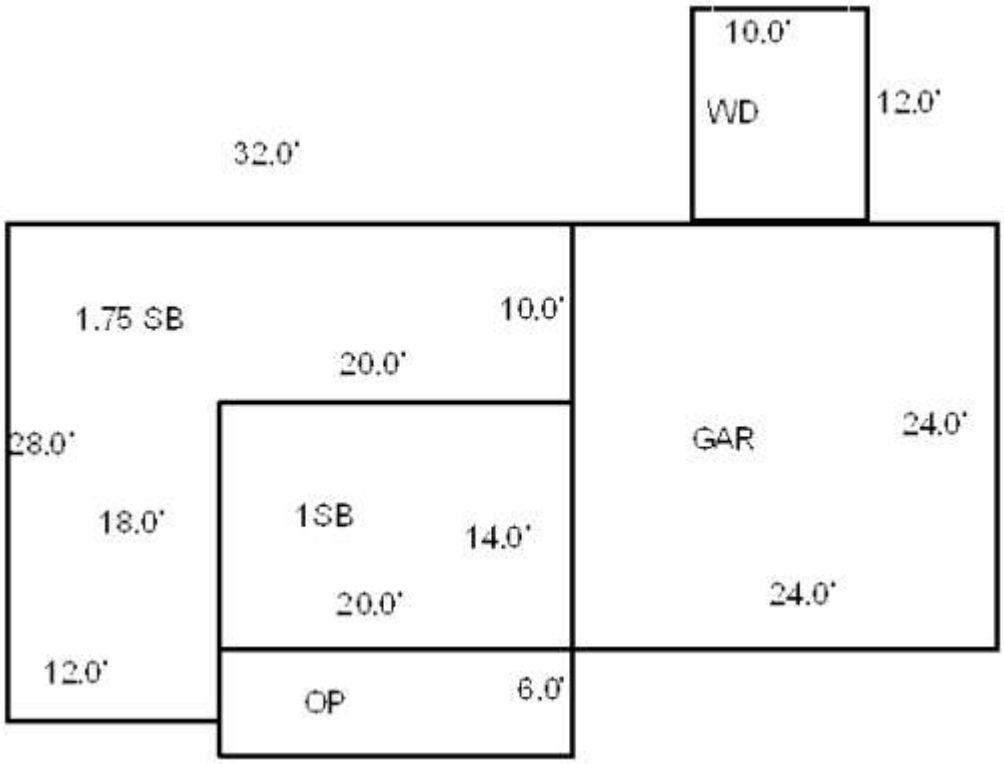
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	173,507

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	145,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2003	280	C 100	29.585	Avg.	88%	100%	95%	24.733
Open Frame Porch	2003	120	C 100	5.071	Avg.	88%	100%	95%	4.239
Frame Garage	2003	576	C 100	21.347	Avg.	88%	100%	95%	17.846
Wood Deck	2003	120	C 100	1.504	Avg.	88%	100%	95%	1.258
1,218 SFLA							Outbuilding Total		48,076

Accpt Land	98,000	Accepted Bldg	193,100	Total	291,100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1.75 SB
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20.0'
28.0'
GAR
24.0'
18.0'
1SB
14.0'
20.0'
24.0'
12.0'
OP
6.0'

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B10158P224
Reference 2	LOT SIZE:1.61
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.61	Acres-Homesite (Fract)	78,185.00	90,198	100%		90,198
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.61					Land Total	100,648

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	816 Sqft	Grade C 105	Base	235,624
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,285
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,141
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	16,632
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

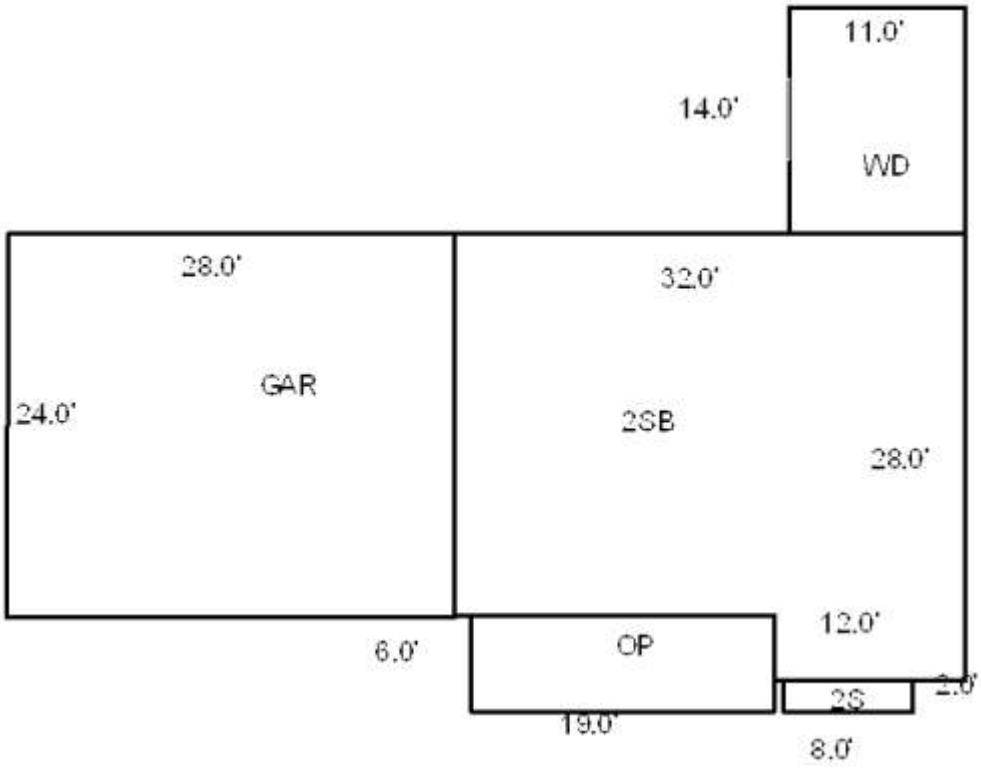
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Above Average	Typical	258,682

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	221,173

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2000	672	C 105	26.044	Avg+	90%	100%	95%	22.268
TWO STORY FRAME	2000	16	C 105	2.722	Avg+	90%	100%	95%	2.328
Open Frame Porch	2000	114	C 105	5.059	Avg+	90%	100%	95%	4.325
Wood Deck	2000	154	C 105	2.026	Avg+	90%	100%	95%	1.732
Frame Shed	2000	192	C 105	3.155	Avg+	90%	100%	95%	2.698
1,664 SFLA							Outbuilding Total		33,351

Accpt Land	100,600	Accepted Bldg	254,500	Total	355,100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GAR
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8.0'

Map/Lot: 001-062-08
Account: 2169 Card: 1 of 1 Location: 123 BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	03/08/2019
Sale Price	256,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17908P573
Reference 2	LOT SIZE:1.61
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.61	Acres-Homesite (Fract)	78,185.00	90,198	100%		90,198
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.61					Land Total	100,648

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,536 Sqft	Grade C 100	Base	245,563
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,304
Fin. Basement Area	768 Sqft, Grade B	Basement Gar	None	Fin Bsmt	19,768
Heating	100% HW BB	Cooling	0% None	Heat	4,608
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

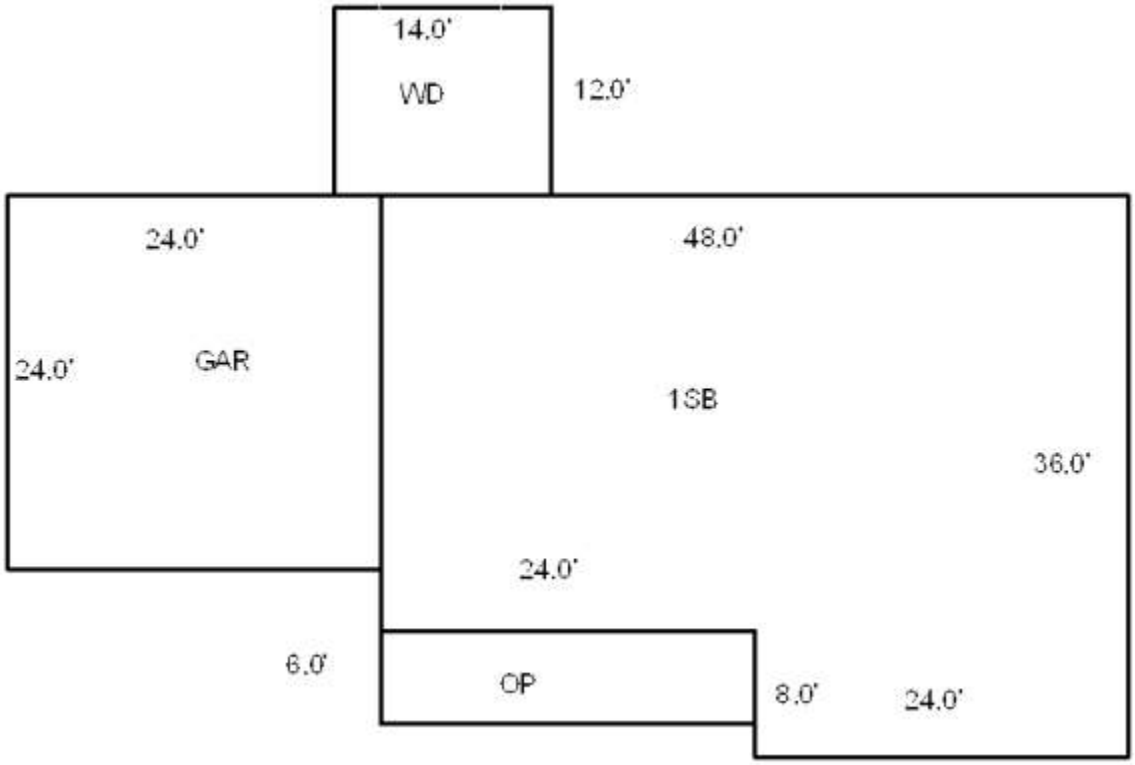
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	286,213

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	239,274

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2002	576	C 100	21.347	Avg.	88%	100%	95%	17.846
Open Frame Porch	2002	144	C 100	6.085	Avg.	88%	100%	95%	5.087
Wood Deck	2002	168	C 100	2.105	Avg.	88%	100%	95%	1.759
Frame Shed	2002	128	C 100	2.003	Avg.	88%	100%	95%	1.675
1,536 SFLA							Outbuilding Total		26,367

Accpt Land	100,600	Accepted Bldg	265,600	Total	366,200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WD
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GAR
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6.0'
OP
8.0'
24.0'

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B11778P130
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	78,185.00	89,562	100%		89,562
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.50					Land Total	100,012

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade B 90	Base	316,062
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,867
Fin. Basement Area	532 Sqft, Grade B	Basement Gar	None	Fin Bsmt	13,694
Heating	100% HW BB	Cooling	0% None	Heat	7,469
Rooms	7				
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	30,888
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,079
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

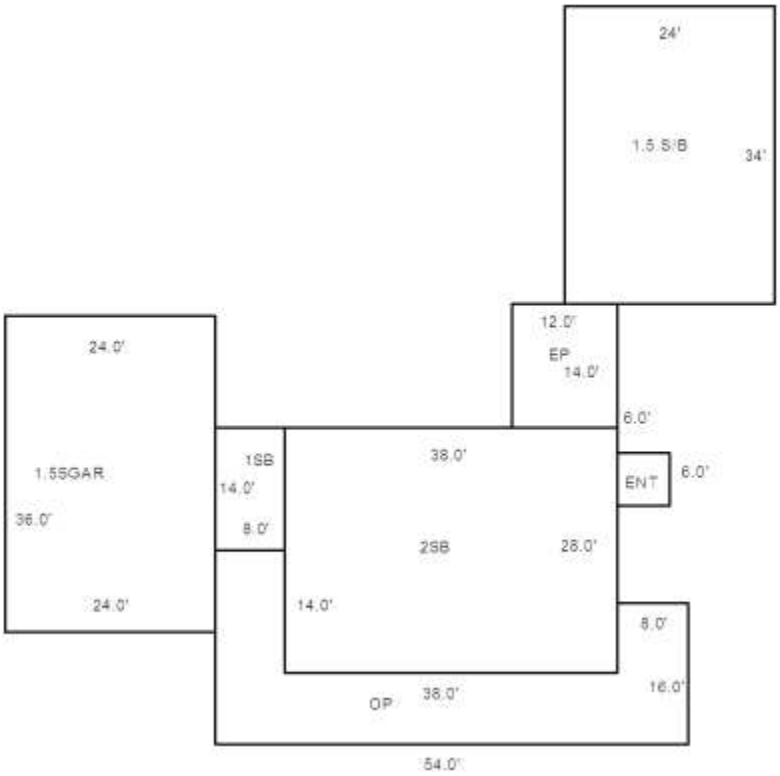
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	377,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	315,221

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2003	864	B 90	48.361	Ava.	88%	100%	95%	40.430
1 Story/BSMT	2003	112	B 90	13.846	Ava.	88%	100%	95%	11.575
Encl Frame Porch	2003	168	B 90	15.662	Ava.	88%	100%	95%	13.094
BSMT ENTRY.....	2003	36	B 90	659	Ava.	88%	100%	95%	551
Open Frame Porch	2003	608	B 90	30.062	Ava.	88%	100%	95%	25.132
Swimming Pool	1	1	C 100	12.100	Ava.	50%	100%	95%	5.748
Frame Shed	2003	96	B 90	1.758	Ava.	87%	100%	95%	1.453
Shed.....	2006	864	C 100	13.522	Ava.	89%	100%	95%	11.433
1.5 Story/BSMT	2003	816	B 90	141.232	Ava.	88%	100%	95%	118.070
3,464 SFLA							Outbuilding Total		227,486

Accpt Land	100,000	Accepted Bldg	542,700	Total	642,700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8.0'
38.0'
2SB
28.0'
14.0'
ENT
6.0'
8.0'
16.0'
OP
38.0'
54.0'

Neighborhood 4 BUFFUM RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B9763P119
Reference 2 LOT SIZE:1.25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	78,185.00	87,944	100%		87,944
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.25					Land Total	98,394

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 110	Base	270,144
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,571
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	5,498
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

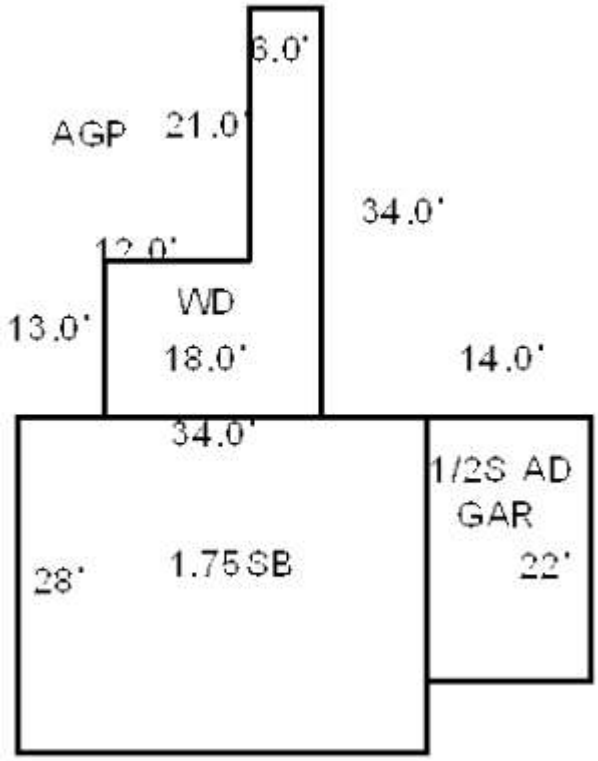
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1999	0	TYPICAL	TYPICAL	Average	Typical	290,281

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	86%	100%	95%	237,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1/2S AD/GAR.....	1999	308	C 110	23.390	Avg.	86%	100%	95%	19.109
Wood Deck	1999	360	C 110	4.962	Avg.	86%	100%	95%	4.054
1,820 SFLA							Outbuilding Total		23,163

Accpt Land 98,400 Accepted Bldg 260,300 Total 358,700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34.0'
1/2S AD
GAR
28'
1.75SB
22'

Map/Lot: 001-062-11
Account: 2172 Card: 1 of 1 Location: 107 BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	Well & SepticSeptic
Street	Gravel

Sale Data

Sale Date	07/31/2013
Sale Price	218,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16662P507
Reference 2	LOT SIZE: 55.5
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 11-20	1,425.00	15,675	100%		15,675
41.50	Acres-Rear 21+	665.00	30,357	100%		30,357
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 55.50					Land Total	155,274

Dwelling Description

Conventional	Two Story	624 Sqft	Grade B 110	**Replacement Cost New**	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	270,264
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	669
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,231
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,326
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

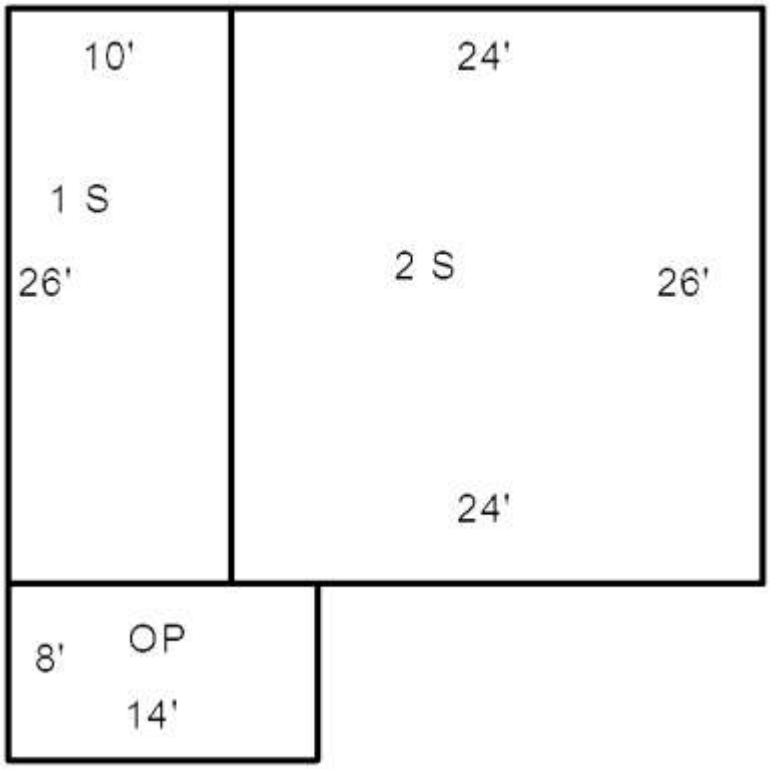
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	284,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	259,455

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2018	260	B 110	34.049	Avg.	96%	100%	95%	31,053
Open Frame Porch	2018	112	B 110	6.768	Avg.	96%	100%	95%	6,172
Frame Shed	2013	80	B 100	1.628	Avg.	93%	100%	95%	1,438
SOLAR CL4 /KW	2022	5200	B 110	0	Avg.	96%	100%	95%	0
BATTERY BANK	2022	5200	B 110	0	Avg.	96%	100%	95%	0
1,508 SFLA							Outbuilding Total		38,663

Accpt Land	155,300	Accepted Bldg	298,100	Total	453,400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26'
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24'
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OP
14'

Account: 2173 Card: 1 of 1 Map/Lot: 001-043-C
Location: 27 CASE RD

Neighborhood 6 RANDALL RD

Zoning/Use RESIDENTIAL 1
Topography Rolling
Utilities Well & SepticWell & Septic
Street Private

Sale Data

Sale Date 12/29/2003
Sale Price 103,450
Sale Type
Financing
Verified
Validity Validity

Reference 1 B13829P205
Reference 2 LOT SIZE:1.28
Tran/Land/Bldg 103 1 9
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.28	Acres-Homesite (Fract)	61,200.00	69,003	100%		69,003
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.28					Land Total	82,203

Dwelling Description

				Replacement Cost New	
Other	One Story	1,152 Sqft	Grade D 100	Base	121,706
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	691
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,304
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

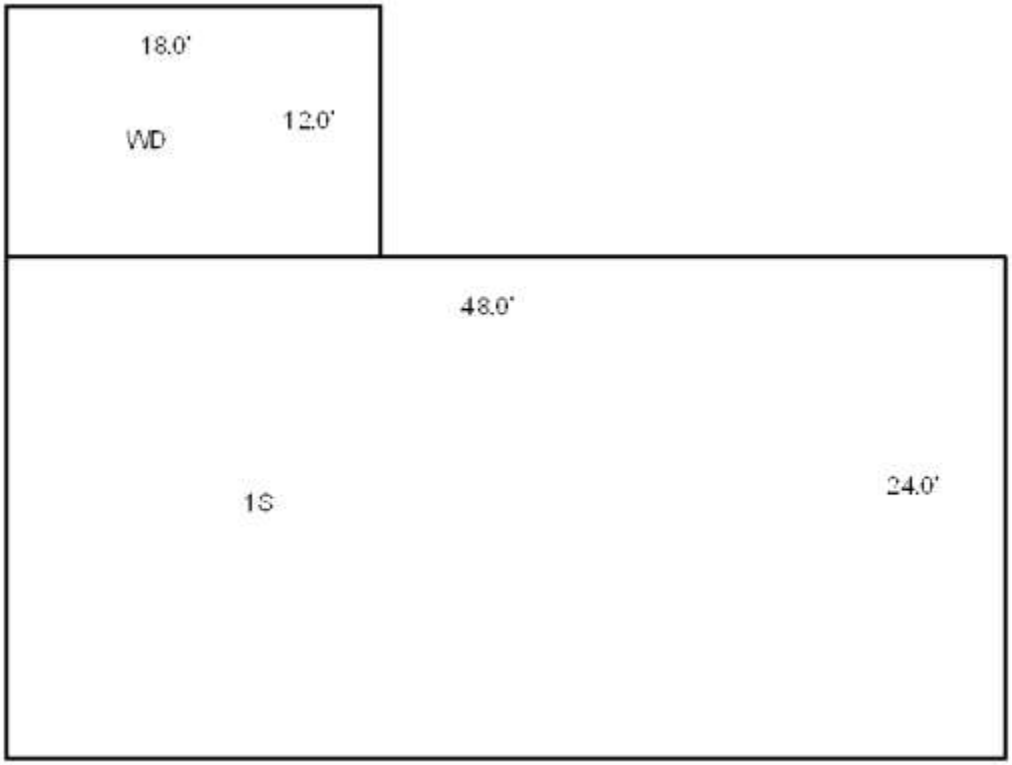
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
0	0	Field5	Field7	Average	Field8	124,701

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	95%	95%	75,404

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	0	216	C 100	2.706	Avg.	67%	100%	95%	1.722
1,152 SFLA							Outbuilding Total		1,722

Accpt Land 82,200 Accepted Bldg 77,100 Total 159,300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24.0'

Account: 2174 Card: 1 of 1 Map/Lot: 008-086-1 Location: 599 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	06/18/2020
Sale Price	410,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18290P884
Reference 2	LOT SIZE: 32
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
8.00	Acres-Rear 21+	665.00	5,852	100%		5,852
Total Acres 32.00					Land Total	142,617

Dwelling Description

				Replacement Cost New	
Log Home	One Story	1,797 Sqft	Grade C 110	Base	278,654
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,965
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	5,930
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	20,328
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

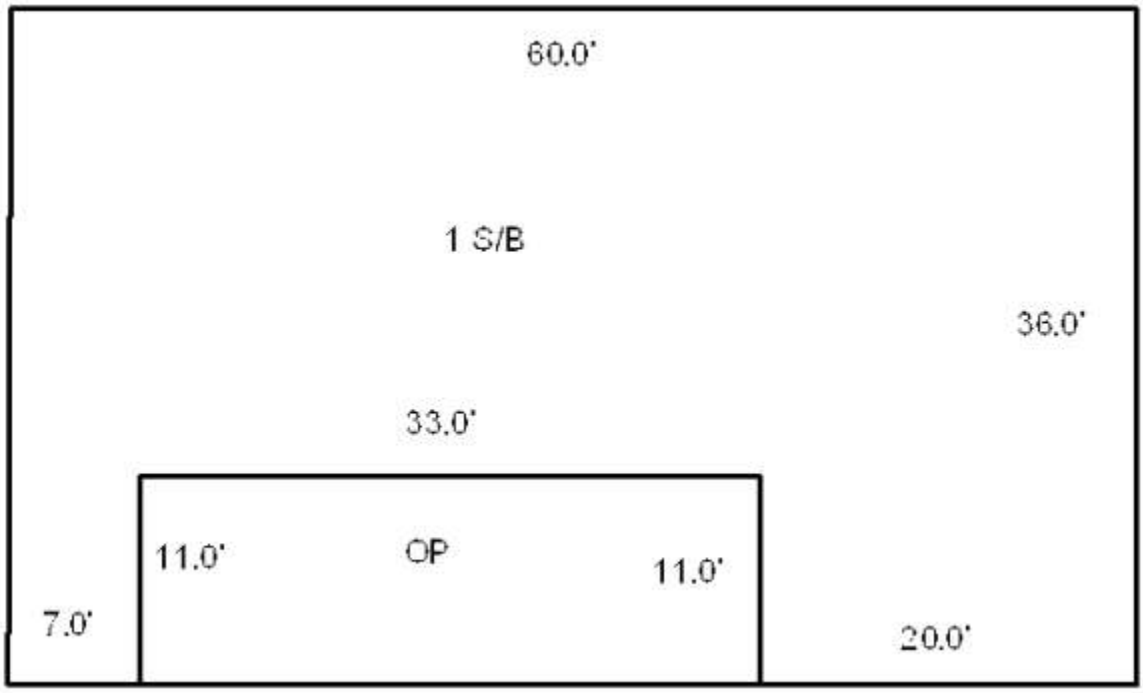
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	TYPICAL	Average	Typical	312,233

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	258,061

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	363	C 110	16.874	Avg.	87%	100%	95%	13.946
1,797 SFLA							Outbuilding Total		13,946

Accpt Land	142,600	Accepted Bldg	272,000	Total	414,600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OP
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20.0'

Map/Lot: 003-402
Account: 2175 Card: 1 of 1 Location: 163 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST
Topography Level
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	07/06/2021
Sale Price	500,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1 B16315P459
Reference 2 LOT SIZE:3.68
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	80%	Restrictio	72,854
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	88,529

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	988 Sqft	Grade B 100	Base	332,960
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,927
Fin. Basement Area	494 Sqft, Grade C	Basement Gar	None	Fin Bsmt	9,781
Heating	100% HW BB	Cooling	0% None	Heat	7,706
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	Floor & Stairs			Attic	2,569
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

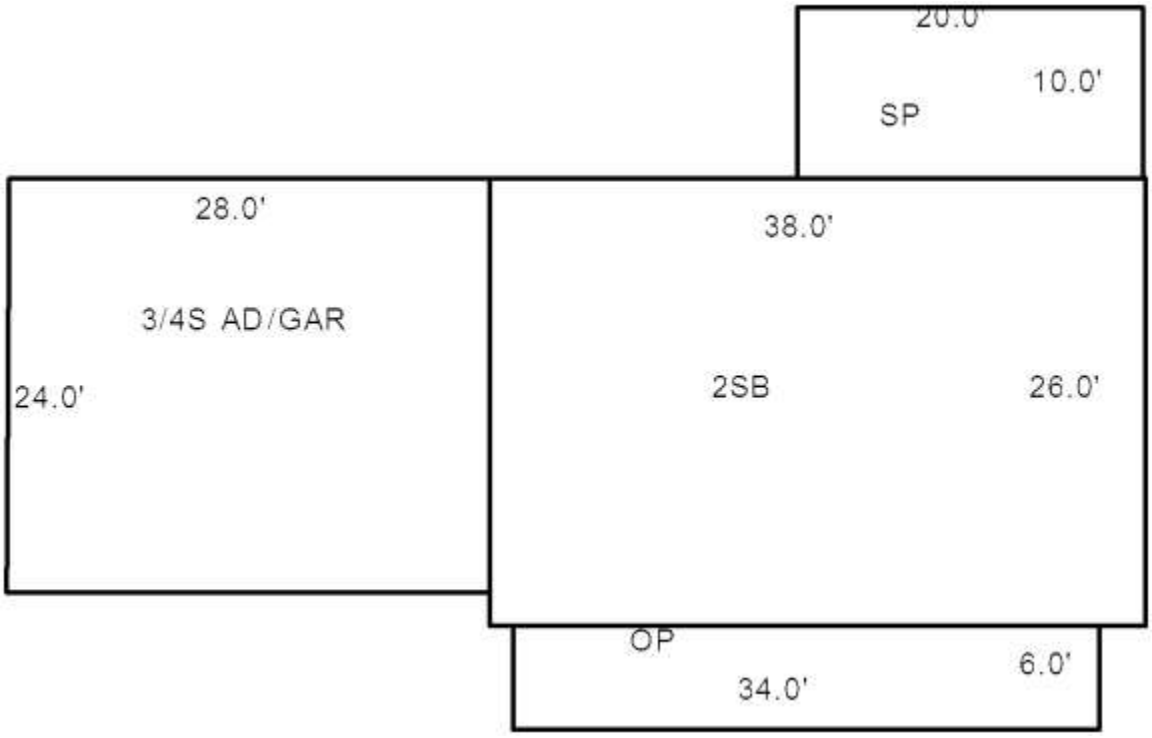
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	375,535

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Encroachment	88%	100%	90%	298,250

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2002	672	B 100	76.300	Avg.	88%	100%	90%	60.597
Open Frame Porch	2002	204	B 100	11.207	Avg.	88%	100%	90%	8.900
OPEN SCR PORCH	2002	200	B 100	11.774	Avg.	88%	100%	90%	9.351
2,480 SFLA							Outbuilding Total		78,848

Accpt Land	88,500	Accepted Bldg	377,100	Total	465,600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10.0'
SP
28.0'
38.0'
3/4S AD/GAR
24.0'
2SB
26.0'
OP
6.0'
34.0'

Account: 2176 Card: 1 of 1 Map/Lot: 003-403 Location: 9 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	FARM & FOREST RESIDENTIAL 2
Topography	RollingAbove Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/22/2016
Sale Price	410,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17260P123
Reference 2	LOT SIZE:3.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	87,975.00	110,299	90%		99,269
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 3.70					Land Total	118,244

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,064 Sqft	Grade B 90	Base	335,816
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,337
Rooms	10				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	18,533
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

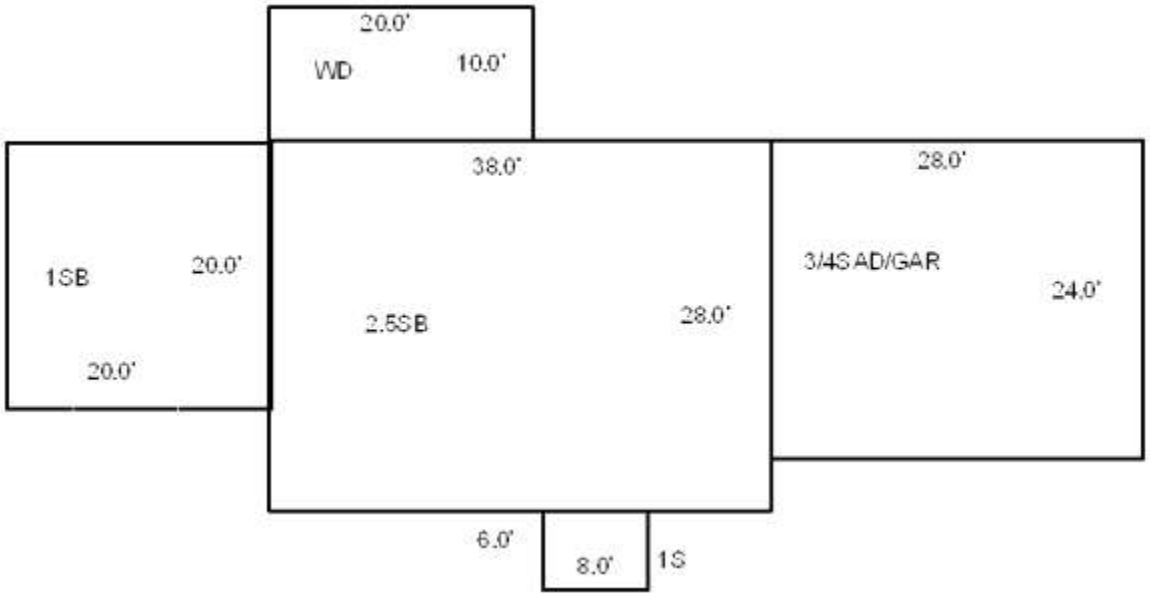
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	365,553

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	100%	321,687

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2003	400	B 90	49.449	Avg.	88%	100%	100%	43.515
1 STORY	2003	48	B 90	5.144	Avg.	88%	100%	100%	4.527
3/4S AD/GAR.....	2003	672	B 90	68.670	Avg.	88%	100%	100%	60.430
Wood Deck	2003	200	B 90	2.932	Avg.	88%	100%	100%	2.580
3,612 SFLA							Outbuilding Total		111,052

Accpt Land	118,200	Accepted Bldg	432,700	Total	550,900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1SB
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20.0'
2.5SB
28.0'
3/4S AD/GAR
24.0'
6.0'
8.0'
1S

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	07/28/2017
Sale Price	282,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B1644P0090
Reference 2	LOT SIZE: .87
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.87	Acres-Homesite (Fract)	74,130.00	80,415	100%		80,415
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.87					Land Total	91,965

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	1,388 Sqft	Grade C 110	Base	317,519
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	1,145
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,871
Rooms	4				
Bedrooms	1	Add Fixtures	1		
Baths	1	Half Baths	0	Plumbing	2,904
Attic	Floor & Stairs			Attic	3,054
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

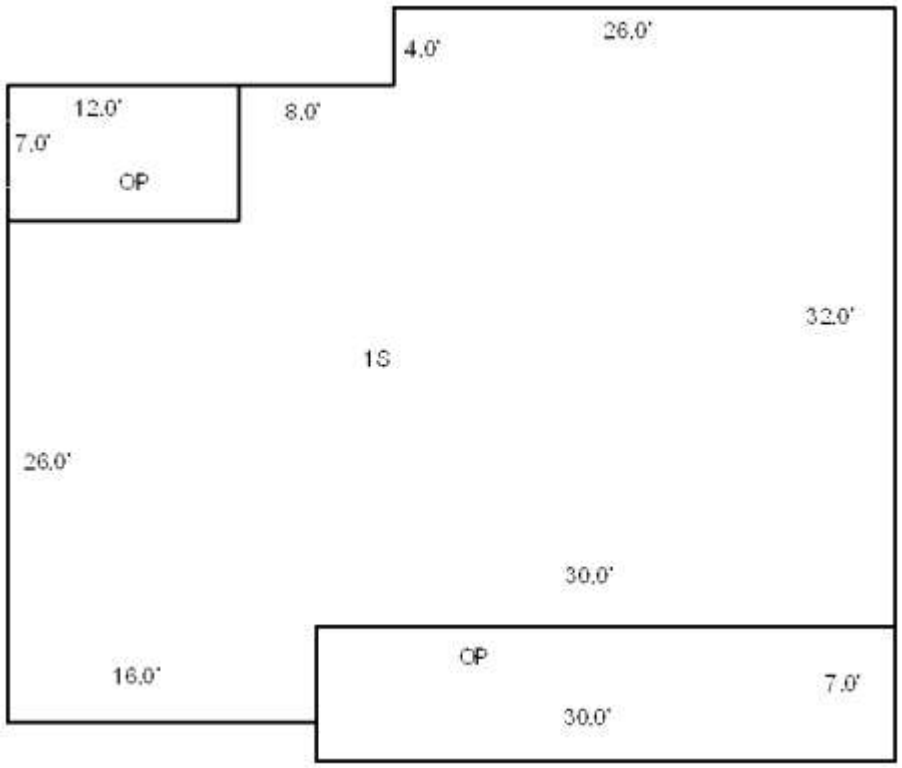
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	TYPICAL	Average	Typical	331,493

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	105%	306,300

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2002	84	C 110	3.905	Avg.	88%	100%	105%	3.608
OPEN PORCH	2002	210	C 110	9.896	Avg.	88%	100%	105%	9.143
2,082 SFLA							Outbuilding Total		12,751

Accpt Land	92,000	Accepted Bldg	319,100	Total	411,100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OP
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7.0'
30.0'

Map/Lot: 008-002-P
Account: 2178 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B9913P0170
Reference 2	LOT SIZE:0.19
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.19	Acres-Homesite (Fract)	72,675.00	67,710	25%	Size/Shape	16,928
Total Acres 0.19					Land Total	16,928

Accpt Land	16,900	Accepted Bldg		0 Total	16,900

Name: WILE-MARBLE, JACOB H
WILE-MARBLE, TRICIA M.

Map/Lot: 003-023-1A
Account: 2179 Card: 1 of 1 Location: 17 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	
Reference 2	LOT SIZE:1
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	09/24/2020
Sale Price	352,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	10%	Size/Shape	7,851
Total Acres 1.00					Land Total	7,851

Accpt Land	7,900	Accepted Bldg	0	Total	7,900

Map/Lot: 001-071-2
Account: 2180 Card: 1 of 1 Location: 167 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	09/01/2017
Sale Price	361,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17553P847
Reference 2 LOT SIZE:2.6
Tran/Land/Bldg 101 1 11
X..... 53 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.60	Acres-Homesite (Fract)	78,185.00	94,627	100%		94,627
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.60					Land Total	105,077

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade B 100	Base	351,180
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,299
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

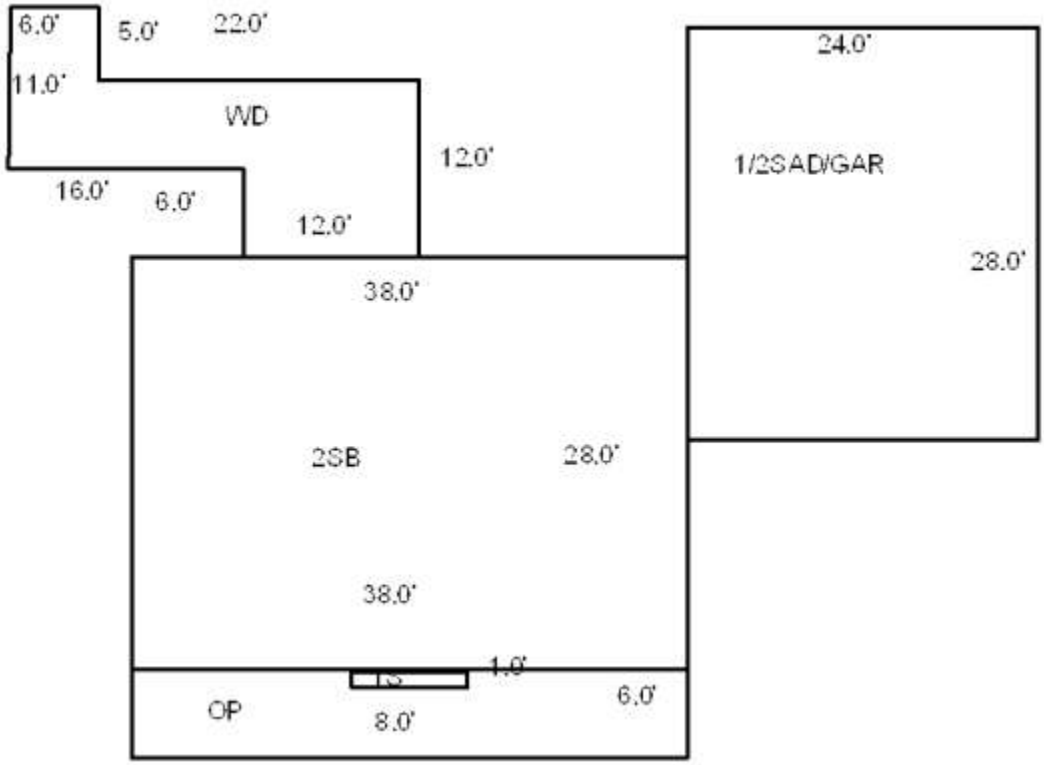
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	383,186

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	316,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2000	270	B 100	4.398	Avg.	87%	100%	95%	3.635
ONE STORY FRAME	2000	8	B 100	953	Avg.	87%	100%	95%	788
Open Frame Porch	2000	228	B 100	12.526	Avg.	87%	100%	95%	10.353
1/2S AD/GAR.....	2000	672	B 100	60.314	Avg.	87%	80%	95%	39.879
2,472 SFLA							Outbuilding Total		54,655

Accpt Land 105,100 Accepted Bldg 371,400 Total 476,500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1/2SAD/GAR
28.0'
38.0'
2SB
28.0'
38.0'
1.0'
6.0'
OP
8.0'

Name: GERRY, ROBERT JR
GERRY, LISA L

Map/Lot: 001-071-3
Account: 2181 Card: 1 of 1 Location: 161 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	08/16/2017
Sale Price	60,700
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17781P844
Reference 2	LOT SIZE: 2.2
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.20	Acres-Homesite (Fract)	78,185.00	93,059	90%		83,753
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.20					Land Total	94,203

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,536 Sqft	Grade C 110	Base	270,120
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,534
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,069
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

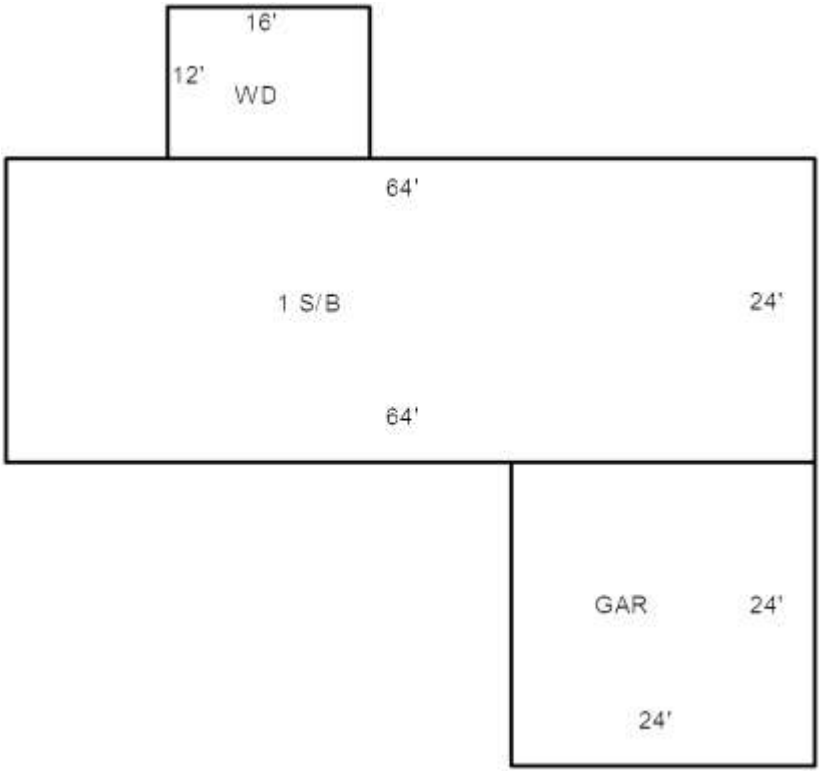
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	286,435

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	261,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	576	C 110	23.482	Avg.	96%	100%	95%	21.416
Wood Deck	2018	192	C 110	2.647	Avg.	96%	100%	95%	2.414
CATH XTRA FEATURE	2018	576	C 110	9.016	Avg.	96%	100%	95%	8.222
Frame Shed	2020	160	C 100	2.504	Avg.	97%	100%	95%	2.308
1,536 SFLA							Outbuilding Total		34,360

Accpt Land	94,200	Accepted Bldg	295,600	Total	389,800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1 S/B
24'
64'
GAR
24'
24'

Account: 2183 Card: 1 of 1 Map/Lot: 004-022A Location: 208 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Reference 1 B9949P0019
Reference 2 LOT SIZE:0.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.80	Acres-Homesite (Fract)	74,130.00	79,744	100%		79,744
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.80					Land Total	91,294

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade C 100	Base	280,466
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,720
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

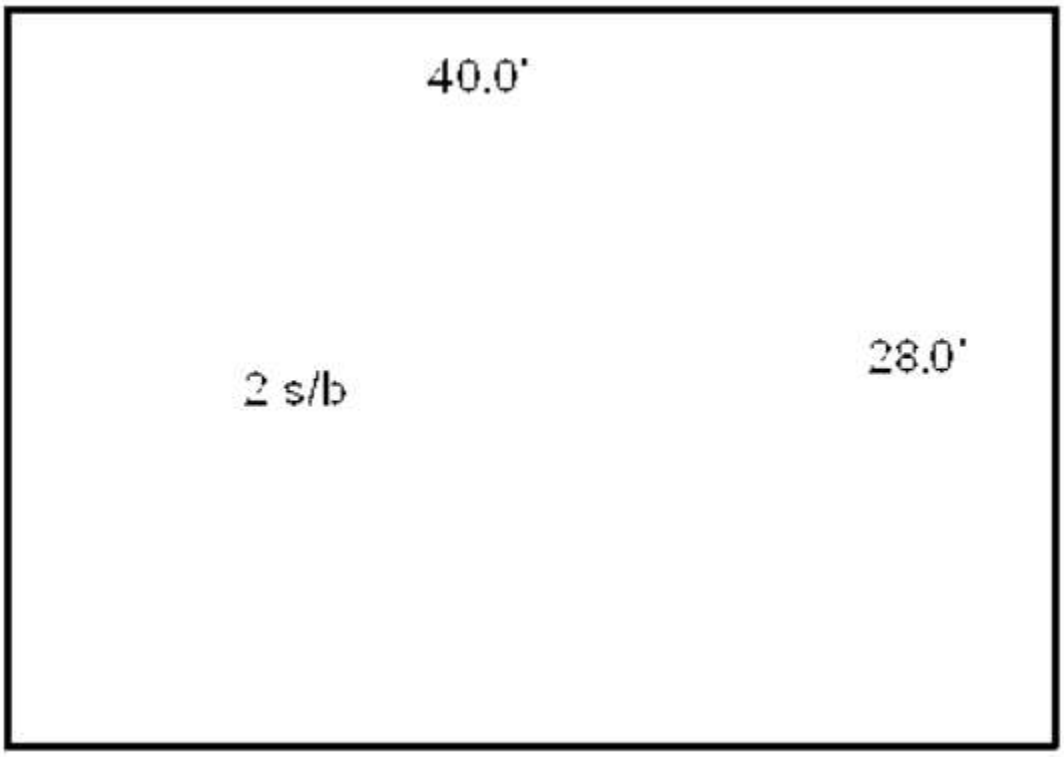
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	304,706

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	105%	281,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST BARN.....	1900	660	C 100	21.875	Avg.	88%	100%	105%	20.212
1 ST BARN.....	1900	400	C 100	13.734	Avg.	88%	100%	105%	12.690
2,240 SFLA							Outbuilding Total		32,902

Accpt Land 91,300 Accepted Bldg 314,500 Total 405,800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2 s/b

Account: 2185 Card: 1 of 1 Map/Lot: 018-121L Location: 55 MAIN ST

Neighborhood 99	LANDLOCKED
Zoning/Use	COMMERCIAL
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B0000P0000
Reference 2	LOT SIZE:0
Tran/Land/Bldg	105 1 14
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Dwelling Description

Conventional	Two & 1/2 Story	1,176 Sqft	Grade C 100	Replacement Cost New: Base	339,865
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	5 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,176
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,820
Rooms	16				
Bedrooms	6	Add Fixtures	0		
Baths	5	Half Baths	0	Plumbing	42,240
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

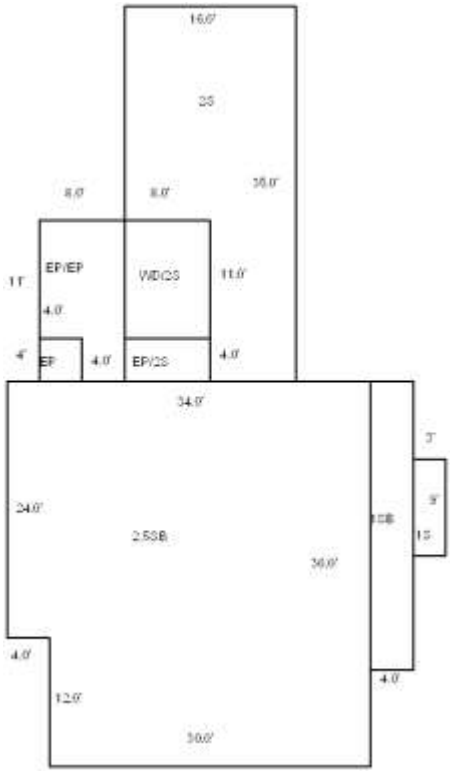
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1830	1993	TYPICAL	TYPICAL	Average	Typical	392,101

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	67%	92%	100%	241,691

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good: Phy	Func	Econ	Value RcnId
1 Story/BSMT	1830	108	C 100	11.411	Avg.	67%	92%	100%	7.033
ONE STORY FRAME	1830	27	C 100	2.473	Avg.	67%	92%	100%	1.524
Encl Frame Porch	1830	16	C 100	1.275	Avg.	67%	100%	100%	854
2S Encl Fr Porch	1830	104	C 100	14.325	Avg.	67%	100%	100%	9.598
TWO STORY FRAME	1830	560	C 100	90.726	Avg.	67%	92%	100%	55.923
Wood Deck	1830	88	C 100	1.103	Avg.	67%	100%	100%	739
Encl Frame Porch	1830	32	C 100	2.550	Avg.	67%	100%	100%	1.708
4,195 SFLA							Outbuilding Total		77,379

Accpt Land	0 Accepted Bldg	319,100 Total	319,100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4.0'
34.0'
24.0'
2.5SB
36.0'
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12.0'
36.0'
4.0'

Name: THORNE, SUSAN G
THOMSON, JOHN D II
Map/Lot: 008-060-1
Account: 2187 Card: 1 of 1 Location: 216 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	12/17/2015
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17162P748
Reference 2	LOT SIZE:1.75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.75	Acres-Homesite (Fract)	72,675.00	84,544	100%		84,544
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 1.75					Land Total	100,219

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,027 Sqft	Grade A 90	Base	443,254
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	4,378
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,757
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	26,611
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

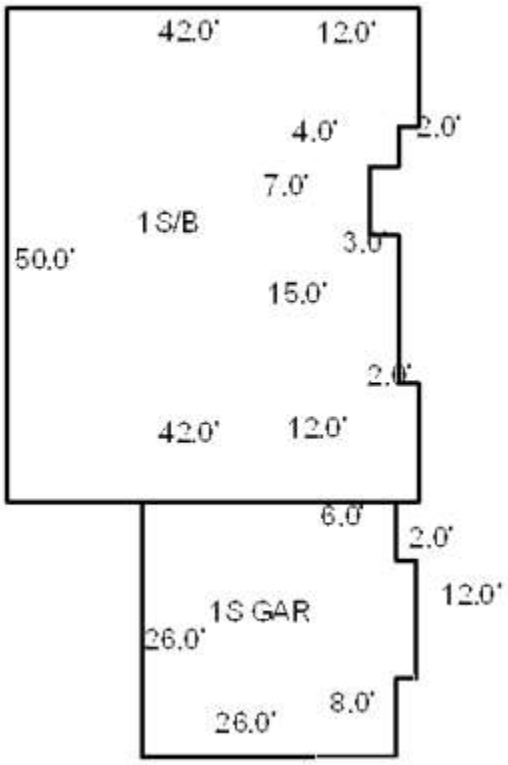
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	483,000

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	417,553

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2009	700	A 90	37.169	Avg.	91%	100%	95%	32.133
2,027 SFLA							Outbuilding Total		32,133

Accpt Land	100,200	Accepted Bldg	449,700	Total	549,900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12.0'
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12.0'
1S GAR
26.0'
8.0'
26.0'

Name: GENDRON, AMANDA
BELANGER, BELANGER, THOMAS
Map/Lot: 001-018-4-1
Account: 2188 Card: 1 of 1 Location: 16 BLUE HERON LN

Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B17129P496
Reference 2	LOT SIZE:3.06
Tran/Land/Bldg	103 1 9
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	11/04/2015
Sale Price	145,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.06	Acres-Homesite (Fract)	78,185.00	96,181	100%		96,181
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.06					Land Total	106,631

Dwelling Description

				Replacement Cost New	
Other	One Story	1,232 Sqft	Grade D 100	Base	127,976
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	739
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,464
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	8,448
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

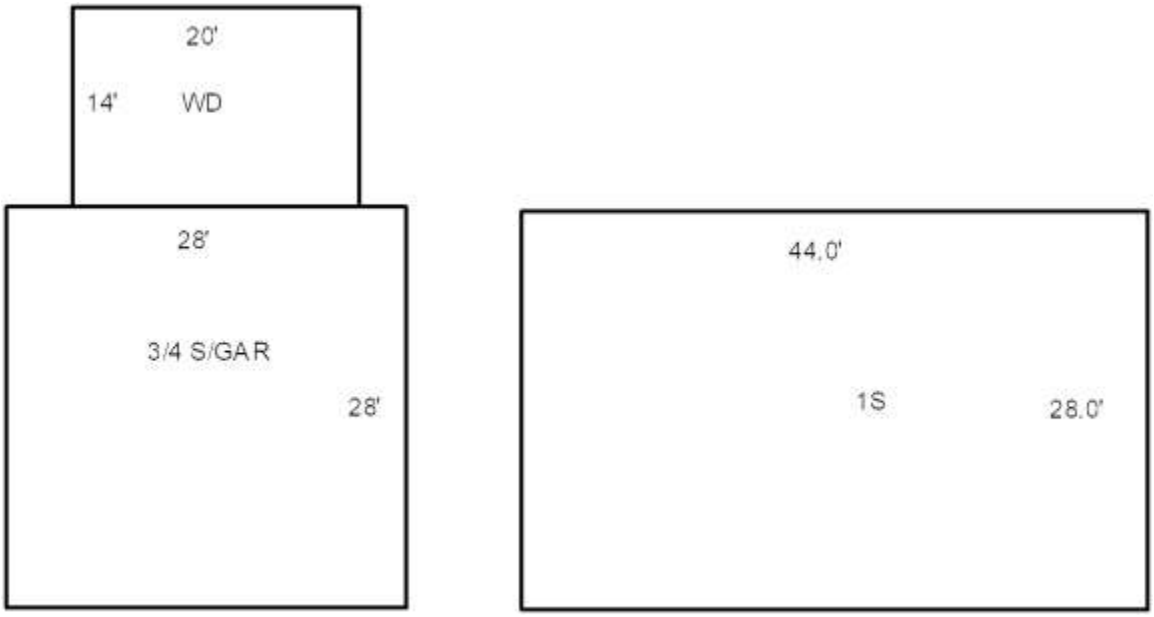
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	139,627

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	90%	95%	103,862

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	2002	784	C 100	41.953	Avg.	87%	100%	95%	34.674
Wood Deck	2020	280	C 100	3.508	Avg.	97%	100%	95%	3.233
1,232 SFLA							Outbuilding Total		37,907

Accpt Land	106,600	Accepted Bldg	141,800	Total	248,400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3/4 S/GAR
28'
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28.0'

Neighborhood 10	LINSCOTT RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B17516P774
Reference 2	LOT SIZE: 1.76
Tran/Land/Bldg	101 1 11
X.....	77 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	05/25/2022
Sale Price	515,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.76	Acres-Homesite (Fract)	78,185.00	91,005	100%		91,005
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.76					Land Total	101,455

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,140 Sqft	Grade C 110	Base	307,686
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,881
Fin. Basement Area	900 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,602
Heating	100% HW BB	Cooling	0% None	Heat	6,584
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

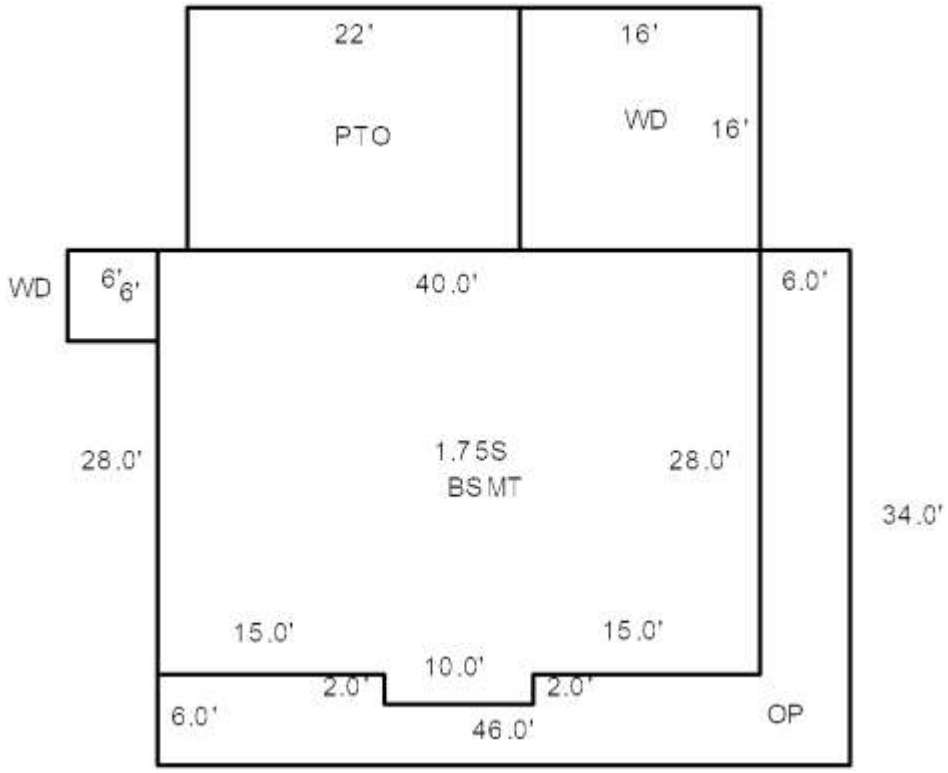
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	344,465

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	291,245

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2005	424	C 110	19.710	Avg.	89%	100%	95%	16.665
Frame Garage	2005	624	C 110	25.383	Avg.	89%	100%	95%	21.461
WOOD DECK	2006	256	C 110	3.529	Avg.	89%	100%	95%	2.984
Wood Deck	2005	36	C 110	496	Avg.	89%	100%	95%	419
PATIO	2006	352	C 100	2.204	Avg.	89%	50%	95%	932
1,995 SFLA							Outbuilding Total		42,461

Accpt Land	101,500	Accepted Bldg	333,700	Total	435,200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2.0'
2.0'
6.0'
46.0'
OP

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities
Street Paved

Sale Data

Sale Date 02/10/2014
Sale Price 212,100
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1 B16776P399
Reference 2 LOT SIZE: 4.74
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
0.74	Acres-Rear Land 1-10	3,045.00	2,479	100%		2,479
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 4.74					Land Total	107,697

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	603 Sqft	Grade C 100	Base	161,982
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	905
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,712
Rooms	6	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

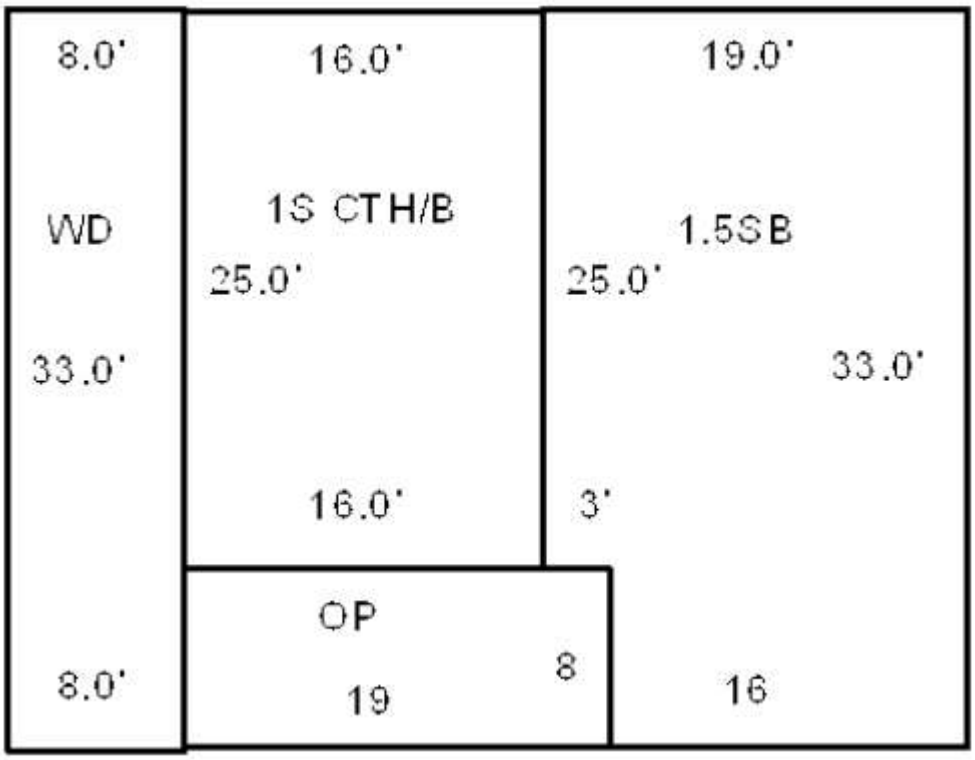
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	166,399

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	95%	105%	147,725

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2004	400	C 100	47.956	Avg.	89%	95%	105%	42,574
Open Frame Porch	2004	152	C 100	6.424	Avg.	89%	95%	105%	5,703
Wood Deck	2004	264	C 100	3.308	Avg.	89%	95%	105%	2,937
1,304 SFLA							Outbuilding Total		51,214

Accpt Land 107,700 Accepted Bldg 198,900 Total 306,600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Map/Lot: 005-025-1
Account: 2193 Card: 1 of 1 Location: 755 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date 07/28/2022
Sale Price 0
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Related Parties

Reference 1 B10551P132
Reference 2 LOT SIZE:4.04
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.04	Acres-Rear Land 1-10	1,710.00	75	100%		75
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.04					Land Total	107,580

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	756 Sqft	Grade C 110	Base	231,006
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,247
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,366
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

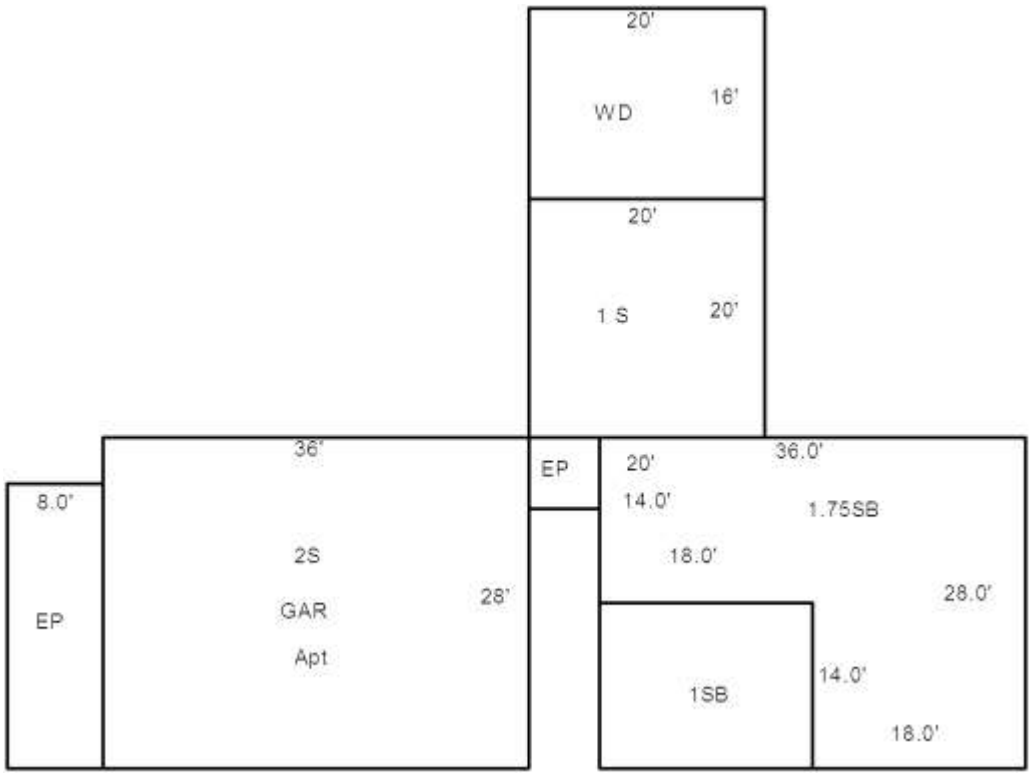
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	245,331

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	202,766

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2001	252	C 110	29.289	Avg.	87%	100%	95%	24.207
1 Story/BSMT	2005	75	C 110	8.716	Avg.	87%	100%	95%	7.204
2 STORY GARAGE	2005	768	C 110	48.936	Avg.	87%	100%	95%	40.445
APT/GAR	2005	768	C 110	92.565	Avg.	87%	100%	95%	76.505
Encl Frame Porch	2005	192	C 110	16.829	Avg.	87%	100%	95%	13.909
Frame Shed	2008	192	D 100	2.404	Avg.	87%	100%	95%	1.986
Wood Deck	2001	320	C 110	4.411	Avg.	87%	100%	95%	3.646
2,418 SFLA							Outbuilding Total		167,902

Accpt Land 107,600 Accepted Bldg 370,700 Total 478,300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Apt
14.0'
1SB
18.0'

Name: BALDWIN, CHRISTOPHER M
BALDWIN, JENNIFER
Map/Lot: 006-002-1
Account: 2194 Card: 1 of 1 Location: 91 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	02/23/2021
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:4
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,368 Sqft	Grade C 110	Base	246,690
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,257
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,514
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

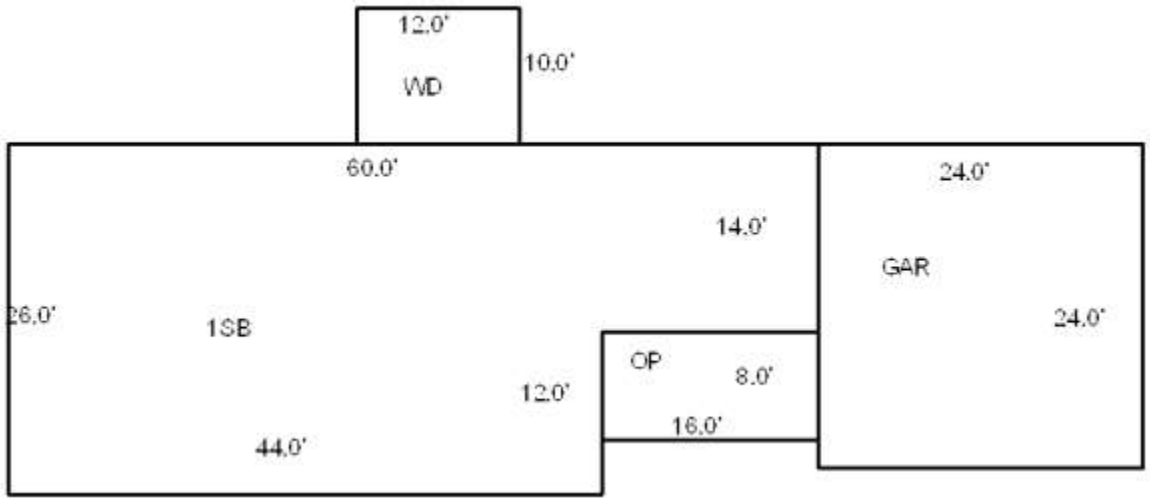
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	259,269

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	214,286

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2000	128	C 110	5.950	Avg.	87%	100%	95%	4.917
Frame Garage	2000	576	C 110	23.482	Avg.	87%	100%	95%	19.408
Wood Deck	2000	120	C 110	1.654	Avg.	87%	100%	95%	1.367
Frame Garage	2000	384	C 100	14.433	Avg.	87%	100%	95%	11.929
1,368 SFLA							Outbuilding Total		37,621

Accpt Land	107,500	Accepted Bldg	251,900	Total	359,400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16.0'
44.0'

Map/Lot: 006-024-3
Account: 2195 Card: 1 of 1 Location: 32 MEETING HOUSE RD

Neighborhood 50 MILL LANE

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	02/13/2013
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B16531P588
Reference 2	LOT SIZE 4.18
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.18	Acres-Rear Land 1-10	1,710.00	339	100%		339
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.18					Land Total	107,844

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,176 Sqft	Grade B 90	Base	347,033
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,064
Fin. Basement Area	980 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,404
Heating	100% HW BB	Cooling	0% None	Heat	8,256
Rooms	10	HEARTHS		HEARTHS	936
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	21,622
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

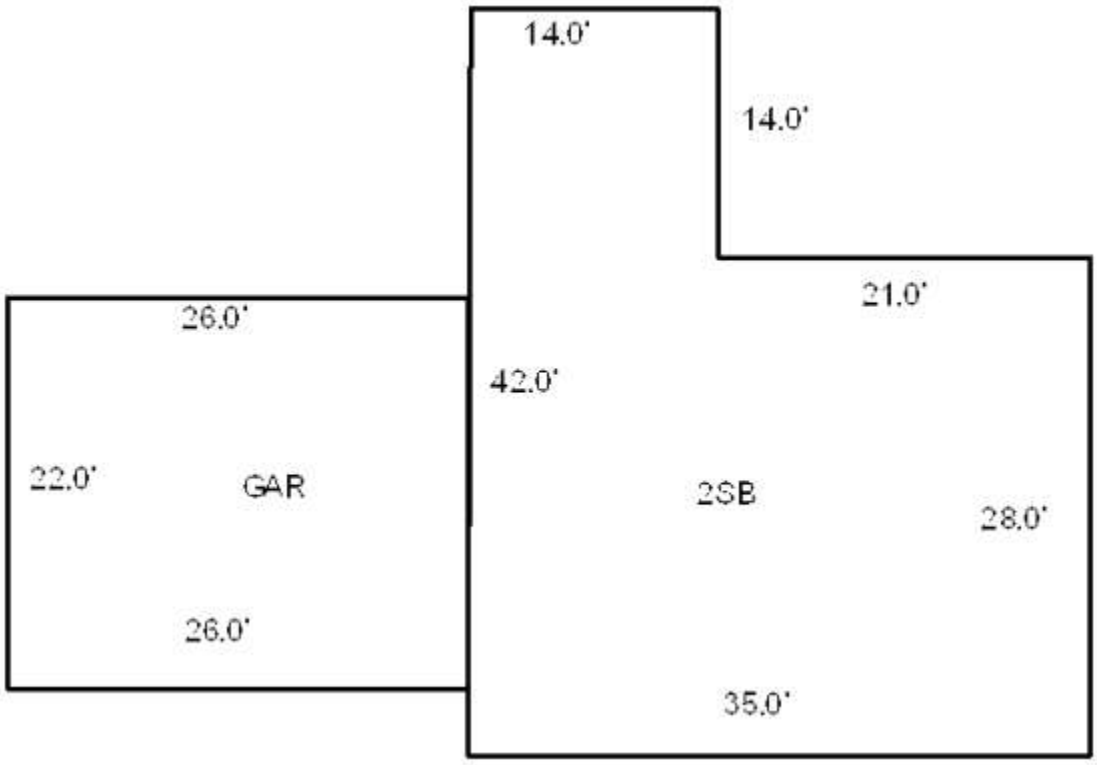
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	399,315

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	90%	95%	300,445

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2003	572	B 90	58,450	Avg.	88%	90%	95%	43,978
Wood Deck	2003	384	B 90	5,630	Avg.	88%	90%	95%	4,236
2,781 SFLA							Outbuilding Total		48,214

Accpt Land	107,800	Accepted Bldg	348,700	Total 456,500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Name: NOLAN, CHRISTOPHER P
DAGLE, MAUREEN P

Map/Lot: 006-087B
Account: 2196 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 77	MORRELLS MILL/BB POND
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	
Utilities	
Street	
Reference 1	B14136P362
Reference 2	LOT SIZE: 5.1
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	06/23/2004
Sale Price	199,900
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
1.10	Acres-Rear Land 1-10	1,800.00	2,178	100%		2,178
Total Acres 5.10				Land Total		98,841

Accpt Land 98,800 Accepted Bldg 0 Total 98,800

Map/Lot: 006-091A-1
Account: 2197 Card: 1 of 1 Location: 179 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/31/2016
Sale Price	242,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17311P206
Reference 2	LOT SIZE 2.7
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Acres-Homesite (Fract)	72,675.00	88,291	100%		88,291
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.70					Land Total	103,966

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	504 Sqft	Grade C 110	Base	180,684
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	832
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,911
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

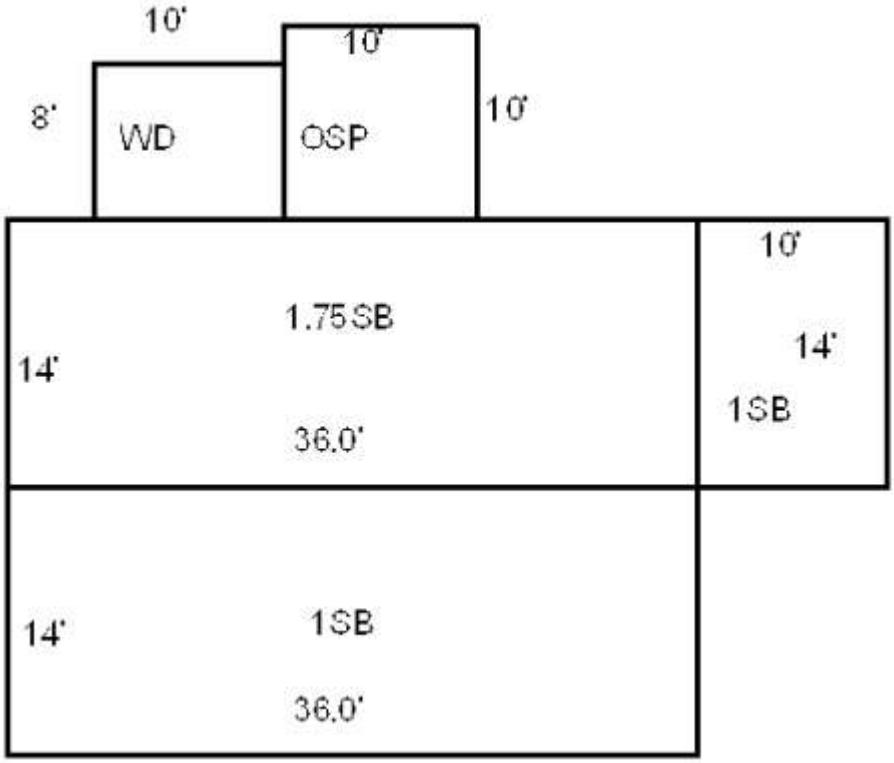
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	GOOD	Average	Typical	208,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	172,330

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2000	504	C 110	58.578	Avg.	87%	100%	95%	48.415
1 STORY/BASEMENT	2000	140	C 110	16.271	Avg.	87%	100%	95%	13.448
Wood Deck	2000	80	C 110	1.102	Avg.	87%	100%	95%	911
OPEN SCR PORCH	2000	100	C 110	5.314	Avg.	87%	100%	95%	4.392
Frame Shed	2000	112	C 100	1.753	Avg+	88%	100%	95%	1.466
1,526 SFLA							Outbuilding Total		68,632

Accpt Land 104,000 Accepted Bldg 241,000 Total 345,000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36.0'

Name: HOWATT, RYAN A
HOWATT, CHELSEA P

Map/Lot: 007-021-3
Account: 2198 Card: 1 of 1 Location: 1245 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/07/2021
Sale Price	390,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B10248P119
Reference 2	
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.69	Acres-Homesite (Fract)	72,675.00	91,092	100%		91,092
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.69					Land Total	106,767

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	400 Sqft, Grade C	Basement Gar	1 CAR	Fin Bsmt	9,900
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

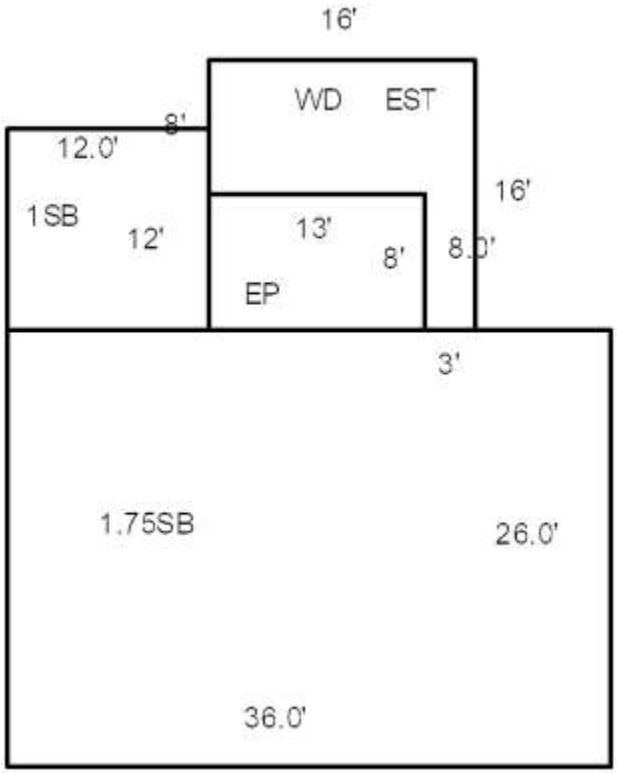
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	267,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	221,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2000	144	C 100	15.215	Avg.	87%	100%	95%	12.575
Encl Frame Porch	2000	104	C 100	8.287	Avg.	87%	100%	95%	6.850
Wood Deck	2000	152	C 100	1.905	Avg.	87%	100%	95%	1.574
GAZEBO	2000	100	C 100	3.252	Avg.	87%	100%	95%	2.688
1,782 SFLA							Outbuilding Total		23,687

Accpt Land	106,800	Accepted Bldg	244,900	Total	351,700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EP
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1.75SB
26.0'
36.0'

Name: HALL, RITCHIE I
HALL, SHERRY A
Map/Lot: 008-057-2
Account: 2199 Card: 1 of 1 Location: 656 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved
Reference 1	B10063P103
Reference 2	LOT SIZE: 8.23
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.23	Acres-Rear Land 1-10	1,710.00	7,957	100%		7,957
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.23					Land Total	115,462

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,092 Sqft	Grade C 110	Base	298,101
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,802
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,306
Rooms	6	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

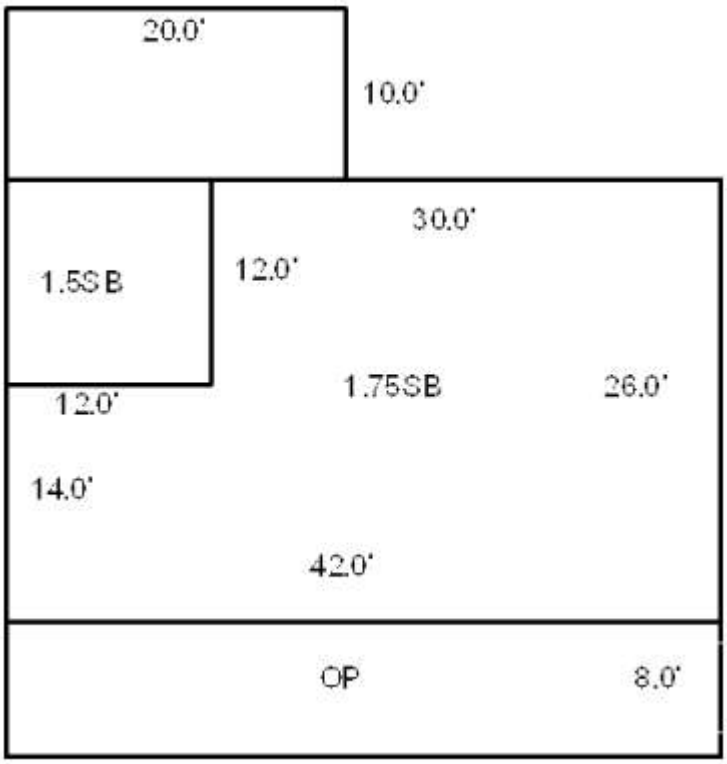
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	315,801

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	95%	261,010

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2000	336	C 110	15,619	Avg.	87%	100%	95%	12,910
Wood Deck	2005	200	C 110	2,757	Avg.	87%	100%	95%	2,279
1,911 SFLA							Outbuilding Total		15,189

Accpt Land 115,500 Accepted Bldg 276,200 Total 391,700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8.0'

Name: COSTA, AMBER G
BERNIER, ANDREW J
Map/Lot: 022-041A
Account: 2201 Card: 1 of 1 Location: 23 PROSPECT ST

Neighborhood 59	PROSPECT ST
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/28/2005
Sale Price	254,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14686P0042
Reference 2	LOT SIZE: 2.69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.69	Acres-Homesite (Fract)	74,130.00	90,025	100%		90,025
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.69					Land Total	101,575

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	384 Sqft	Grade C 110	Base	156,722
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	634
Fin. Basement Area	816 Sqft, Grade C	Basement Gar	None	Fin Bsmt	8,078
Heating	100% HW BB	Cooling	0% None	Heat	2,218
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

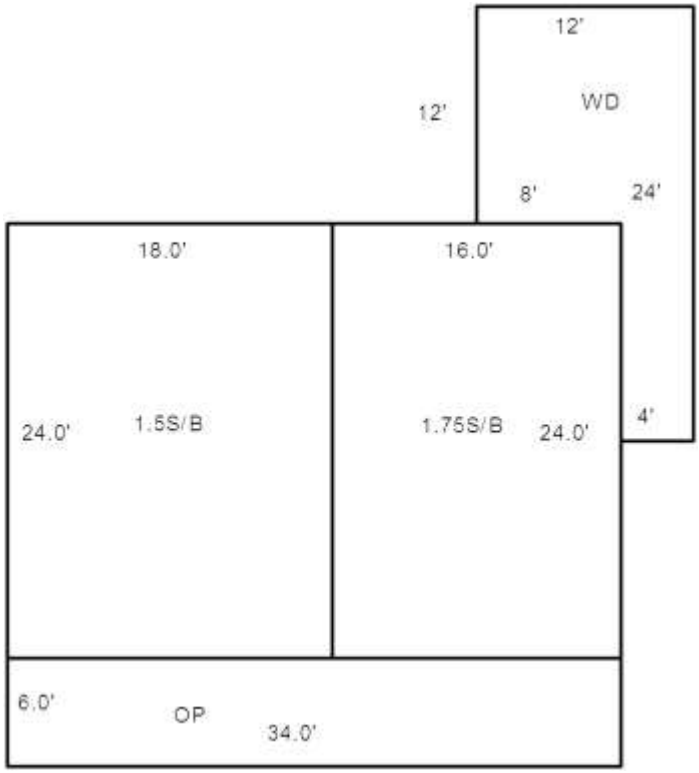
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Above Average	Typical	173,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	163,920

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 & 1/2 STORY FR	2001	432	C 110	63.597	Avg+	90%	100%	105%	60.099
Open Frame Porch	2001	204	C 110	9.483	Avg+	90%	100%	105%	8.962
Patio	2001	264	B 100	2.149	Avg.	86%	100%	105%	1.940
Frame Shed	2005	168	C 110	2.892	Avg+	90%	100%	105%	2.733
Wood Deck	2001	192	C 110	2.647	Avg+	90%	100%	105%	2.501
1,320 SFLA							Outbuilding Total		76,235

Accpt Land 101,600 Accepted Bldg 240,200 Total 341,800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Account: 2202 Card: 1 of 1 Map/Lot: 002-010 Location: 108 LOWER MAIN ST

Neighborhood 13 LOWER MAIN

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities All Public
Street Paved

Sale Data

Sale Date	09/20/2022
Sale Price	529,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2
Tran/Land/Bldg 101 1 11
X..... CORR Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.04	Acres-Homesite (Fract)	74,130.00	81,863	100%		81,863
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.04					Land Total	93,413

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	884 Sqft	Grade B 100	Base	327,279
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,724
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,148
Heating	100% HW BB	Cooling	0% None	Heat	8,619
Rooms	10				
Bedrooms	5	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	24,024
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

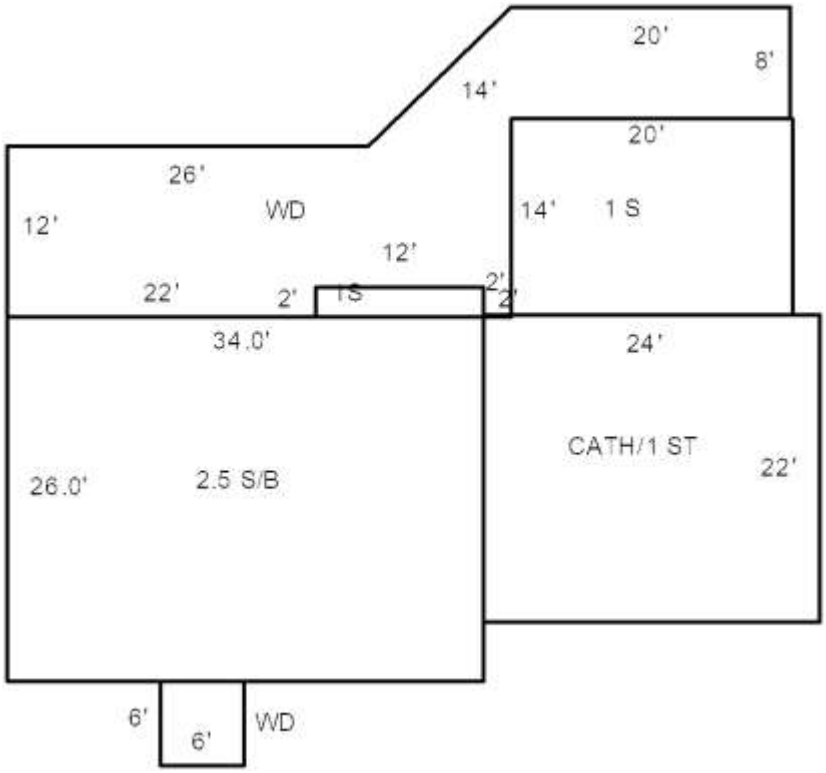
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	GOOD	Average	Typical	374,659

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	105%	346,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2002	24	B 100	2.857	Ava.	88%	100%	105%	2.640
ONE STORY FRAME	2002	280	B 100	33.335	Ava.	88%	100%	105%	30.802
1 ST CATH CEILING	2005	528	B 100	72.628	Ava.	88%	100%	105%	67.109
WOOD DECK	2002	36	B 100	586	Ava.	88%	100%	105%	542
Wood Deck	2002	656	B 100	10.686	Ava.	88%	100%	105%	9.874
Frame Shed	2002			----SOUND VALUE----					10.000
PATIO	2002	96	B 100	781	Ava.	88%	100%	105%	721
Jacuzzi #	2002	1	B 100	4.290	Ava.	88%	100%	105%	3.964
3,042 SFLA							Outbuilding Total		125,652

Accpt Land 93,400 Accepted Bldg 471,800 Total 565,200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6'
WD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17601P506
Reference 2	LOT SIZE: 2.2
Tran/Land/Bldg	101 1 11
X.....	89 Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	11/07/2017
Sale Price	222,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.20	Acres-Homesite (Fract)	76,500.00	84,956	100%		84,956
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.20					Land Total	95,956

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,320 Sqft	Grade C 100	Base	218,178
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,980
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,960
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

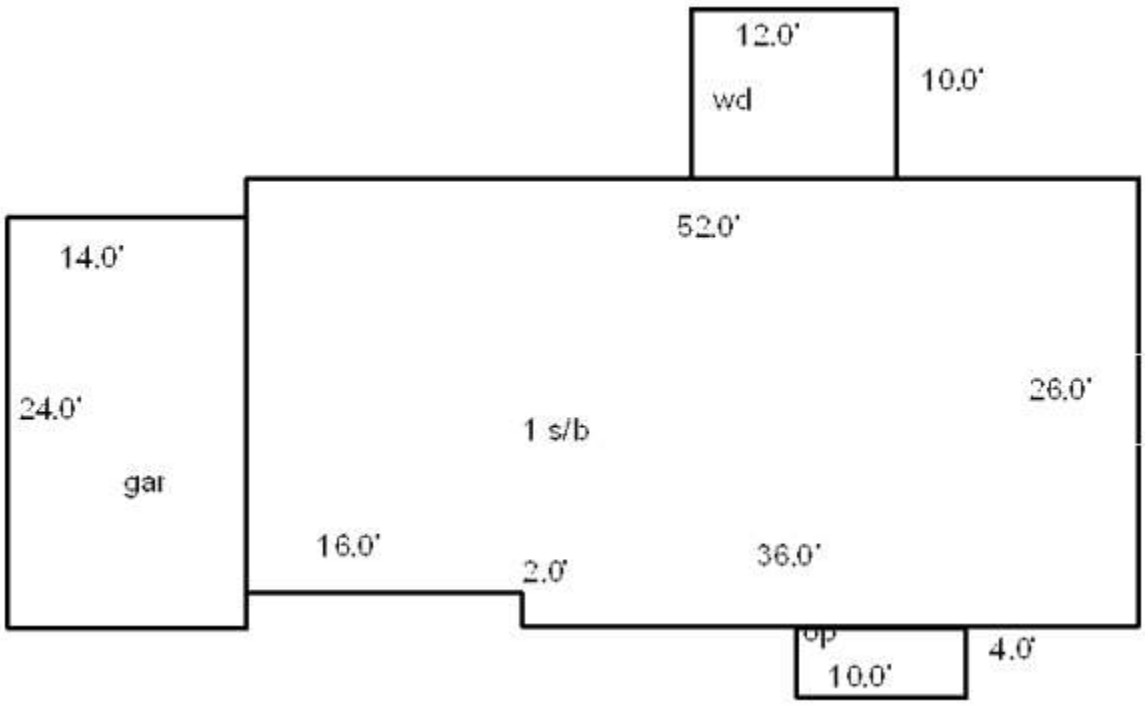
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	232,038

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	100%	201,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2000	336	C 100	12.704	Avg.	87%	100%	100%	11.052
Wood Deck	2000	120	C 100	1.504	Avg.	87%	100%	100%	1.308
Open Frame Porch	2000	40	C 100	1.690	Avg.	87%	100%	100%	1.470
Frame Shed	2022	200	C 100	3.130	Avg.	87%	100%	100%	2.723
1,320 SFLA							Outbuilding Total		16,553

Accpt Land	96,000	Accepted Bldg	218,400	Total	314,400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Name: HAFFORD, PAUL K
HAFFORD, LINDA A
Map/Lot: 003-023-3
Account: 2204 Card: 1 of 1 Location: 23 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	10/12/2000
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1 B10261P237
Reference 2 LOT SIZE: 2.5
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 15 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	76,500.00	78,515	100%		78,515
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.00					Land Total	89,515

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

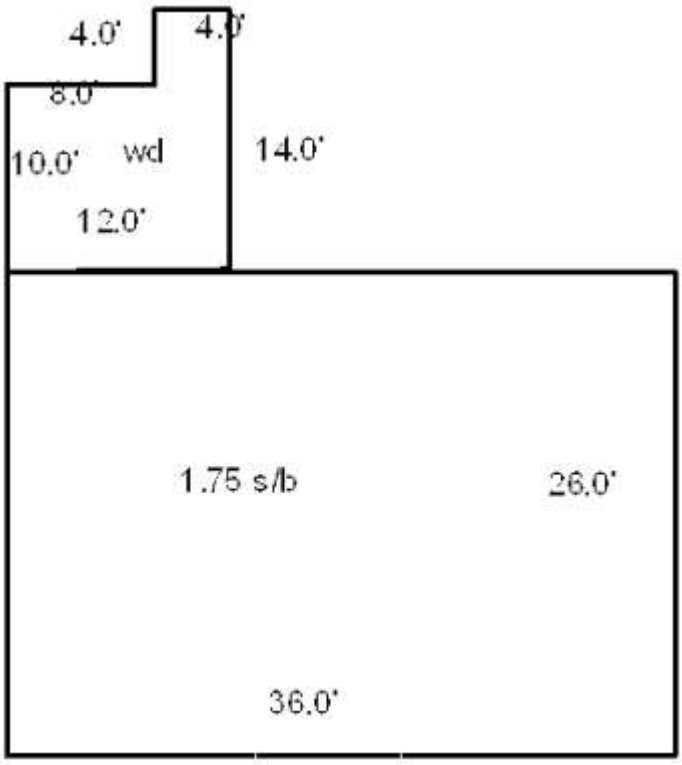
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	260,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	100%	226,965

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2000	136	C 100	1.704	Avg.	87%	100%	100%	1.482
1,638 SFLA							Outbuilding Total		1,482

Accpt Land	89,500	Accepted Bldg	228,400	Total	317,900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Account: 2205 Card: 1 of 1 Map/Lot: 003-023-4
Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	
Street	
Reference 1	B9121P036
Reference 2	LOT SIZE: 1.1
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.10	Acres-Rear Land 1-10	2,400.00	2,904	100%	Size/Shape	2,904
Total Acres 1.10					Land Total	2,904

Accpt Land	2,900	Accepted Bldg	0	Total	2,900

Map/Lot: 004-017B
Account: 2206 Card: 1 of 1 Location: 36 BUTLER RD

Neighborhood 47 VALLEY

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities Well & SepticWell & Septic
Street Private

Sale Data

Sale Date	10/08/2010
Sale Price	204,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B159619P296
Reference 2 LOT SIZE: 1.25
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	74,130.00	83,383	100%		83,383
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.25					Land Total	94,933

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade C 100	Base	228,320
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,100
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,200
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

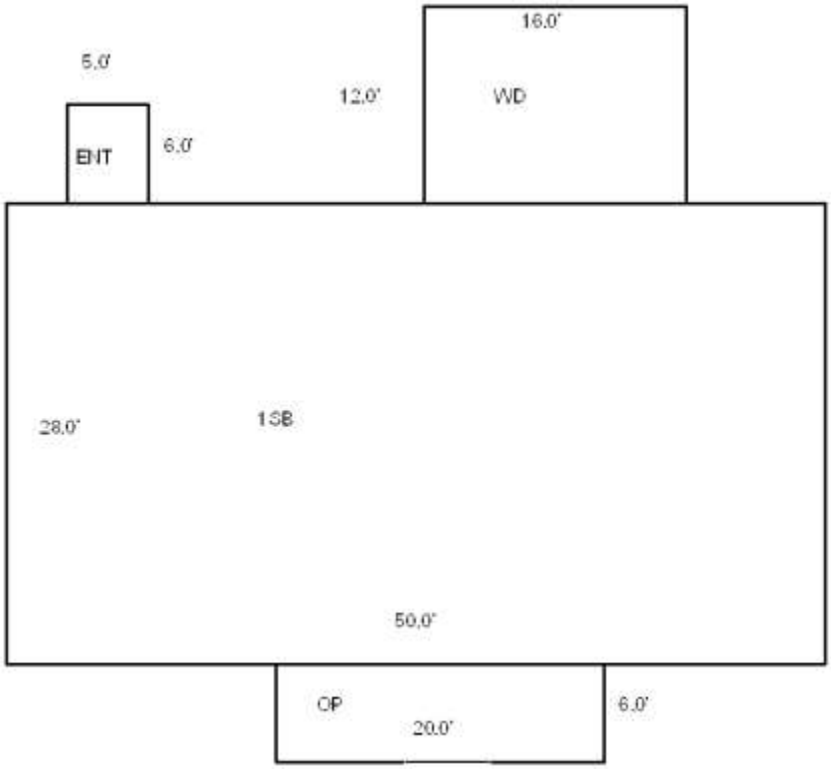
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	TYPICAL	TYPICAL	Average	Typical	242,540

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	105%	221,560

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
BSMT ENTRY.....	2000	30	C 100	470	Avg.	87%	100%	105%	429
Wood Deck	2000	192	C 100	2.406	Avg.	87%	100%	105%	2.198
Open Frame Porch	2000	120	C 100	5.071	Avg.	87%	100%	105%	4.633
1,400 SFLA							Outbuilding Total		7,260

Accpt Land 94,900 Accepted Bldg 228,800 Total 323,700


16.0'
5.0'
12.0'
WD
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6.0'
28.0'
1SB
50.0'
OP
6.0'
20.0'

Neighborhood 62 HIGH ST

Zoning/Use RESIDENTIAL 2
Topography Level Rolling
Utilities
Street Paved

Sale Data

Sale Date	09/03/2021
Sale Price	305,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B15442P628 FKA:004-047-3
Reference 2 LOT SIZE: 1.84
Tran/Land/Bldg 103 1 9
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Homesite (Fract)	76,500.00	83,451	100%		83,451
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.84					Land Total	94,451

Dwelling Description

				Replacement Cost New	
Other	One Story	1,596 Sqft	Grade C 90	Base	176,069
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,155
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% Central	Heat	3,591
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	9,504
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

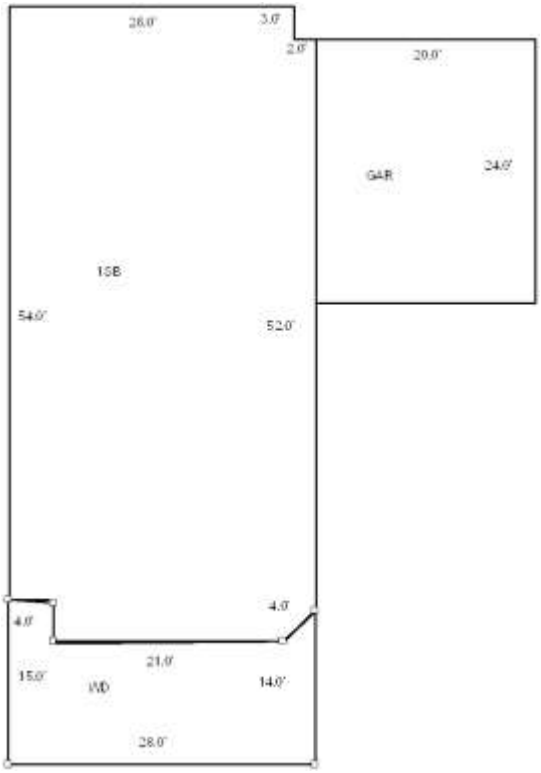
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Above Average	Typical	191,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	100%	172,187

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2002	332	C 100	4.160	Avg+	90%	100%	100%	3.744
Frame Garage	2002	480	C 100	17.890	Avg+	90%	100%	100%	16.101
1,596 SFLA							Outbuilding Total		19,845

Accpt Land 94,500 Accepted Bldg 192,000 Total 286,500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GAR
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1SB
54.0'
52.0'
4.0'
4.0'
21.0'
15.0'
WD
14.0'
28.0'

Neighborhood 62 HIGH ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/15/2010
Sale Price	166,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15800P148 FKA: 004-047-2
Reference 2	LOT SIZE: 1.84
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Homesite (Fract)	76,500.00	83,451	100%		83,451
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.84					Land Total	94,451

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	816 Sqft	Grade C 100	Base	206,171
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,224
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,672
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

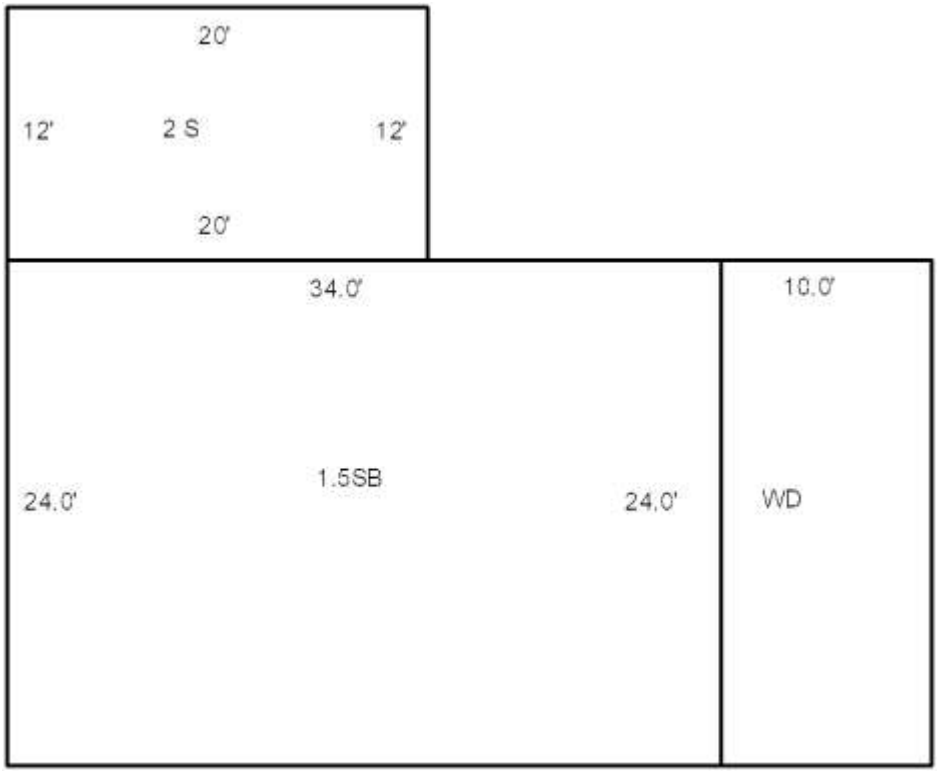
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	218,987

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	100%	192,709

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2005	240	C 100	3.007	Avg.	88%	100%	100%	2.646
TWO STORY FRAME	2018	240	C 100	38.882	Avg.	96%	100%	100%	37.327
Frame Shed	2020	144	C 100	2.254	Avg-	95%	100%	100%	2.141
1,704 SFLA							Outbuilding Total		42,114

Accpt Land	94,500	Accepted Bldg	234,800	Total	329,300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20'
34.0'
10.0'
1.5SB
24.0'
24.0'
WD

Neighborhood 30 BAUNEG BEG POND

Zoning/Use SHORELAND RESIDENTIAL
Topography
Utilities
Street

Reference 1 B14136P362
Reference 2 LOT SIZE: 3.09
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 9

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.09	Acres-Homesite (Fract)	210,000	398,941	50%	Size/Shape	199,470
Total Acres 3.09					Land Total	199,470

Accpt Land 199,500 Accepted Bldg 0 Total 199,500

Name: NORMAN, MICHAEL P
NORMAN, ROBIN D
Map/Lot: 006-087E
Account: 2211 Card: 1 of 1 Location: 264 MORRELLS MILL RD

Neighborhood 77 MORRELLS MILL/BB POND

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	Below Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/18/2013
Sale Price	289,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1	B16514P654
Reference 2	LOT SIZE: 5.3
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
1.30	Acres-Rear Land 1-10	1,800.00	2,574	100%		2,574
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 5.30					Land Total	115,737

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	980 Sqft	Grade B 100	Base	331,042
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	956
Fin. Basement Area	9 Sqft, Grade 0.00	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,644
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

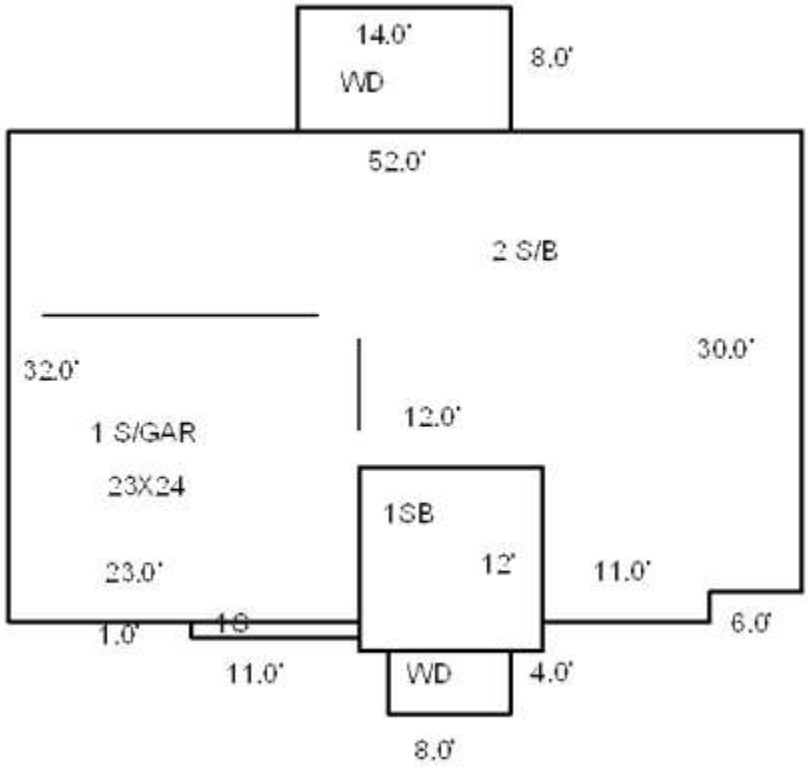
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	TYPICAL	Average	Typical	364,667

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	96%	100%	304,570

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	112	B 100	1.824	Avg.	87%	96%	100%	1.524
Open Frame Porch	2001	144	B 100	7.910	Avg.	87%	96%	100%	6.607
ONE STORY FRAME	2001	11	B 100	1.309	Avg.	87%	96%	100%	1.093
WOOD DECK	2001	32	B 100	521	Avg.	87%	96%	100%	435
Frame Shed	2001	96	C 100	1.502	Avg.	86%	100%	100%	1.292
1S AD/GAR.....	2001	552	B 100	75.821	Avg.	87%	96%	100%	63.325
2,523 SFLA							Outbuilding Total		74,276

Accpt Land 115,700 Accepted Bldg 378,800 Total 494,500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WD
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11.0'
1.0'
1S
6.0'
11.0'
WD
4.0'
8.0'

Neighborhood 77	MORRELLS MILL/BB POND
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	LevelRolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	03/25/2016
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17204P454
Reference 2	LOT SIZE: 4.11
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
0.11	Acres-Rear Land 1-10	1,800.00	218	100%		218
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 4.11					Land Total	113,381

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,004 Sqft	Grade C 100	Base	242,784
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,506
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,518
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

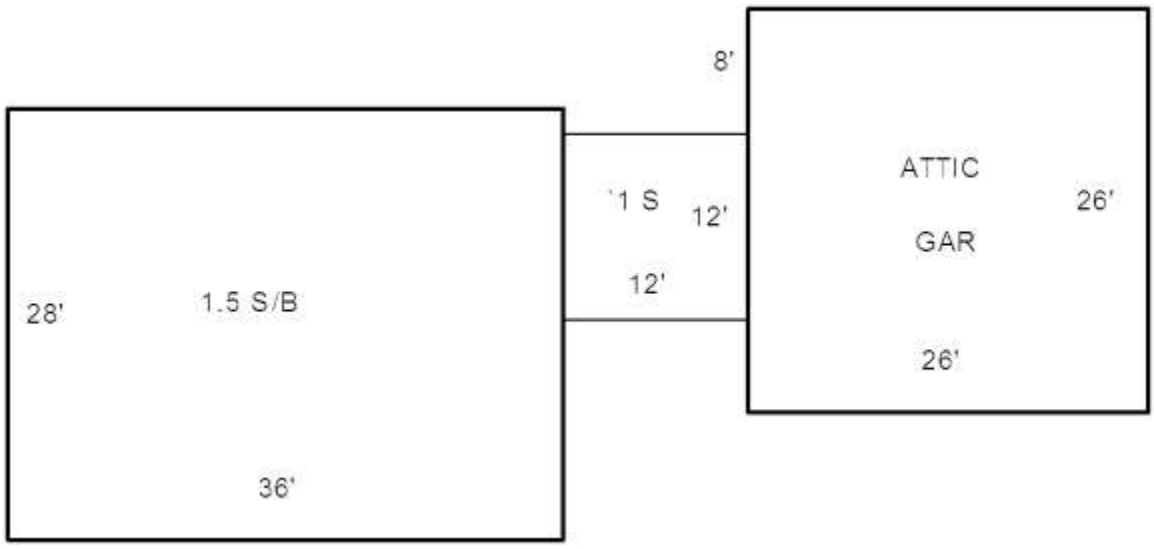
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	248,808

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	75%	100%	167,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	2006	144	C 100	13.188	Avg.	90%	75%	100%	8,902
1.50 ST GARAGE..	2006	676	C 100	32.538	Avg.	90%	75%	100%	21,963
1,650 SFLA							Outbuilding Total		30,865

Accpt Land	113,400	Accepted Bldg	198,800	Total	312,200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12'
26'
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28'
1.5 S/B
26'
36'

Name: THOMPSON, STEVEN R
REDMAN, DAWN M
Map/Lot: 006-087F
Account: 2213 Card: 1 of 1 Location: 290 MORRELLS MILL RD

Neighborhood 77	MORRELLS MILL/BB POND
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	
Utilities	
Street	
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B10298P263
Reference 2	LOT SIZE: 4.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	05/13/2022
Sale Price	140,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
0.70	Acres-Rear Land 1-10	1,800.00	1,386	100%		1,386
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 4.70					Land Total	114,549

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,264 Sqft	Grade B 100	Base	274,401
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,465
Fin. Basement Area	1000 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,740
Heating	100% HW BB	Cooling	0% None	Heat	4,930
Rooms	5	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

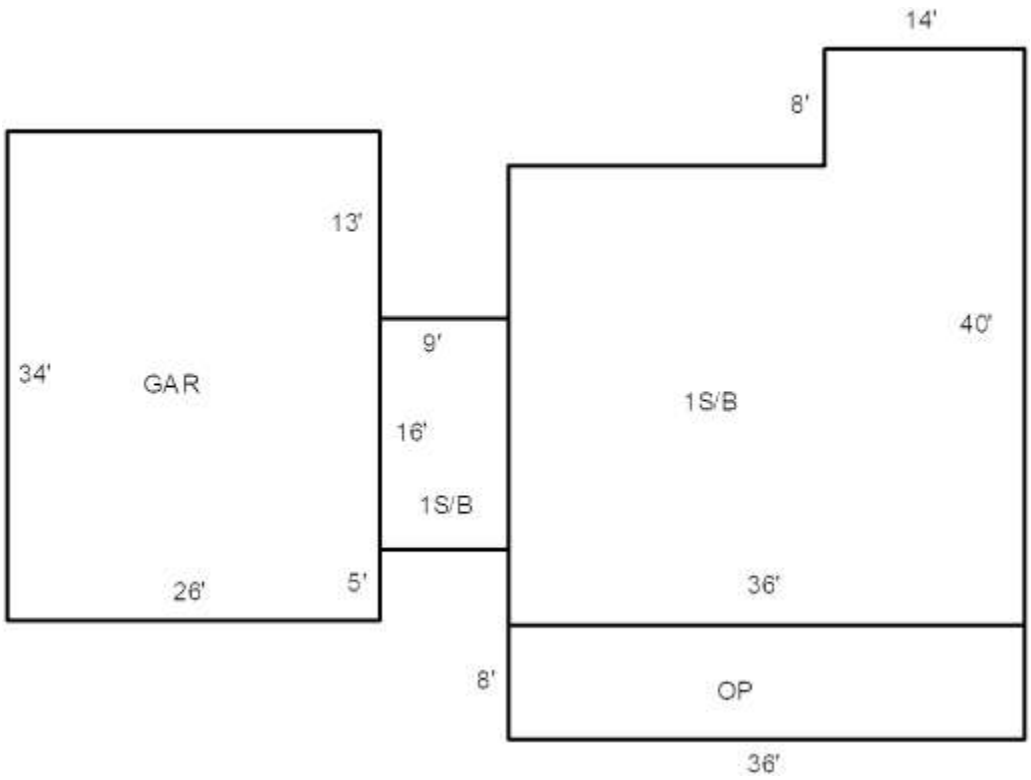
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	322,304

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	63%	100%	198,990

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2022	144	B 100	19.780	Avg.	98%	63%	100%	12.212
Frame Garage	2022	884	B 100	42.169	Avg.	98%	63%	100%	26.035
Open Frame Porch	2022	288	B 100	15.822	Avg.	98%	63%	100%	9.769
1,408 SFLA							Outbuilding Total		48,016

Accpt Land	114,500	Accepted Bldg	247,000	Total	361,500


14'
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26'
5'
36'
8'
OP
36'

Name: VREELAND, PEGGY J
VREELAND, ABRAHAM J
Map/Lot: 001-006-1
Account: 2215 Card: 1 of 1 Location: 32 COMPANY WOODS RD

Neighborhood 3	CO. WOODS
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B14827P356
Reference 2	LOT SIZE: 4.68
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	05/02/2006
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Vacant Lot (Frac	78,185.00	98,792	100%		98,792
0.68	Acres-Rear Land 1-10	2,280.00	1,705	100%		1,705
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 4.68					Land Total	110,947

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 110	Base	271,187
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,178
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

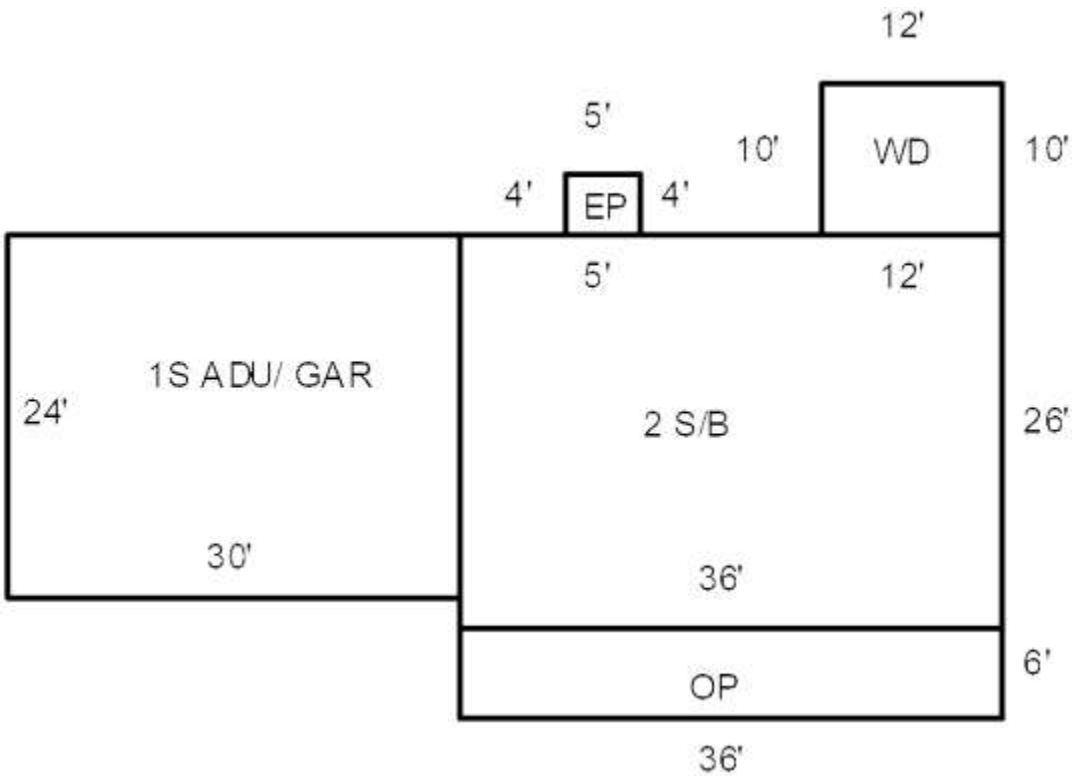
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	287,621

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	245,916

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Encl Frame Porch	2006	20	C 110	1.753	Avg.	90%	100%	95%	1.499
Wood Deck	2006	120	C 110	1.654	Avg.	90%	100%	95%	1.415
Open Frame Porch	2006	216	C 110	10.041	Avg.	90%	100%	95%	8.585
1S AD/GAR.....	2022	720	C 110	83.682	Avg.	90%	60%	95%	42.929
SOLAR CL4 /KW	2023	8125	C 110	0	Avg.	90%	100%	95%	0
Frame Shed	2022	120	C 110	2.066	Avg.	90%	100%	95%	1.766
2,592 SFLA							Outbuilding Total		56,194

Accpt Land 110,900 Accepted Bldg 302,100 Total 413,000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36'

Name: RAMSEY, MICHAEL THOMAS & ERIN MARIE:
THE RAMSEY JOINT REVOCABLE TRUST
Account: 2216 Card: 1 of 1 Map/Lot: 003-006
Location: 335 SOMERSWORTH RD

Neighborhood 14 JERICHO LN

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/27/2019
Sale Price	500,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18137P293
Reference 2	LOT SIZE: 12.2 line chng
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
8.20	Acres-Rear Land 1-10	2,400.00	21,648	100%		21,648
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 12.20					Land Total	122,838

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,464 Sqft	Grade B 90	Base	369,676
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,708
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	18,533
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,079
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

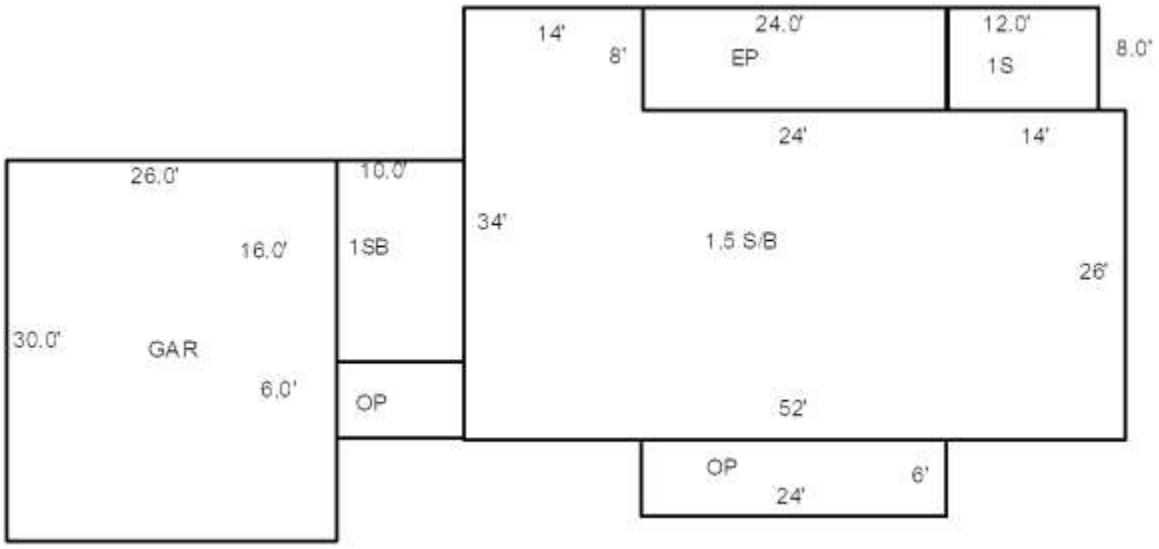
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	405,565

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	356,897

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	780	B 90	33.571	Avg.	88%	100%	100%	29.542
1 Story/BSMT	2003	160	B 90	19.780	Avg.	88%	100%	100%	17.406
Open Frame Porch	2003	60	B 90	2.967	Avg.	88%	100%	100%	2.611
Encl Frame Porch	2003	192	B 90	17.900	Avg.	88%	100%	100%	15.752
ONE STORY FRAME	2003	96	B 90	10.287	Avg.	88%	100%	100%	9.053
1 ST BARN.....	2003	1728	B 90	64.717	Avg.	88%	100%	100%	56.951
OPEN PORCH	2003	144	B 90	7.261	Avg.	88%	100%	100%	6.390
2,452 SFLA								Outbuilding Total	137,705

Accpt Land 122,800 Accepted Bldg 494,600 Total 617,400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Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	11/10/2022
Sale Price	475,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 2.31
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.31	Acres-Homesite (Fract)	76,500.00	85,371	100%		85,371
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.31					Land Total	96,371

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,572 Sqft	Grade B 90	Base	292,649
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,759
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW RADIANT	Cooling	100% Central	Heat	6,253
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	12,355
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

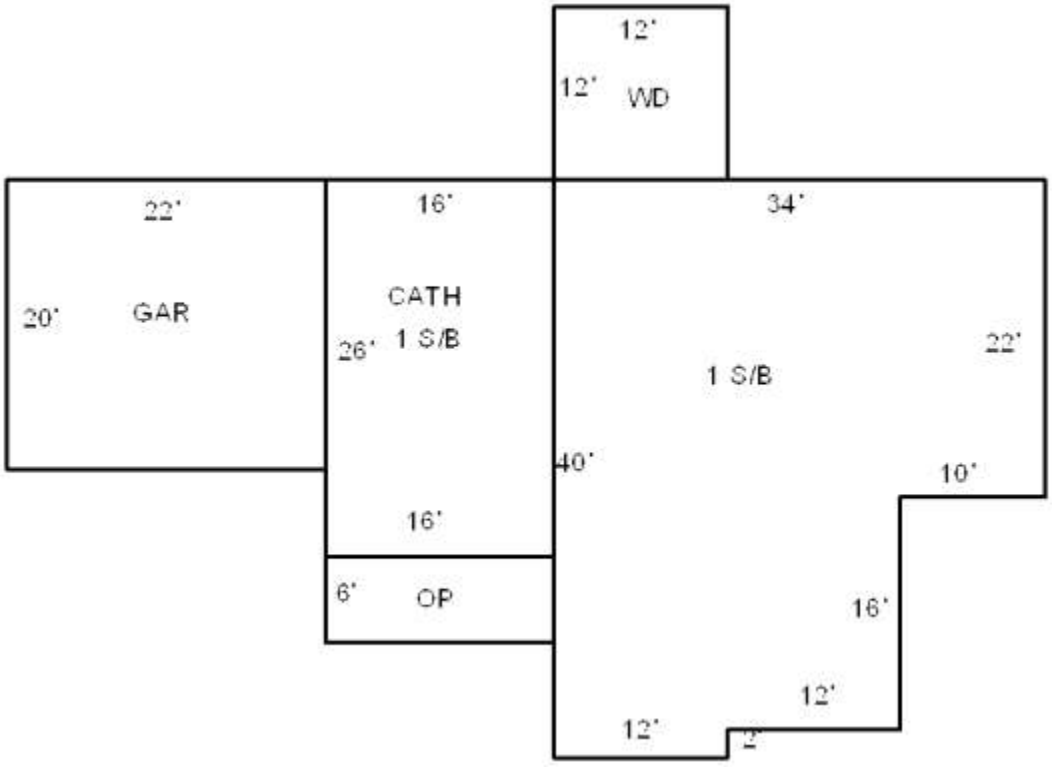
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	314,016

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	100%	285,755

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2008	96	B 90	4.747	Avg.	91%	100%	100%	4.320
Wood Deck	2008	144	B 90	2.110	Avg.	91%	100%	100%	1.920
Frame Garage	2008	440	B 90	19.246	Avg.	91%	100%	100%	17.514
1,572 SFLA							Outbuilding Total		23,754

Accpt Land	96,400	Accepted Bldg	309,500	Total	405,900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Name: WIGGINS, TRUSTEE, WILLIAM E
WILLIAM E. WIGGINS FAMILY 2019 TRUST
Map/Lot: 005-052-5
Account: 2218 Card: 1 of 1 Location: 312 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/17/2019
Sale Price	409,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17974P888
Reference 2	LOT SIZE: 3.68
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade B 100	Base	382,836
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,736
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

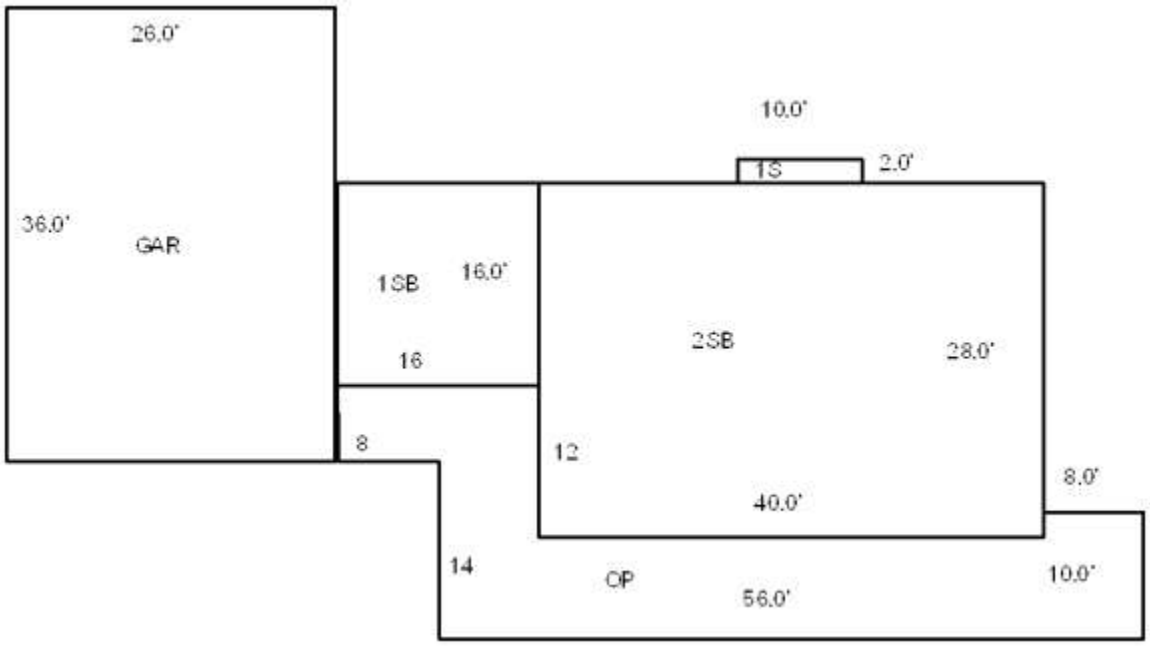
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	411,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	340,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2001	936	B 100	44.603	Avg.	87%	100%	95%	36.865
Open Frame Porch	2001	608	B 100	33.402	Avg.	87%	100%	95%	27.607
ONE STORY FRAME	2001	20	B 100	2.382	Avg.	87%	100%	95%	1.968
1 Story/BSMT	2001	256	B 100	35.164	Avg.	87%	100%	95%	29.063
Patio	2001	100	B 100	814	Avg.	87%	100%	95%	673
Frame Shed	2005	160	C 100	2.504	Avg.	88%	100%	95%	2.094
2,516 SFLA							Outbuilding Total		98,270

Accpt Land 106,700 Accepted Bldg 438,800 Total 545,500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Name: GRAY, ISRAEL J
GRAY, HEATHER M
Map/Lot: 017-003-2
Account: 2219 Card: 1 of 1 Location: 11 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use COMMERCIAL 2 VILLAGE A, B, C
Topography LevelRolling
Utilities All Public
Street Paved

Sale Data

Sale Date 10/01/2002
Sale Price 145,000
Sale Type Land & Buildings
Financing
Verified
Validity Arms Length Sale

Reference 1 B12108P104
Reference 2 LOT SIZE: .63
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.63	Acres-Homesite (Fract)	74,130.00	77,861	100%		77,861
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.63					Land Total	89,411

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	912 Sqft	Grade C 100	Base	222,436
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,368
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,104
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,824
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

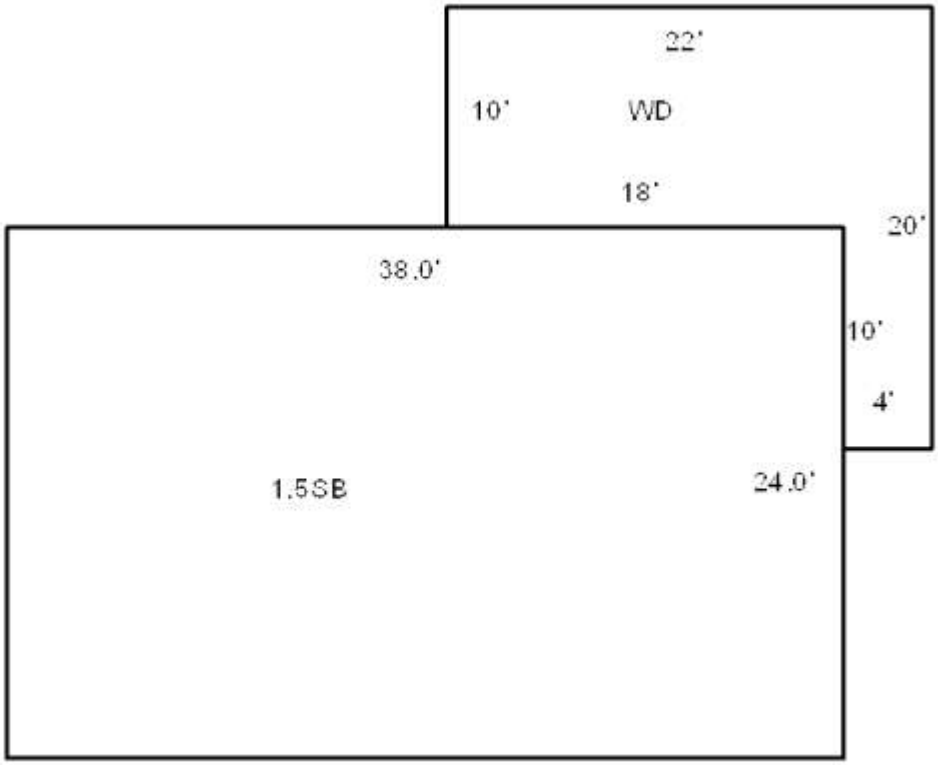
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	TYPICAL	TYPICAL	Average	Typical	229,732

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	87%	100%	105%	209,860

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2001	260	C 100	3.258	Avg.	87%	100%	105%	2.976
1,368 SFLA							Outbuilding Total		2,976

Accpt Land 89,400 Accepted Bldg 212,800 Total 302,200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Name: CROTEAU, LEON E
CROTEAU, MARTHA J
Map/Lot: 005-034-6
Account: 2220 Card: 1 of 1 Location: 924 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/12/2002
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	B11456P001
Reference 2	LOT SIZE: 5.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 16 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.80	Acres-Rear Land 1-10	1,710.00	3,386	100%		3,386
Total Acres 5.80					Land Total	95,216

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,590 Sqft	Grade C 110	Base	277,651
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,624
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,247
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

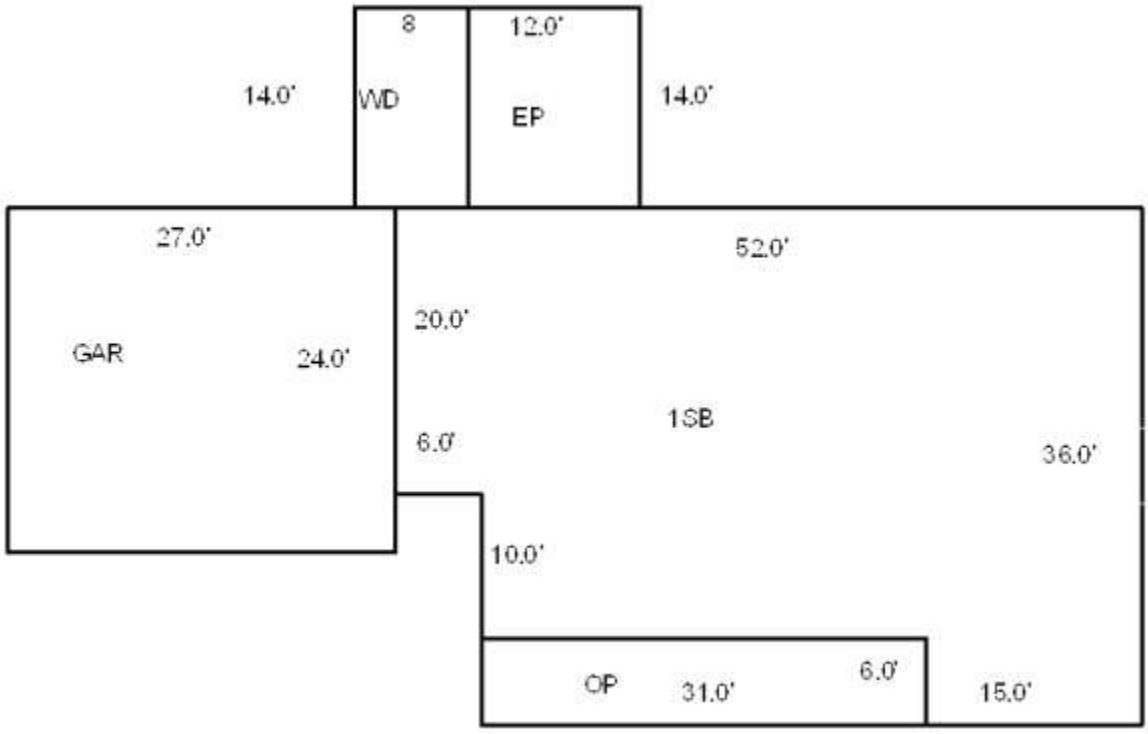
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	TYPICAL	Average	Typical	294,234

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	245,980

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2002	648	C 110	26.333	Avg.	88%	100%	95%	22.014
Open Frame Porch	2002	186	C 110	8.646	Avg.	88%	100%	95%	7.228
Wood Deck	2002	112	C 110	1.543	Avg.	88%	100%	95%	1.290
Encl Frame Porch	2002	168	C 110	14.725	Avg.	88%	100%	95%	12.310
1,590 SFLA							Outbuilding Total		42,842

Accpt Land	95,200	Accepted Bldg	288,800	Total	384,000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15.0'

Name: BOSTON, RANDOLPH H
BOSTON, PATRICIA A
Map/Lot: 003-097-12-3
Account: 2221 Card: 1 of 1 Location: 351 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Gravel

Sale Data

Sale Date	11/04/2016
Sale Price	196,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17360P81
Reference 2	LOT SIZE: 3.44
Tran/Land/Bldg	101 1 9
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.44	Acres-Homesite (Fract)	74,130.00	92,266	100%		92,266
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.44					Land Total	103,816

Dwelling Description

				Replacement Cost New	
Other	One Story	1,792 Sqft	Grade D 90	Base	154,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,935
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	2,851
Heating	100% Forced Warm	Cooling	0% None	Heat	3,226
Rooms	7				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	7,603
Attic	None			Attic	0
FirePlaces	1			Fireplace	4,356
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

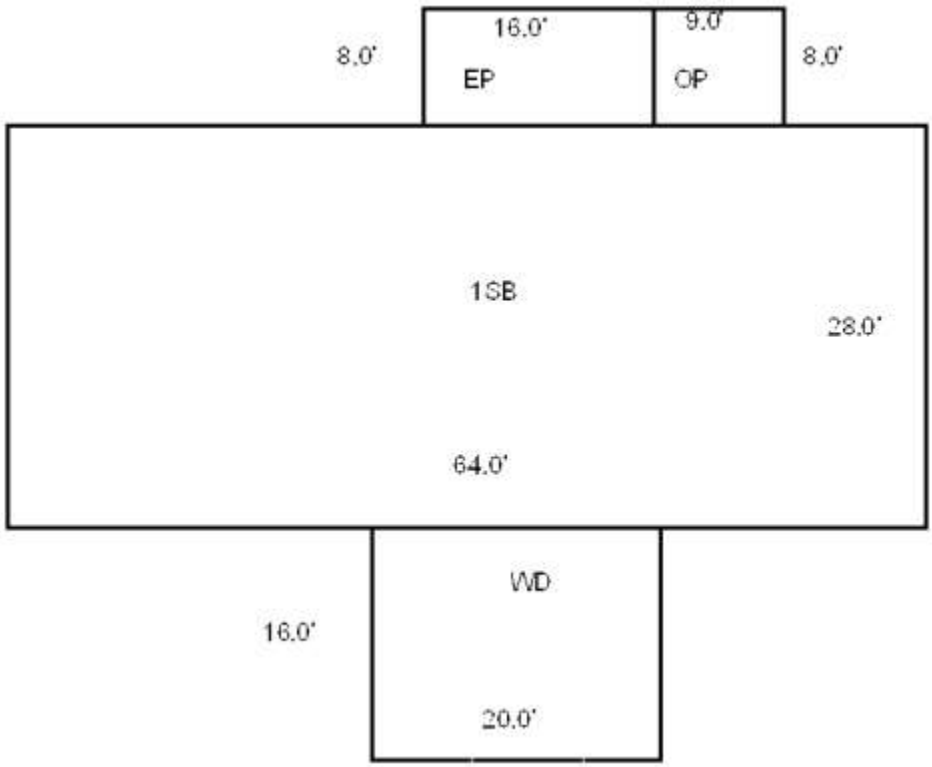
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	174,652

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	105%	159,545

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2001	72	D 90	2.191	Avg.	87%	100%	105%	2.001
Encl Frame Porch	2001	128	D 90	7.343	Avg.	87%	100%	105%	6.707
Wood Deck	2001	320	D 90	2.887	Avg.	87%	100%	105%	2.638
Frame Shed	2019	168	C 100	2.629	Avg.	96%	100%	105%	2.650
1,792 SFLA							Outbuilding Total		13,996

Accpt Land	103,800	Accepted Bldg	173,500	Total	277,300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Name: HEITMANN, ERIK W
HEITMANN, BETHANY A
Map/Lot: 006-073-1
Account: 2222 Card: 1 of 1 Location: 482 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/29/2018
Sale Price	355,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17792P848
Reference 2	LOT SIZE: 5.2
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.20	Acres-Rear Land 1-10	1,710.00	2,257	100%		2,257
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.20					Land Total	109,762

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	964 Sqft	Grade C 110	Base	276,867
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,591
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,362
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	Floor & Stairs			Attic	2,121
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

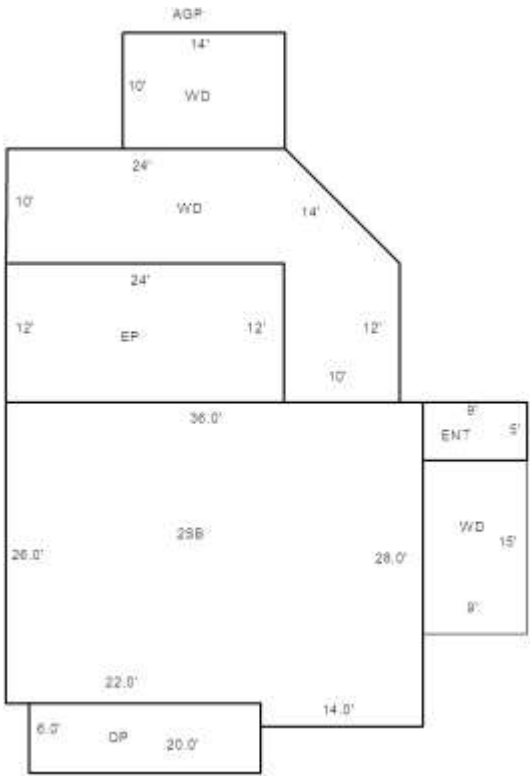
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	TYPICAL	Average	Typical	293,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	245,474

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
BSMT ENTRY.....	2002	45	C 110	774	Avg.	88%	100%	95%	647
Open Frame Porch	2002	120	C 110	5,578	Avg.	88%	100%	95%	4,664
Wood Deck	2002	500	C 110	6,892	Avg.	88%	100%	95%	5,762
Encl Frame Porch	2002	288	C 110	25,243	Avg.	88%	100%	95%	21,103
WOOD DECK	2002	135	C 110	1,861	Avg.	88%	100%	95%	1,556
Frame Garage	2002	864	C 110	34,890	Avg.	88%	100%	95%	29,168
1,928 SFLA							Outbuilding Total		62,900

Accpt Land	109,800	Accepted Bldg	308,400	Total	418,200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Map/Lot: 006-073-2
Account: 2224 Card: 1 of 1 Location: 293 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Below StreetSwampy
Utilities All Public
Street

Reference 1 B14877P00872
Reference 2 LOT SIZE: 5.26
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.26	Acres-Rear Land 1-10	1,710.00	2,370	50%	Restrictio	1,185
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.26					Land Total	108,690

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,970 Sqft	Grade B 90	Base	500,028
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	5,212
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,425
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

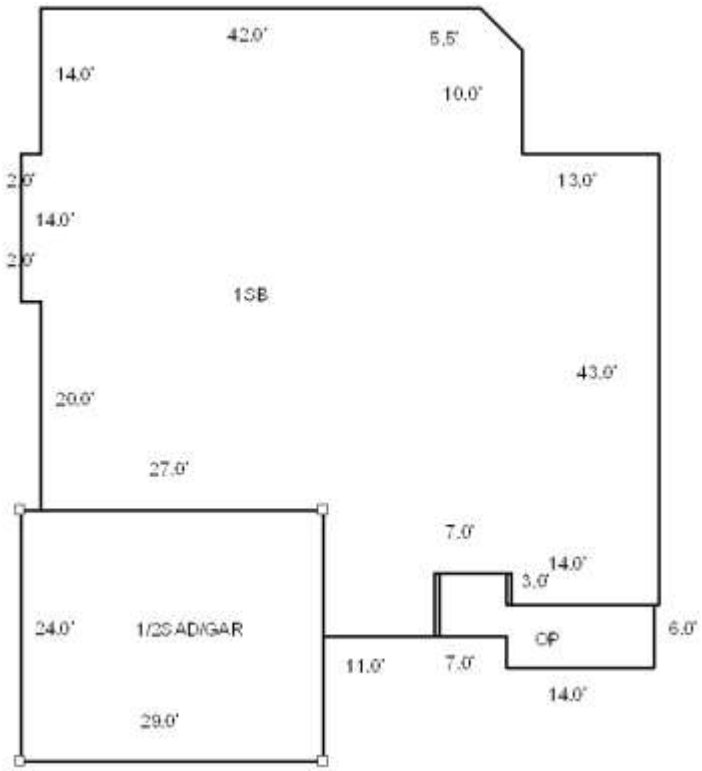
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	524,931

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	438,842

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	126	B 90	6.230	Avg.	88%	100%	95%	5,208
1/2S AD/GAR.....	2003	696	B 90	56.221	Avg.	88%	100%	95%	47,000
Frame Garage	2003	3200	C 100	115.837	Avg.	88%	65%	95%	62,946
3,318 SFLA							Outbuilding Total		115,154

Accpt Land 108,700 Accepted Bldg 554,000 Total 662,700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CP
6.0'
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7.0'
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29.0'

Map/Lot: 008-016-3
Account: 2225 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography
Utilities
Street

Reference 1 B11454P301
Reference 2 LOT SIZE: 6
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	20%	Topography	18,366
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
Total Acres 6.00					Land Total	22,128

Accpt Land 22,100 Accepted Bldg 0 Total 22,100

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/08/2013
Sale Price	211,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16628P928
Reference 2	LOT SIZE: 3.80
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.80	Acres-Homesite (Fract)	72,675.00	91,360	100%		91,360
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.80					Land Total	107,035

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,152 Sqft	Grade C 100	Base	187,928
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,728
Fin. Basement Area	1037 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,533
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

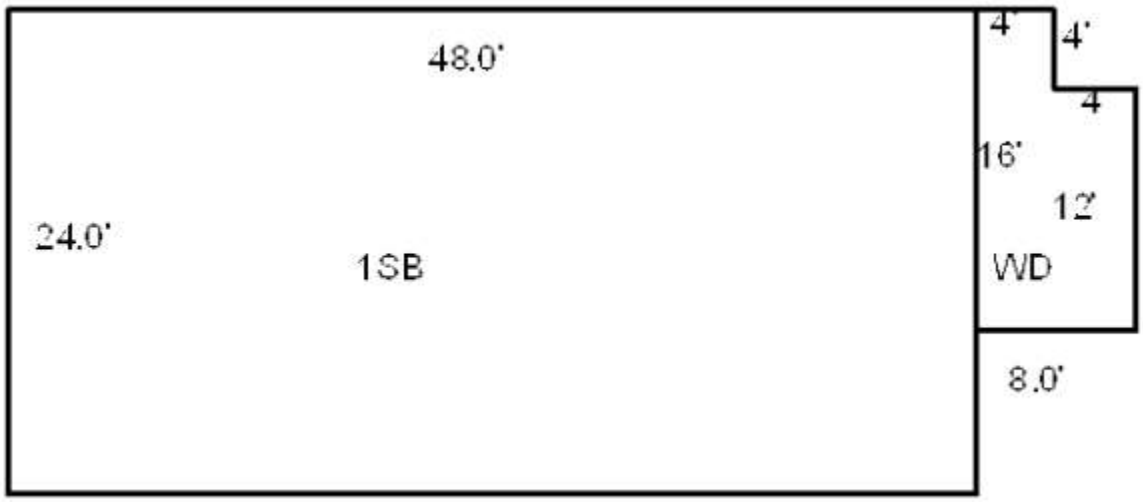
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2001	0	GOOD	GOOD	Average	Typical	221,565

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	95%	183,123

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2001	112	C 100	1.403	Avg.	87%	100%	95%	1.160
Frame Shed	2001	144	C 100	2.254	Avg.	86%	100%	95%	1.841
1,152 SFLA							Outbuilding Total		3,001

Accpt Land	107,000	Accepted Bldg	186,100	Total	293,100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Account: 2227 Card: 1 of 1 Map/Lot: 009-039-1 Location: 18 ABBOTT RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	11/13/2019
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18103P1
Reference 2	LOT SIZE: 3.69
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.69	Acres-Homesite (Fract)	57,375.00	71,915	100%		71,915
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 3.69					Land Total	84,290

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,044 Sqft	Grade B 100	Base	347,793
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,125
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

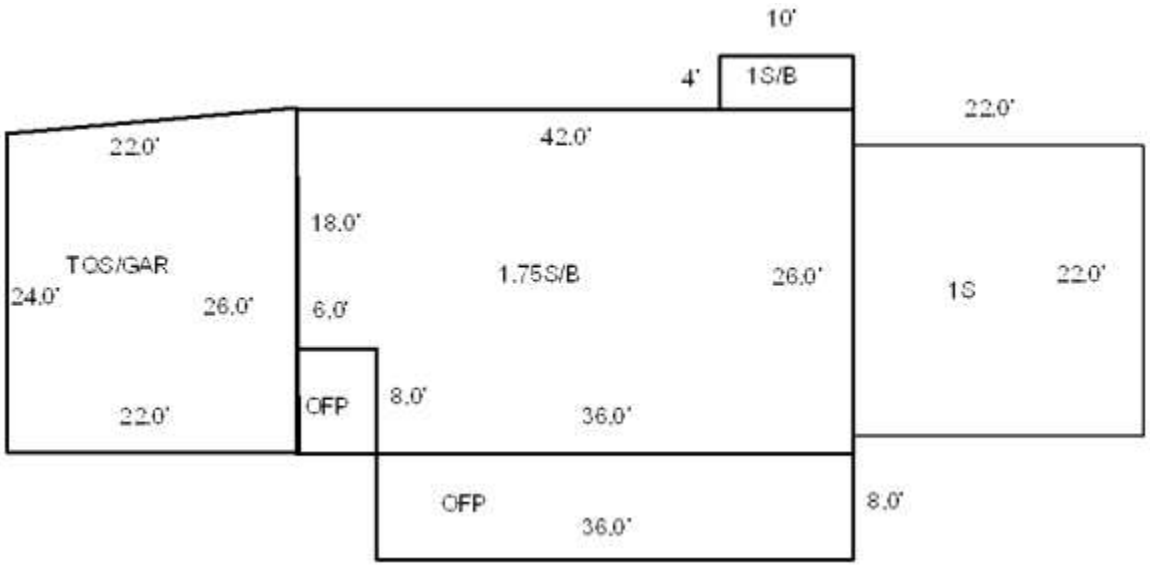
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	TYPICAL	Average	Typical	371,683

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	310,727

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2003	484	B 100	57.622	Avg.	88%	100%	95%	48.172
Open Frame Porch	2003	288	B 100	15.822	Avg.	88%	100%	95%	13.227
OPEN PORCH	2003	48	B 100	2.794	Avg.	88%	100%	95%	2.336
3/4S AD/GAR.....	2003	549	B 100	62.335	Avg.	88%	100%	95%	52.112
1 STORY/BSMT	2003	40	B 100	5.494	Avg.	88%	100%	95%	4.593
2,763 SFLA							Outbuilding Total		120,440

Accpt Land 84,300 Accepted Bldg 431,200 Total 515,500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OFP
36.0'
8.0'

Name: KENNEY, WILLIAM
KENNEY, KRISTA

Map/Lot: 010-003-2
Account: 2228 Card: 1 of 1 Location: 2 LARKIN LN

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography
Utilities
Street

Sale Data

Sale Date	05/23/2013
Sale Price	306,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Distressed Sale

Reference 1 B16609P99
Reference 2 LOT SIZE:3.74
Tran/Land/Bldg 101 1 11
X..... 9 Y..... 0
Exemption(s) 1 85 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.74	Acres-Homesite (Fract)	72,675.00	91,215	100%		91,215
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.74					Land Total	106,890

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,726 Sqft	Grade B 100	Base	350,548
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,366
Fin. Basement Area	900 Sqft, Grade B	Basement Gar	None	Fin Bsmt	23,166
Heating	100% HW BB	Cooling	0% None	Heat	6,731
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

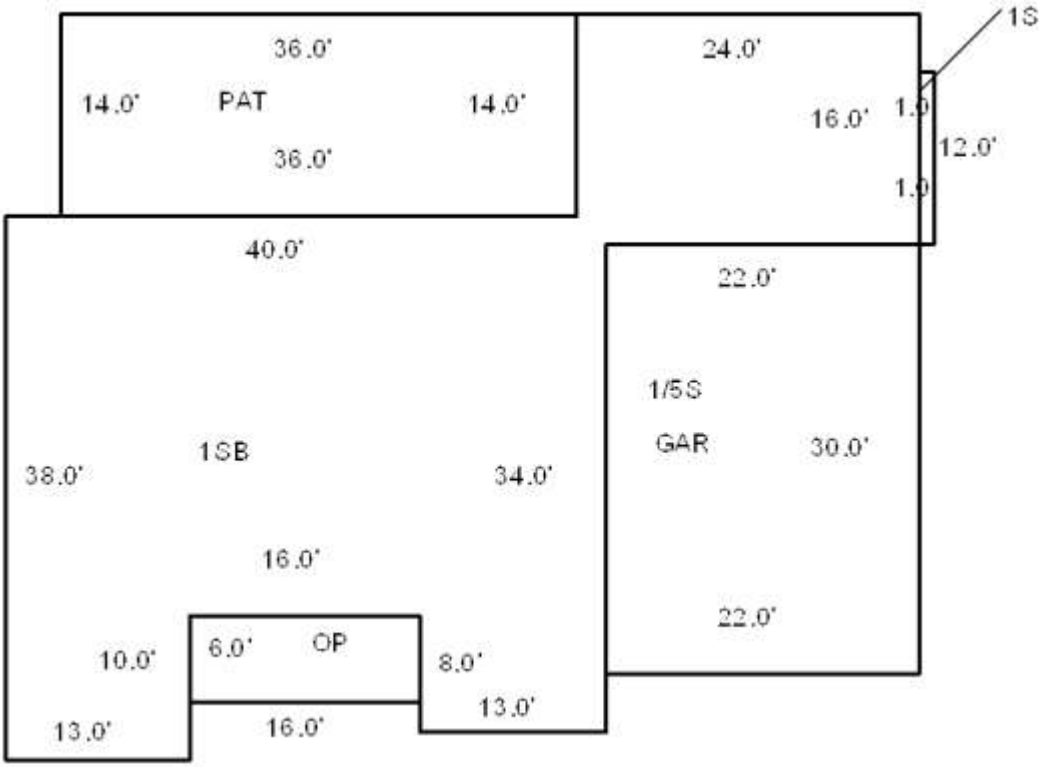
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	395,147

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	95%	95%	313,826

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	504	B 100	8.210	Avg.	88%	95%	95%	6.521
Open Frame Porch	2003	96	B 100	5.274	Avg.	88%	95%	95%	4.189
1/2S AD/GAR.....	2003	660	B 100	59.236	Avg.	88%	95%	95%	47.046
ONE STORY FRAME	2003	12	B 100	1.429	Avg.	88%	95%	95%	1.135
Swimming Pool	2009	800	C 100	12.100	Avg.	91%	50%	95%	5.231
AV POLE SHED....	2009	600	D 100	6.014	Avg-	87%	100%	95%	4.970
SOLAR CL2 /KW	2015			- - - - S O U N D V A L U E - - - -					9.000
2,068 SFLA							Outbuilding Total		78,092

Accpt Land	106,900	Accepted Bldg	391,900	Total	498,800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Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B14421P821
Reference 2	LOT SIZE: 3.86
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.86	Acres-Homesite (Fract)	72,675.00	91,503	100%		91,503
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.86					Land Total	107,178

Dwelling Description

				Replacement Cost New	
Conventional	One & 1/2 Story	988 Sqft	Grade B 100	Base	297,167
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,927
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,780
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

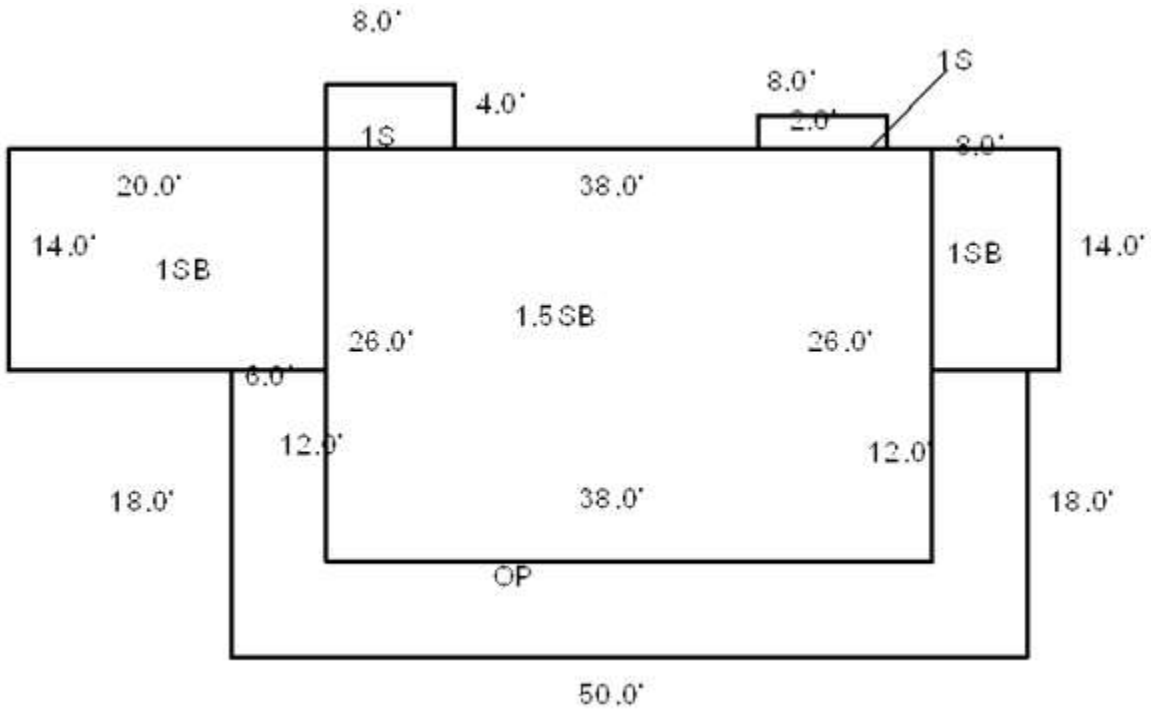
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Above Average	Typical	326,506

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	282,264

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2003	280	B 100	38.460	Avg+	91%	100%	95%	33.249
ONE STORY FRAME	2003	32	B 100	3.810	Avg+	91%	100%	95%	3.294
1 Story/BSMT	2003	280	B 100	38.460	Avg+	91%	100%	95%	33.249
Open Frame Porch	2003	444	B 100	24.392	Avg+	91%	100%	95%	21.087
Frame Garage	2022	455	B 100	22.087	Avg+	91%	100%	95%	19.094
1.50 ST GARAGE..	2022	735	B 100	45.887	Avg+	91%	100%	95%	39.669
2,074 SFLA							Outbuilding Total		149,642

Accpt Land	107,200	Accepted Bldg	431,900	Total	539,100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OP
50.0'

Name: MURRAY, MICHAEL
MURRAY, JULIE K

Map/Lot: 010-004-8

Account: 2230 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	
Street	
Reference 1	B18149P365
Reference 2	LOT SIZE: 8.3
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/10/2020
Sale Price	207,500
Sale Type	
Financing	
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.30	Acres-Rear Land 1-10	1,710.00	8,088	100%		8,088
Total Acres 8.30					Land Total	99,918

Accpt Land	99,900	Accepted Bldg	0	Total	99,900

Name: MOORE, KEVIN M
MOORE, ROBIN M
Map/Lot: 010-008-3
Account: 2231 Card: 1 of 1 Location: 47 STUB MARSH RD

Neighborhood 29 STUB MARSH RD

Zoning/Use	FARM & FOREST
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	B11272P318
Reference 2	LOT SIZE: 5.82
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.82	Acres-Rear Land 1-10	1,710.00	3,423	100%		3,423
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.82					Land Total	110,928

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,568 Sqft	Grade C 100	Base	249,620
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,704
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

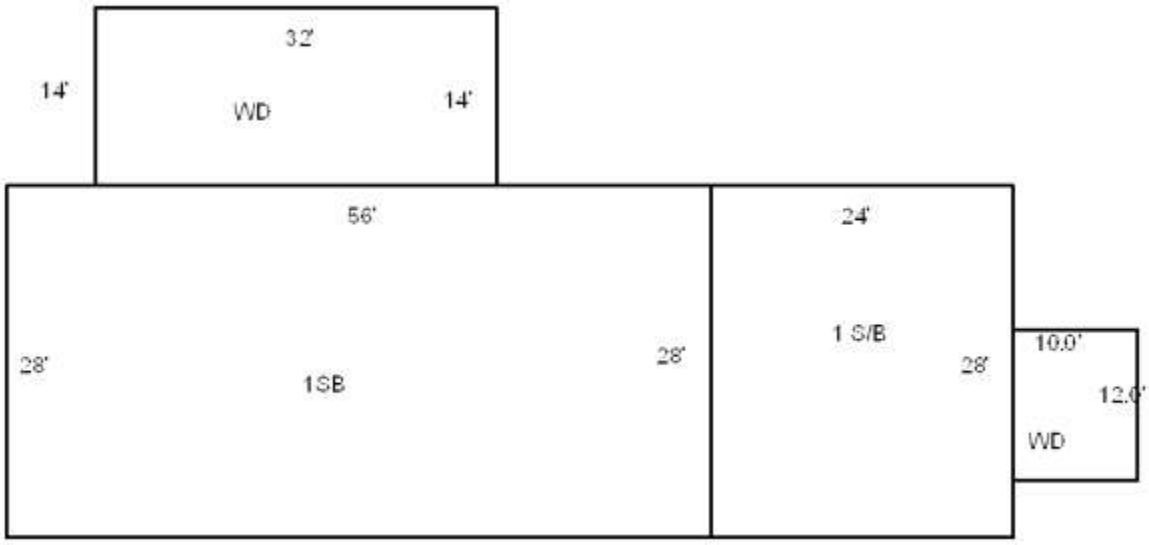
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	272,516

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	227,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2003	448	C 100	5.613	Avg.	88%	100%	95%	4.692
1 STORY/BSMT	2007	672	C 100	71.004	Avg.	88%	100%	95%	59.360
WOOD DECK	2003	120	C 100	1.504	Avg.	88%	100%	95%	1.258
2,240 SFLA							Outbuilding Total		65,310

Accpt Land 110,900 Accepted Bldg 293,100 Total 404,000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Map/Lot: 010-009-1
Account: 2232 Card: 1 of 1 Location: 99 STUB MARSH RD

Neighborhood 29 STUB MARSH RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Reference 1 B10853P180
Reference 2 LOT SIZE: 5.3
Tran/Land/Bldg 101 1 1
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	25%	Access	22,957
1.30	Acres-Rear Land 1-10	1,710.00	2,445	100%		2,445
Total Acres 5.30					Land Total	25,402

Dwelling Description

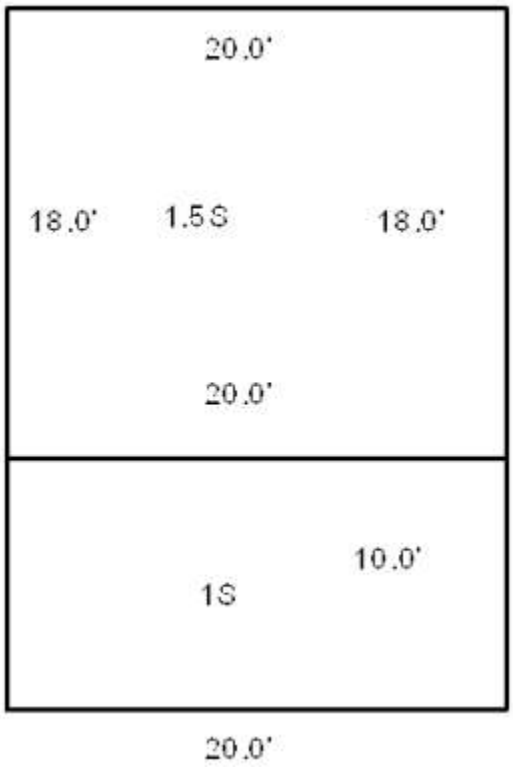
				Replacement Cost New	
Conventional	One & 1/2 Story	560 Sqft	Grade D 110	Base	136,439
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Piers	Basement	None	Basement	0
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,478
Rooms	3	HEARTHS		HEARTHS	704
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	840	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	Old Type	Average	Typical	135,665

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	Location	88%	100%	81%	96,404

Accpt Land 25,400 Accepted Bldg 96,400 Total 121,800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Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B11182P106
Reference 2	LOT SIZE: .98
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.98	Acres-Homesite (Fract)	78,185.00	85,830	100%		85,830
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 0.98					Land Total	96,280

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	281,327
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,821
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

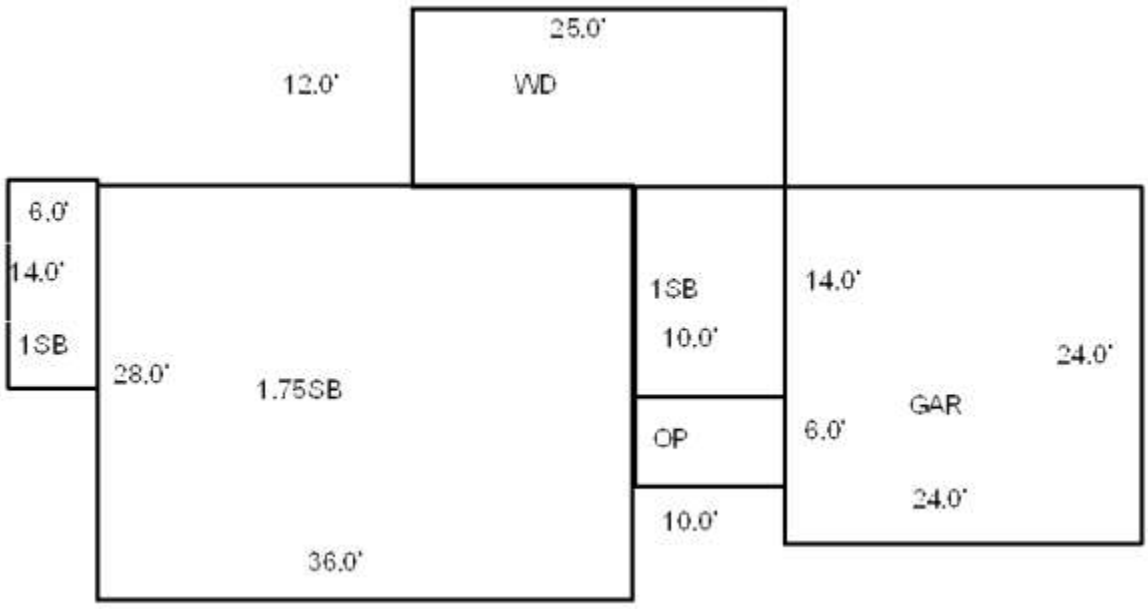
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	294,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	246,301

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2002	84	C 110	9.762	Avg.	88%	100%	95%	8.161
1 STORY/BASEMENT	2002	140	C 110	16.271	Avg.	88%	100%	95%	13.602
Frame Garage	2002	576	C 110	23.482	Avg.	88%	100%	95%	19.631
Wood Deck	2002	300	C 110	4.135	Avg.	88%	100%	95%	3.457
OPEN PORCH	2002	60	C 110	2.923	Avg.	88%	100%	95%	2.443
1,988 SFLA							Outbuilding Total		47,294

Accpt Land 96,300 Accepted Bldg 293,600 Total 389,900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Name: CUMMINGS, PAUL
CUMMINGS, ELIZABETH RUTH
Account: 2235 Card: 1 of 1 Map/Lot: 002-051-1 Location: 111 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities
Street Paved

Sale Data

Sale Date 04/10/2020
Sale Price 388,500
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B18217P312
Reference 2 LOT SIZE: 2.5
Tran/Land/Bldg 101 1 11
X..... CORR Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.54	Acres-Homesite (Fract)	78,185.00	94,406	100%		94,406
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.54					Land Total	104,856

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	988 Sqft	Grade B 90	Base	314,647
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,734
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,633
Heating	100% HW BB	Cooling	0% None	Heat	6,936
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,799
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

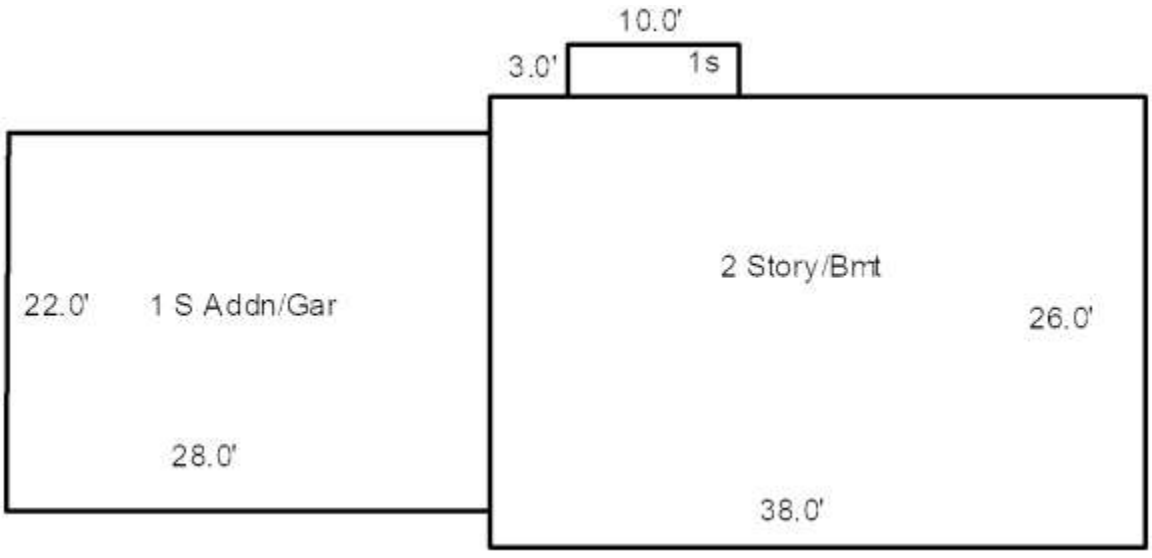
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	355,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	300,786

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S AD/GAR.....	2004	616	B 90	76.152	Avg.	89%	100%	95%	64.386
ONE STORY FRAME	2004	30	B 90	3.214	Avg.	89%	100%	95%	2.717
2,622 SFLA							Outbuilding Total		67,103

Accpt Land 104,900 Accepted Bldg 367,900 Total 472,800


10.0'
3.0'
1s
2 Story/Bmt
22.0'
1 S Addn/Gar
26.0'
28.0'
38.0'

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B11683P151
Reference 2 LOT SIZE: 2.8
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.80	Acres-Homesite (Fract)	78,185.00	95,331	100%		95,331
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.80					Land Total	105,781

Dwelling Description

Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 100	Replacement Cost New Base	276,084
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,880
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	283,644

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	88%	80%	95%	189,701

Accpt Land 105,800 Accepted Bldg 189,700 Total 295,500

SKETCH CALCULATIONS	Area
Outbuilding Area	
1.0 Story/BSMT	
A1 : 40.0 / 28.0 =	1120.0
	1120.0
Total Outbuilding Area	1120.0

Map/Lot: 002-051-3
Account: 2237 Card: 1 of 1 Location: 99 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 03/20/2015
Sale Price 262,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B17006P44
Reference 2 LOT SIZE: 3
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.00	Acres-Homesite (Fract)	78,185.00	95,991	100%		95,991
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.00					Land Total	106,441

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,904 Sqft	Grade C 100	Base	292,221
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,856
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,712
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,904	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	316,629

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	267,710

Accpt Land 106,400 Accepted Bldg 267,700 Total 374,100

56.0'
28.0'
1SB
40.0'
28.0'
12.0'
28.0'

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B12250P021
Reference 2 LOT SIZE: 2.75
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.75	Acres-Homesite (Fract)	78,185.00	95,159	100%		95,159
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.75					Land Total	105,609

Dwelling Description

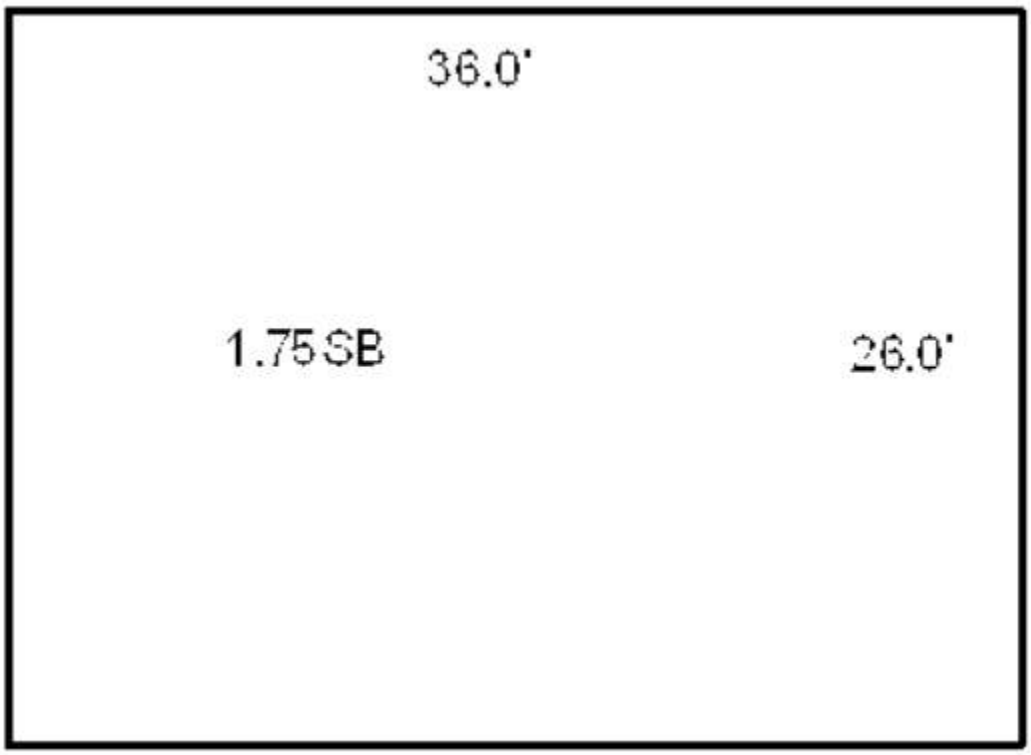
				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,404
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,914
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,638	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	248,999

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Mobile Homes	None	88%	100%	95%	208,163

Accpt Land 105,600 Accepted Bldg 208,200 Total 313,800


36.0'
1.75 SB
26.0'

Neighborhood 10 LINSCOTT RD

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B11519P288
Reference 2	LOT SIZE: 3.03
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.03	Acres-Homesite (Fract)	78,185.00	96,086	100%		96,086
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.03					Land Total	106,536

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	992 Sqft	Grade C 100	Base	256,861
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,488
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,952
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

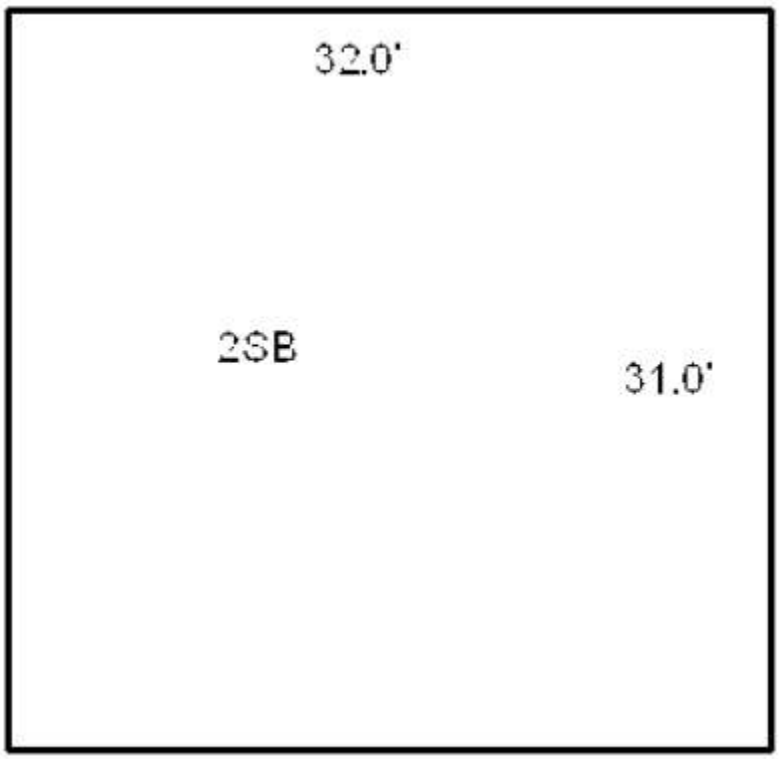
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	277,501

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	231,991

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2002	100	C 100	1.565	Avg.	87%	100%	95%	1,294
1,984 SFLA							Outbuilding Total		1,294

Accpt Land	106,500	Accepted Bldg	233,300	Total	339,800


32.0'
2SB
31.0'

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	
Street	Paved

Sale Data

Sale Date	12/16/2003
Sale Price	255,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B13797P152
Reference 2	LOT SIZE: 2.93
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.93	Acres-Homesite (Fract)	78,185.00	95,764	100%		95,764
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.93					Land Total	106,214

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,232 Sqft	Grade C 100	Base	301,121
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,392
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

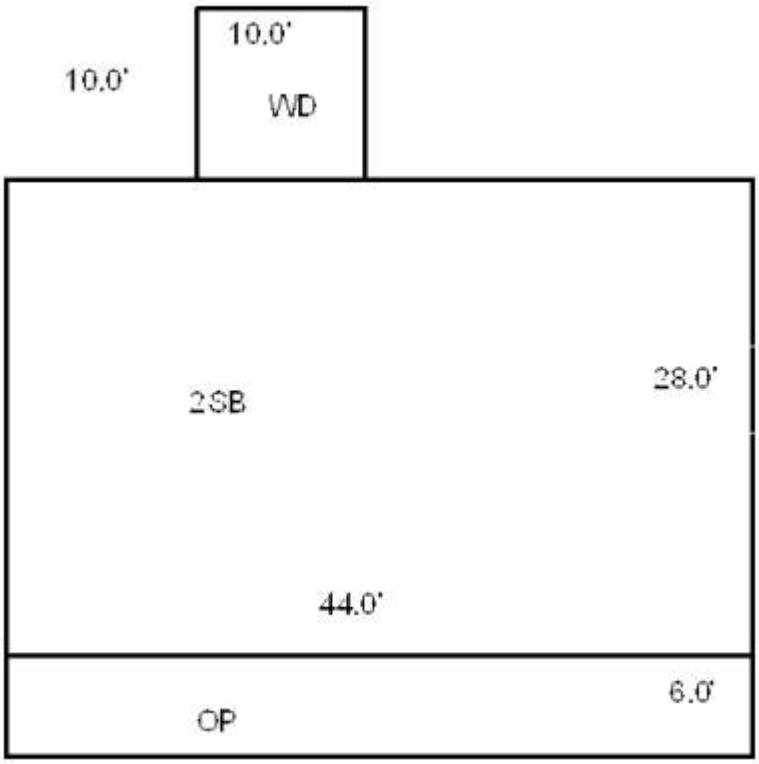
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Average	Typical	323,561

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	270,497

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2003	264	C 100	11.157	Avg.	88%	100%	95%	9.327
Wood Deck	2003	100	C 100	1.253	Avg.	88%	100%	95%	1.048
2,464 SFLA							Outbuilding Total		10,375

Accpt Land	106,200	Accepted Bldg	280,900	Total	387,100


10.0'
10.0'
WD
28.0'
2SB
44.0'
6.0'
OP

Name: MORISSETTE, JACOB N
MORISSETTE, KATELYN
Map/Lot: 002-051-7
Account: 2241 Card: 1 of 1 Location: 2 DAVIS WAY

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	07/30/2014
Sale Price	259,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Reference 1	
Reference 2	LOT SIZE: 2.81
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.81	Acres-Homesite (Fract)	78,185.00	95,365	100%		95,365
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.81					Land Total	105,815

Dwelling Description

Cape Cod	One & 3/4 Story	720 Sqft	Grade C 110	Base	223,817
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Damp Full Bmt	Basement	1,188
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,158
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

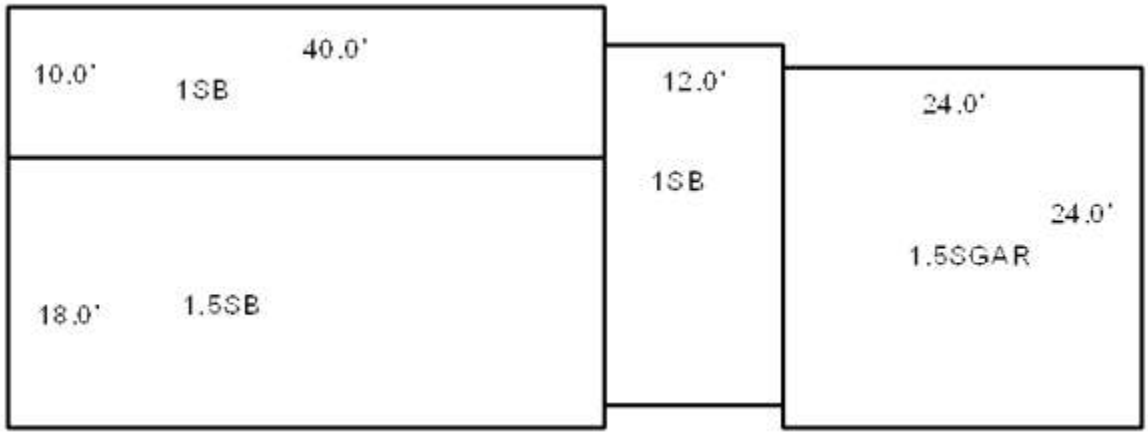
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	TYPICAL	Average	Typical	253,242

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	214,116

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2004	400	C 110	46.490	Avg.	89%	100%	95%	39.307
1 STORY/BSMT	2004	288	C 110	33.473	Avg.	89%	100%	95%	28.301
1.50 ST GARAGE..	2004	576	C 110	30.645	Avg.	89%	100%	95%	25.910
1,948 SFLA							Outbuilding Total		93,518

Accpt Land 105,800 Accepted Bldg 307,600 Total 413,400


40.0'
10.0'
1SB
12.0'
24.0'
1SB
24.0'
1.5SGAR
18.0'
1.5SB

Account: 2242 Card: 1 of 1 Map/Lot: 002-051-8 Location: 1 DAVIS WAY

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	06/06/2013
Sale Price	245,000
Sale Type	Land & Buildings
Financing	FHA or VA
Verified	Buyer
Validity	Distressed Sale

Reference 1	B13751P226
Reference 2	LOT SIZE: 2.26
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.26	Acres-Homesite (Fract)	78,185.00	93,310	100%		93,310
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.26					Land Total	103,760

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	756 Sqft	Grade C 100	Base	210,005
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,134
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,969
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

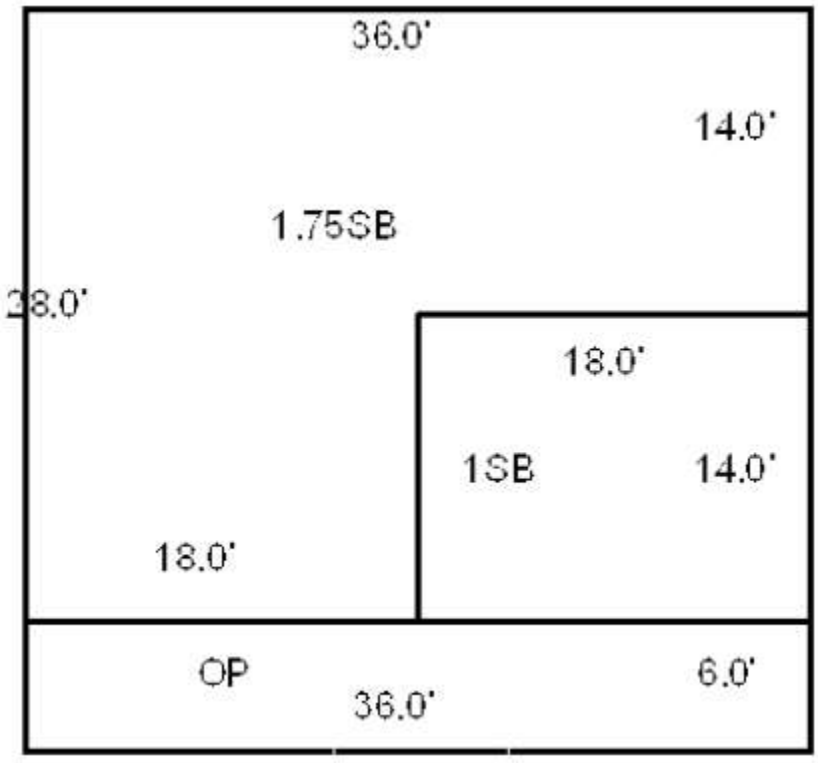
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	TYPICAL	Average	Typical	223,028

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	186,451

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2003	252	C 100	26.626	Avg.	88%	100%	95%	22.259
Open Frame Porch	2003	216	C 100	9.128	Avg.	88%	100%	95%	7.631
Frame Shed	2003	300	C 100	4.695	Avg.	88%	100%	95%	3.925
1,575 SFLA							Outbuilding Total		33,815

Accpt Land	103,800	Accepted Bldg	220,300	Total	324,100


36.0'
14.0'
1.75SB
28.0'
18.0'
1SB
14.0'
18.0'
OP
6.0'
36.0'

Name: MCGILVERY, CATHERINE
MCGILVERY, IAN
Map/Lot: 002-051-9
Account: 2243 Card: 1 of 1 Location: 3 DAVIS WAY

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	RollingAbove Street
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	05/16/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17479P394
Reference 2	LOT SIZE: 2.1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.10	Acres-Homesite (Fract)	78,185.00	92,627	100%		92,627
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.10					Land Total	103,077

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	255,752
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	270,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	226,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2003	216	C 100	9.128	Avg.	88%	100%	95%	7.631
1,764 SFLA							Outbuilding Total		7,631

Accpt Land	103,100	Accepted Bldg	233,700	Total	336,800

36.0'
1.75SB
28.0'
OP
6.0'

Name: MORABITO, RICHARD M SR
MORABITO, MARY E
Map/Lot: 003-001-1
Account: 2244 Card: 1 of 1 Location: 20 OLD ROUTE 9

Neighborhood 46 SOMERSWORTH

Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/01/2002
Sale Price	234,500
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B11981P205
Reference 2	LOT SIZE: 1.38
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-Homesite (Fract)	74,130.00	84,212	100%		84,212
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.38					Land Total	95,762

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	728 Sqft	Grade C 110	Base	228,992
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,201
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,805
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

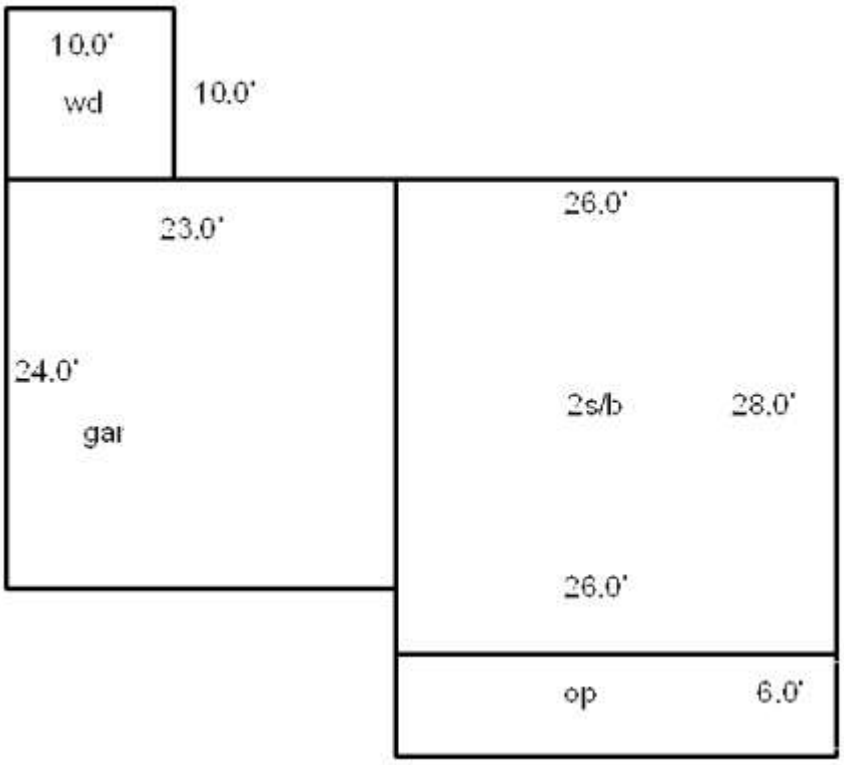
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	250,398

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	105%	231,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S AD/GAR.....	2002	552	C 110	64.156	Avg.	88%	100%	105%	59.280
Open Frame Porch	2002	156	C 110	7.252	Avg.	88%	100%	105%	6.701
Wood Deck	2002	100	C 110	1.378	Avg.	88%	100%	105%	1.274
2,008 SFLA							Outbuilding Total		67,255

Accpt Land	95,800	Accepted Bldg	298,600	Total	394,400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gar
2s/b
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op
6.0'

Name: BEAUDOIN, NORMAN L
BEAUDOIN, KATHLEEN A
Map/Lot: 003-001-2
Account: 2245 Card: 1 of 1 Location: 12 OLD ROUTE 9

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/01/2003
Sale Price	224,343
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B12830P258
Reference 2	LOT SIZE: 1.19
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.19	Acres-Homesite (Fract)	78,185.00	87,513	100%		87,513
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.19					Land Total	97,963

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,008 Sqft	Grade C 110	Base	285,792
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,653
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

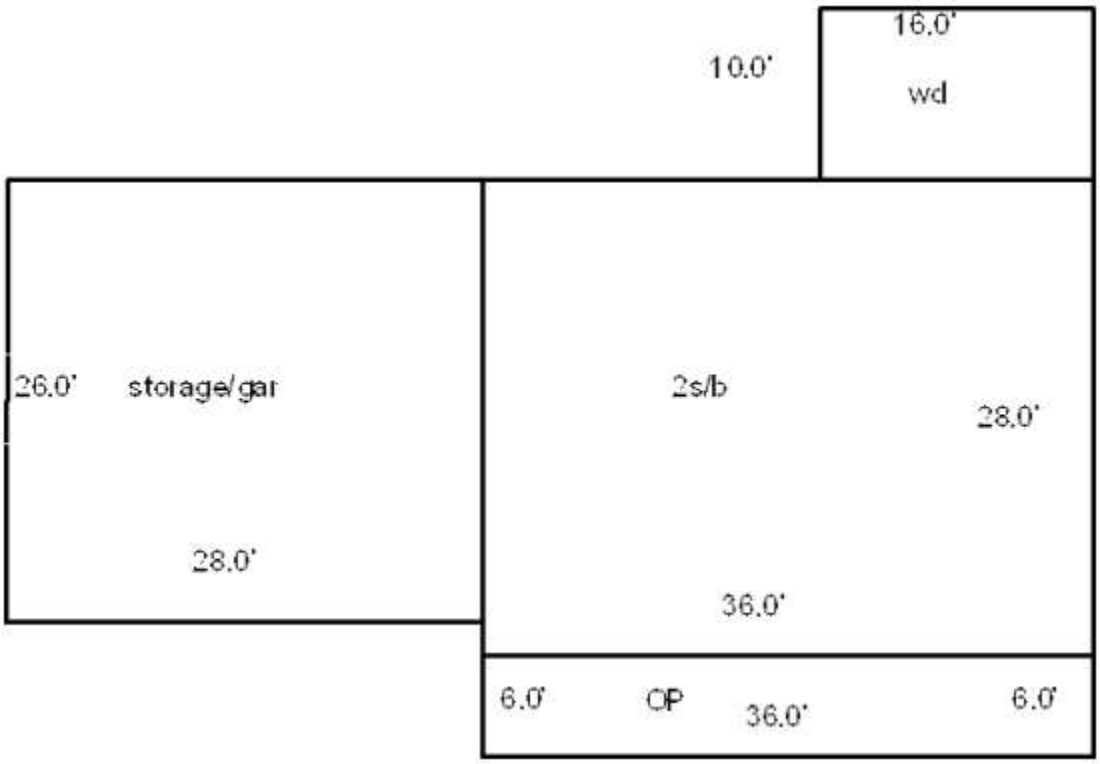
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	311,532

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	260,441

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
STORAGE/GAR	2003	728	C 110	34.034	Avg.	88%	100%	95%	28.452
Wood Deck	2003	160	C 110	2.206	Avg.	88%	100%	95%	1.844
Open Frame Porch	2005	216	C 100	9.128	Avg.	88%	100%	95%	7.631
Frame Shed	2016	192	C 100	3.005	Avg.	95%	100%	95%	2.712
2,016 SFLA							Outbuilding Total		40,639

Accpt Land	98,000	Accepted Bldg	301,100	Total	399,100


16.0'
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Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Reference 1 B12719P170
Reference 2 LOT SIZE: 1.84
Tran/Land/Bldg 102 1 12
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Homesite (Fract)	78,185.00	91,411	100%		91,411
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.84					Land Total	101,861

Dwelling Description / Replacement Cost New

Conventional	Two Story	884 Sqft	Grade C 100	Base	248,791
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,304
Rooms	12				
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

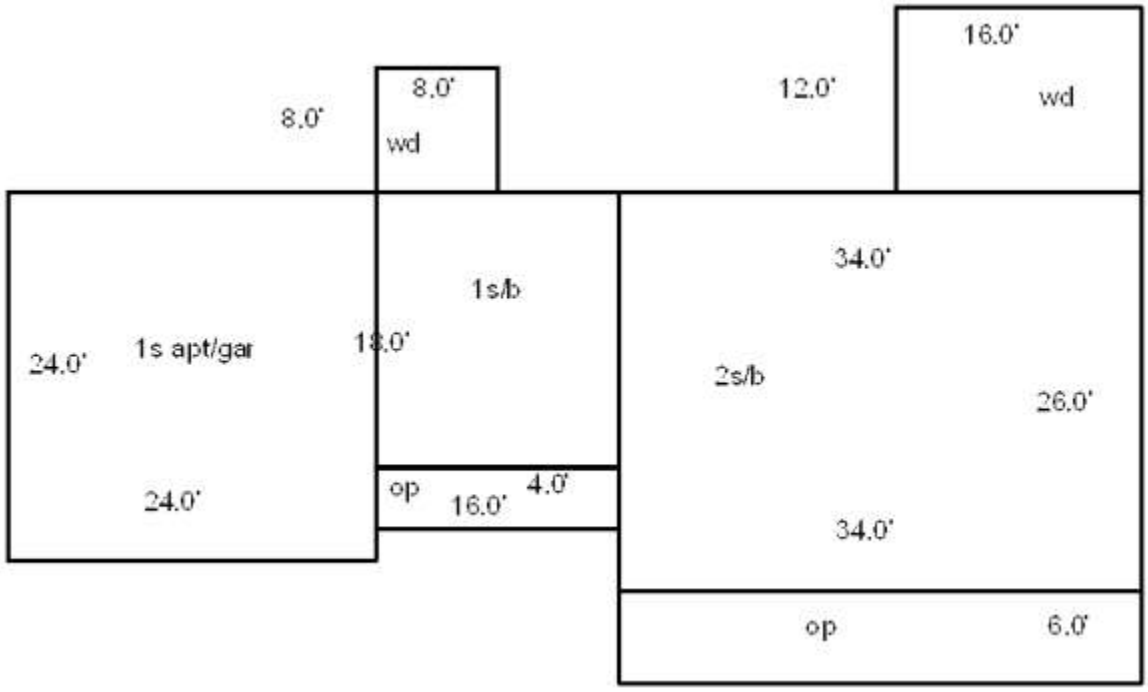
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	GOOD	TYPICAL	Average	Typical	282,591

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	236,246

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
APT/GAR	2002	576	C 100	63.112	Ava.	88%	100%	95%	52.762
1 Story/BSMT	2002	288	C 100	30.430	Ava.	88%	100%	95%	25.439
Wood Deck	2002	64	C 100	802	Ava.	88%	100%	95%	671
WOOD DECK	2002	192	C 100	2.406	Ava.	88%	100%	95%	2.011
Open Frame Porch	2002	204	C 100	8.621	Ava.	88%	100%	95%	7.207
OPEN PORCH	2002	64	C 100	2.826	Ava.	88%	100%	95%	2.363
Frame Shed	2008	140	C 100	2.191	Ava.	88%	100%	95%	1.832
2,632 SFLA							Outbuilding Total		92,285

Accpt Land 101,900 Accepted Bldg 328,500 Total 430,400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1s apt/gar
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op
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16.0'
24.0'
34.0'
op
6.0'

Map/Lot: 022-041
Account: 2247 Card: 1 of 1 Location: 17 PROSPECT ST

Neighborhood 59 PROSPECT ST

Zoning/Use	VILLAGE CENTER OVERLAY
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	04/29/2020
Sale Price	213,300
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18232P290
Reference 2	LOT SIZE: 3.98
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.98	Acres-Homesite (Fract)	74,130.00	93,621	100%		93,621
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.98					Land Total	105,171

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	680 Sqft	Grade C 100	Base	199,323
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,020
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,080
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2000	0	GOOD	GOOD	Average	Typical	212,343

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	87%	100%	105%	193,975

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2000	200	C 100	2.506	Avg.	87%	100%	105%	2,289
1,360 SFLA							Outbuilding Total		2,289

Accpt Land	105,200	Accepted Bldg	196,300	Total	301,500

20.0'
WD
10.0'
2SB
34.0'
20.0'

Name: MELANSON, LARRY J
MELANSON, ROBBYN L
Map/Lot: 010-043-1
Account: 2248 Card: 1 of 1 Location: 411 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Reference 1	B11144P255
Reference 2	LOT SIZE: 3.76
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.76	Acres-Homesite (Fract)	72,675.00	91,263	100%		91,263
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.76					Land Total	106,938

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	704 Sqft	Grade D 100	Base	174,572
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	422
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	2,253
Rooms	5	HEARTHS		HEARTHS	640
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,126
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

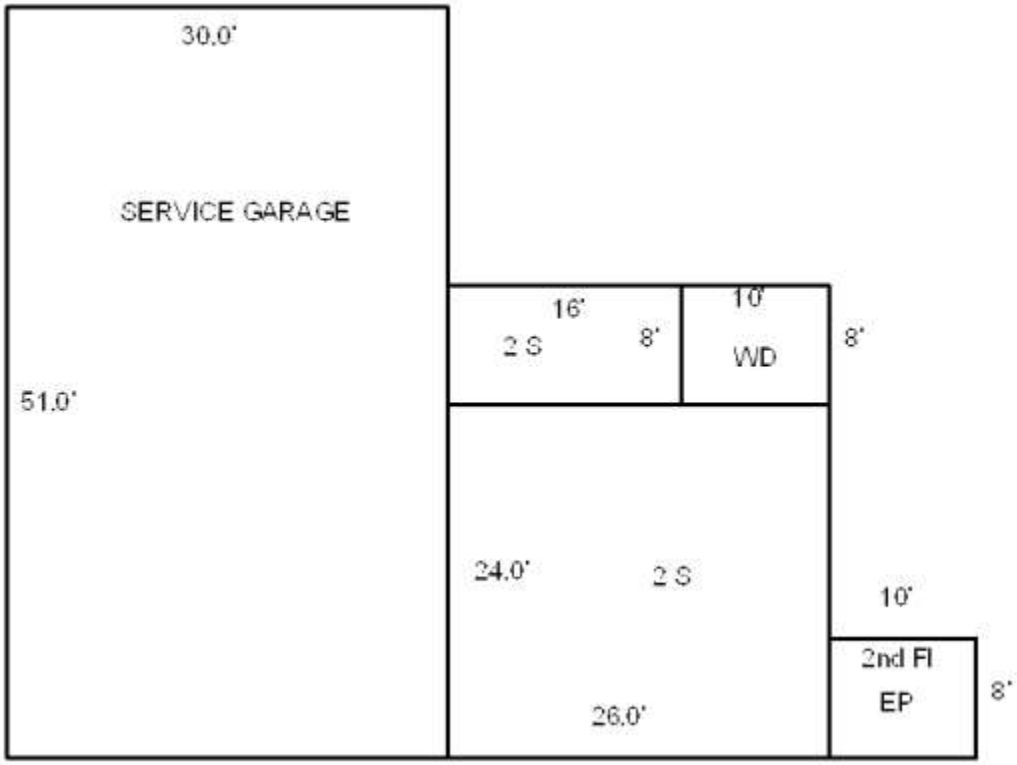
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1968	0	TYPICAL	TYPICAL	Average	Typical	176,761

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
COND/DES/UTIL...	None	70%	75%	95%	88,160

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
GARAGE MAS COM..	1968	1530	D 100	92.968	Avg.	70%	75%	95%	46.368
Encl Frame Porch	1968	80	D 100	5.099	Avg.	70%	75%	95%	2.543
WOOD DECK	1968	80	D 100	802	Avg.	70%	75%	95%	400
TWO STORY FRAME	1968	128	D 100	16.590	Avg.	70%	75%	95%	8.274
1,664 SFLA								Outbuilding Total	57,585

Accpt Land	106,900	Accepted Bldg	145,700	Total	252,600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SERVICE GARAGE
51.0'
16'
2 S
8'
10'
WD
8'
24.0'
2 S
10'
2nd Fl
EP
8'
26.0'

Name: KNOWLES, HOLLIE S
ROSE, CHRISTOPHER P
Map/Lot: 008-068-1
Account: 2249 Card: 1 of 1 Location: 894 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use SHORELAND RESIDENTIAL
Topography Level
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	04/20/2020
Sale Price	290,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B18223P793
Reference 2 LOT SIZE: 3.51
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.51	Acres-Homesite (Fract)	76,500.00	95,408	100%		95,408
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 3.51					Land Total	111,908

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 110	Base	243,342
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,435
Rooms	5				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

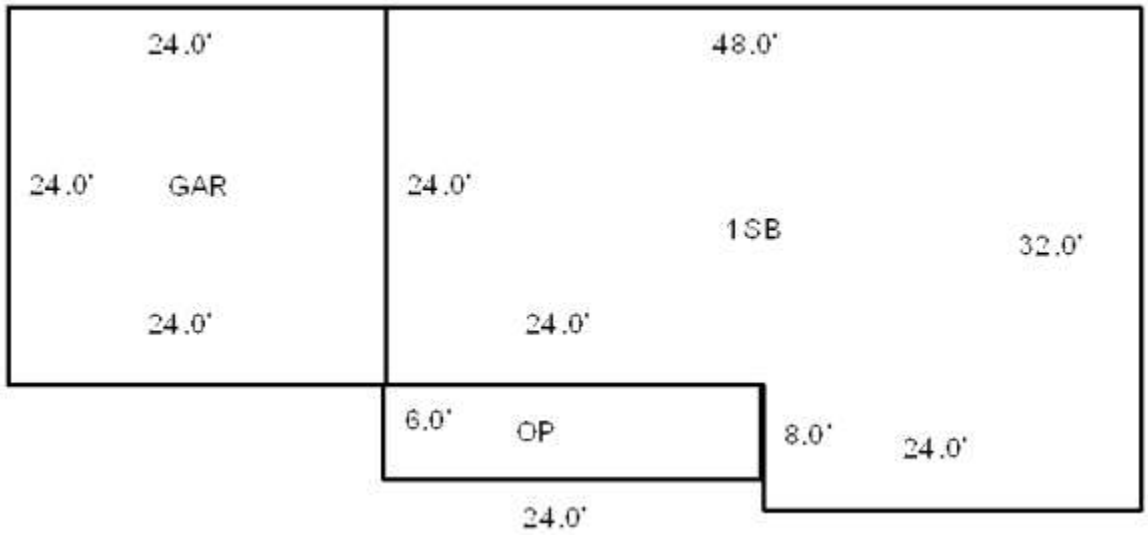
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	264,515

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	100%	232,773

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2002	144	C 110	6.694	Avg.	88%	100%	100%	5.891
Frame Garage	2002	576	C 110	23.482	Avg.	88%	100%	100%	20.664
Wood Deck	2003	130	C 110	1.792	Avg.	88%	100%	100%	1.577
1,344 SFLA							Outbuilding Total		28,132

Accpt Land 111,900 Accepted Bldg 260,900 Total 372,800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Name: DUMONT, TRACY STAR
DUMONT, STEVEN J JR
Map/Lot: 008-068-2
Account: 2250 Card: 1 of 1 Location: 872 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/16/2017
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17615P659
Reference 2	LOT SIZE: 2.82
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.82	Acres-Homesite (Fract)	72,675.00	88,675	100%		88,675
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.82					Land Total	104,350

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	952 Sqft	Grade C 100	Base	245,586
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,998
Rooms	8	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

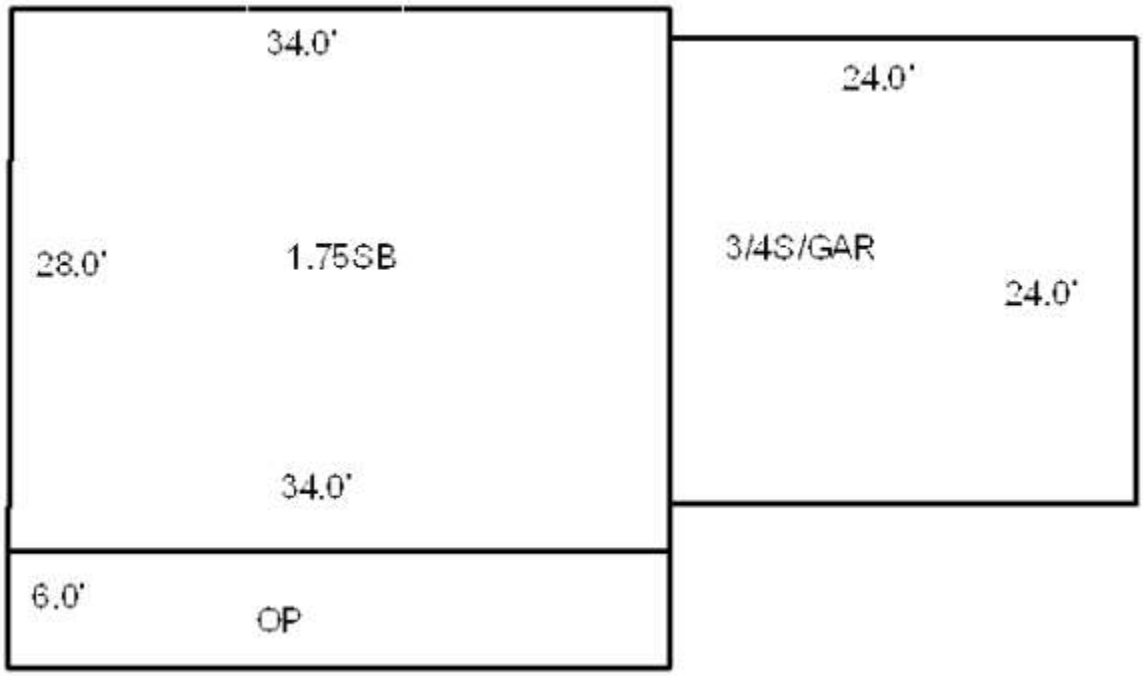
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	258,092

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	215,765

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2002	204	C 100	8.621	Avg.	88%	100%	95%	7.207
3/4S AD/GAR.....	2002	576	C 100	50.308	Avg.	88%	100%	95%	42.057
Frame Garage	2020	576	C 100	21.347	Avg.	97%	100%	95%	19.672
2,098 SFLA							Outbuilding Total		68,936

Accpt Land 104,400 Accepted Bldg 284,700 Total 389,100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3/4S/GAR
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34.0'
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OP

Name: VERVILLE, JANET I
VERVILLE, WILFRED R
Map/Lot: 008-068-3
Account: 2251 Card: 1 of 1 Location: 868 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST
Topography	RollingBelow Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/20/2015
Sale Price	264,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17119P682
Reference 2	LOT SIZE: 2.34
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.34	Acres-Homesite (Fract)	72,675.00	87,036	100%		87,036
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.34					Land Total	102,711

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,663 Sqft	Grade C 110	Base	287,832
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,744
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,178
Heating	100% HW BB	Cooling	0% None	Heat	5,488
Rooms	6				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

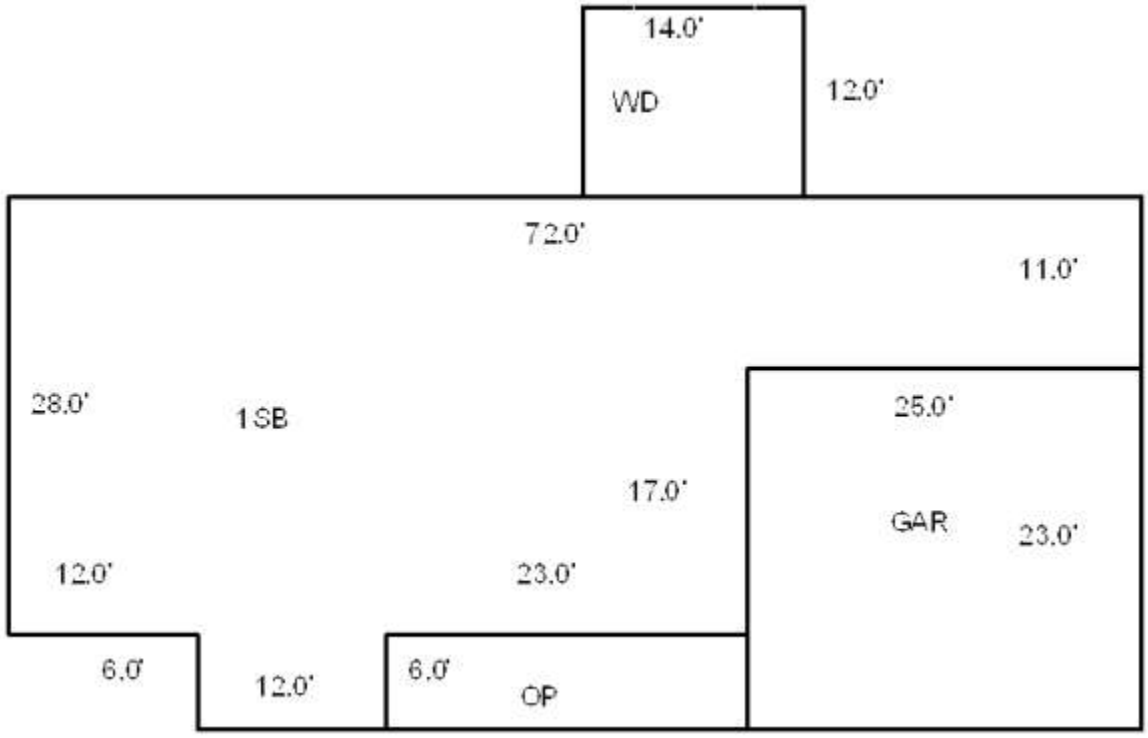
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	309,858

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	259,041

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2003	168	C 110	2.316	Avg.	88%	100%	95%	1.936
Open Frame Porch	2003	138	C 110	6.415	Avg.	88%	100%	95%	5.363
Frame Garage	2003	575	C 110	23.442	Avg.	88%	100%	95%	19.598
Frame Garage	2003	576	C 110	23.482	Avg.	88%	100%	95%	19.631
1,663 SFLA							Outbuilding Total		46,528

Accpt Land	102,700	Accepted Bldg	305,600	Total	408,300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28.0'
1SB
25.0'
17.0'
GAR
23.0'
12.0'
23.0'
6.0'
12.0'
6.0'
OP

Name: MILLER, JENNA E
MILLER, SAMUEL T
Map/Lot: 001-045-2
Account: 2252 Card: 1 of 1 Location: 233 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/17/2022
Sale Price	365,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B18216P695
Reference 2	LOT SIZE: 1
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	61,200.00	67,320	100%		67,320
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.00					Land Total	80,520

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 100	Base	242,681
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Softwood OPEN 3			Primary Floor	0
					0
Foundation	Brick &/or Stone	Basement	Crawl	Basement	234
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,095
Rooms	7	HEARTHS		HEARTHS	1,600
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

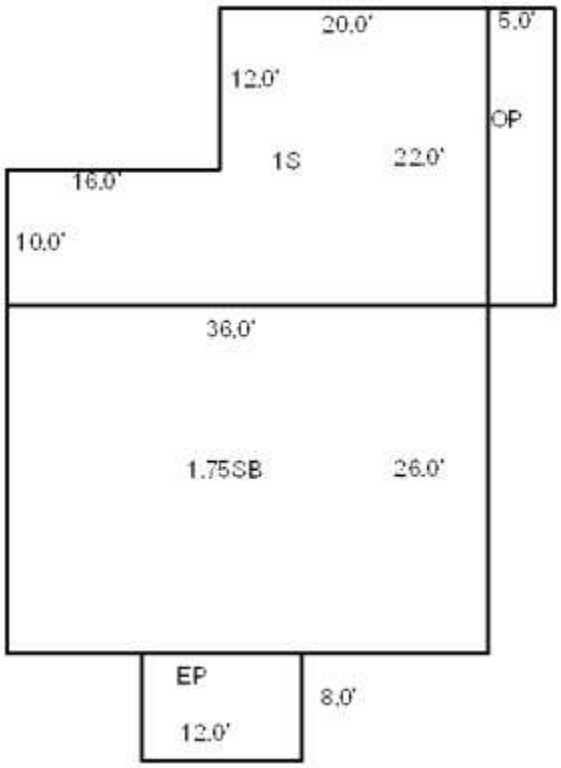
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1860	1960	TYPICAL	TYPICAL	Above Average	Typical	256,530

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	73%	100%	95%	177,904

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY	1990	600	C 100	54.948	Avg+	73%	100%	95%	38.106
Open Frame Porch	1990	110	C 100	4.649	Avg+	73%	100%	95%	3.224
1 STORY	1860	96	C 100	8.792	Avg+	73%	100%	95%	6.097
Frame Garage	1960	576	C 100	21.347	Avg-	60%	100%	95%	12.168
2,334 SFLA							Outbuilding Total		59,595

Accpt Land	80,500	Accepted Bldg	237,500	Total	318,000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5.0'
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22.0'
16.0'
10.0'
36.0'
1.75SB
26.0'
EP
8.0'
12.0'

Neighborhood 72 CHASE

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	06/05/2008
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15429P189
Reference 2	LOT SIZE: 5.37
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.37	Acres-Rear Land 1-10	1,710.00	2,577	100%		2,577
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.37					Land Total	110,082

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	448 Sqft	Grade C 100	Base	146,755
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	672
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	1,568
Rooms	4				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

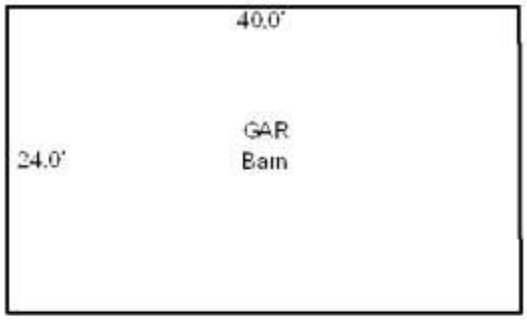
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	TYPICAL	Average	Typical	154,275

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	128,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2003	112	C 100	11.834	Avg.	88%	100%	95%	9.893
Open Frame Porch	2003	72	C 100	3.043	Avg.	88%	100%	95%	2.544
1.50 ST BARN....	2003	947	C 100	43.192	Avg.	88%	100%	95%	36.109
1 STORY/BASEMENT	2003	112	C 100	11.834	Avg.	88%	100%	95%	9.893
ONE STORY FRAME	2003	315	C 100	28.848	Avg.	88%	100%	95%	24.117
1,323 SFLA							Outbuilding Total		82,556

Accpt Land 110,100 Accepted Bldg 211,500 Total 321,600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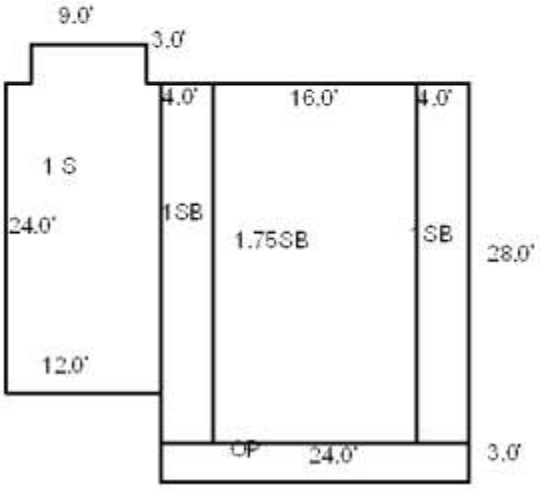
GAR
Barn
24.0'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NOT TO SCALE

Map/Lot: 021-051
Account: 2255 Card: 1 of 1 Location: 25 VARNEY RD

Neighborhood 63 VARNEY RD

Zoning/Use VILLAGE A, B, C
Topography
Utilities
Street

Reference 1 B3527P268
Reference 2 LOT SIZE: 19
Tran/Land/Bldg 900 12 89
X..... EX Y..... 0
Exemption(s) 4 0 0 Land Schedule 4

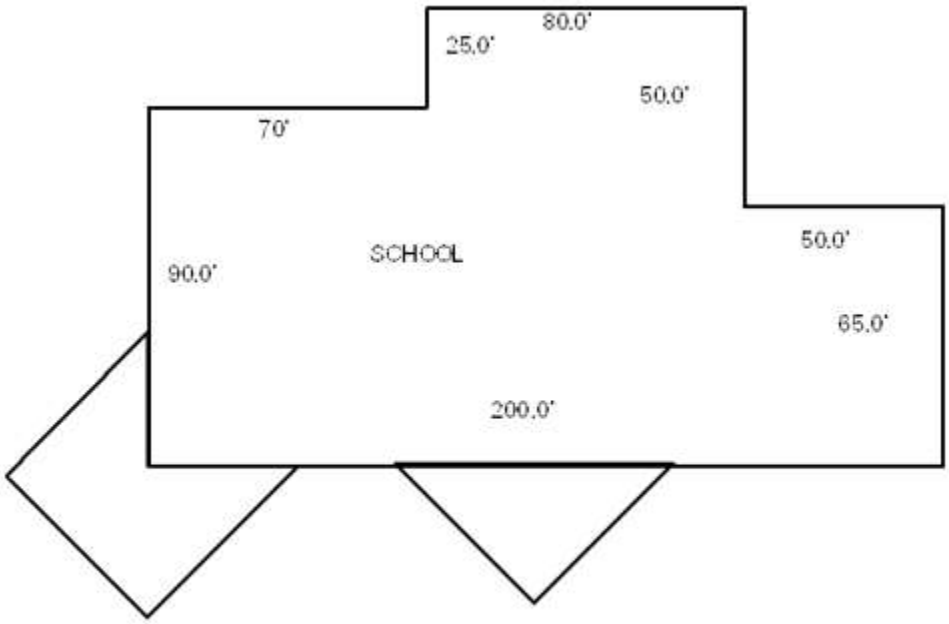
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
5.00	Acres-Rear Land 11-20	1,260.00	6,930	100%		6,930
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 19.00					Land Total	145,643

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
SCHOOL	1980	960	C 100	134,030	Avg.	74%	100%	105%	104,141
SCHOOL	1980	18750	C 100	2,393,538	Avg.	74%	100%	105%	1,859,779
							Outbuilding Total		1,963,920

Accpt Land 145,600 Accepted Bldg 1,963,900 Total 2,109,500



NOT TO SCALE

SKETCH BASED ON AERIAL PHOTO

Map/Lot: 006-046
Account: 2256 Card: 1 of 1 Location: 475 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography
Utilities Well & SepticWell & Septic
Street

Sale Data

Sale Date	11/08/2016
Sale Price	356,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17360P812
Reference 2 LOT SIZE: 9.88
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.88	Acres-Rear Land 1-10	1,710.00	11,060	100%		11,060
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.88					Land Total	118,565

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,628 Sqft	Grade B 100	Base	351,116
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,175
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,349
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

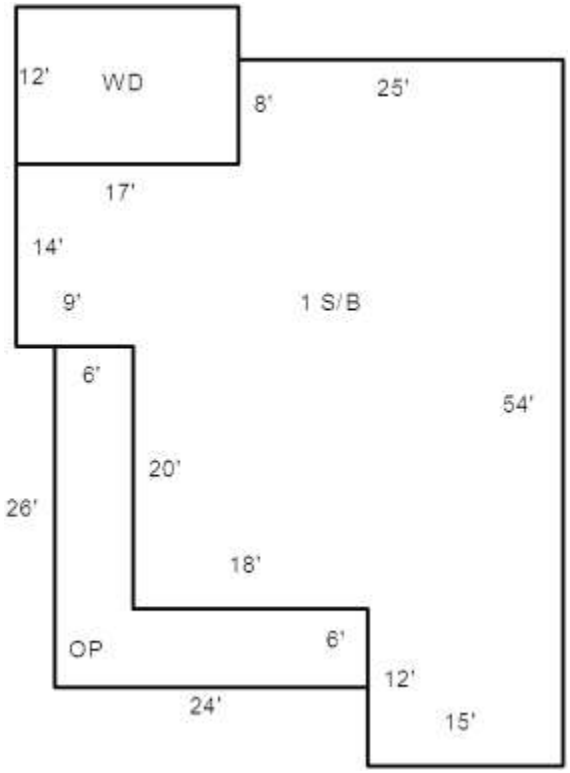
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	370,936

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	334,770

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2016	264	B 100	14,504	Avg.	95%	100%	95%	13,090
Wood Deck	2016	204	B 100	3,323	Avg.	95%	100%	95%	2,999
1,628 SFLA							Outbuilding Total		16,089

Accpt Land 118,600 Accepted Bldg 350,900 Total 469,500


12'
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24'
15'

Account: 2257 Card: 1 of 1 Map/Lot: 010-004-7 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	
Street	
Reference 1	B10139P315
Reference 2	LOT SIZE: 9
Tran/Land/Bldg	900 12 99
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 1

Sale Data

Sale Date	05/03/2000
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
9.00	Acres-Homesite (Fract)	72,675.00	99,587	10%	Size/Shape	9,959
Total Acres 9.00					Land Total	9,959

Accpt Land	10,000	Accepted Bldg		0 Total	10,000

Account: 2258 Card: 1 of 1 Map/Lot: 017-025-1 Location: 26 NOWELL ST

Neighborhood 38 NOWELL ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	02/06/2017
Sale Price	150,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17431P975
Reference 2	LOT SIZE: .22
Tran/Land/Bldg	101 1 11
X.....	EST Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.22	Acres-Homesite (Fract)	74,130.00	70,086	100%		70,086
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.22					Land Total	81,636

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	848 Sqft	Grade C 110	Base	158,335
Exterior	WOOD SHINGLE	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,399
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW RADIANT	Cooling	0% None	Heat	2,332
Rooms	4				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

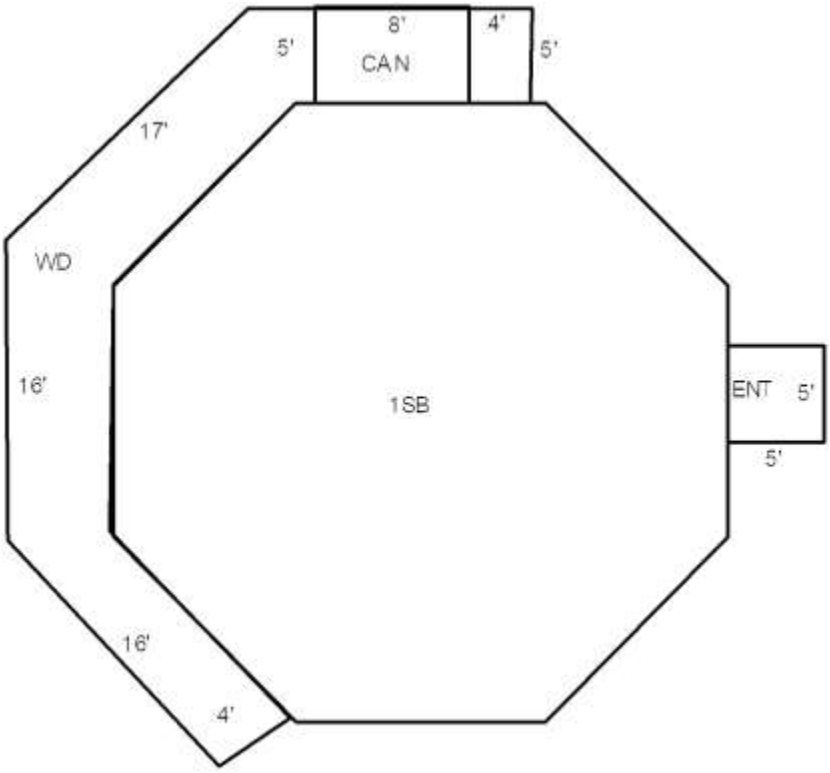
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1998	0	TYPICAL	TYPICAL	Above Average	Typical	162,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
STYLE.....	None	89%	90%	105%	136,306

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	1998	218	C 100	2.732	Avg.	84%	100%	105%	2.410
BSMT ENTRY.....	1998	25	C 100	391	Avg.	84%	100%	105%	344
Frame Shed	1998	96	C 100	1.502	Avg.	84%	100%	105%	1.325
Canopy Low Cost	2006	32	C 100	351	Avg.	89%	100%	105%	328
Frame Garage	2006	336	C 100	12.704	Avg.	89%	100%	105%	11.872
848 SFLA							Outbuilding Total		16,279

Accpt Land 81,600 Accepted Bldg 152,600 Total 234,200


8'
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LAURA BETH CASHELL & THOMAS DANIEL Map/Lot: 003-405
Account: 2261 Card: 1 of 1 Location: 14 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use VILLAGE A, B, C FARM & FOREST
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	02/04/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2 LOT SIZE:.76
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.76	Acres-Homesite (Fract)	84,150.00	90,059	90%		81,053
1.00	# -SITE IMPROVEMENT	16,500.00	18,150	100%		18,150
Total Acres 0.76					Land Total	99,203

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade B 90	Base	316,062
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,469
Rooms	7				
Bedrooms	4	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	21,622
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

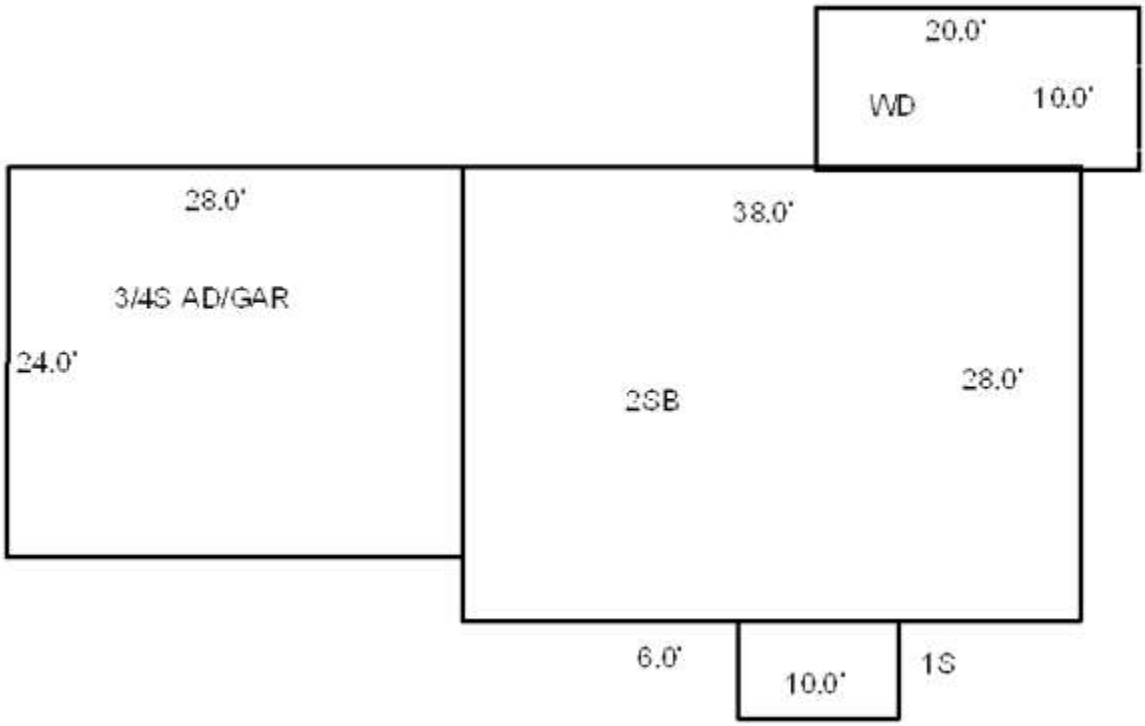
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	347,020

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	290,109

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2003	672	B 90	68.670	Avg.	88%	100%	95%	57.408
Wood Deck	2003	200	B 90	2.932	Avg.	88%	100%	95%	2.451
ONE STORY FRAME	2003	60	B 90	6.430	Avg.	88%	100%	95%	5.375
2,692 SFLA							Outbuilding Total		65,234

Accpt Land	99,200	Accepted Bldg	355,300	Total	454,500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3/4S AD/GAR
24.0'
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1S

Name: REILLY, MARY C
JOHN R, CASHELL, LAURA B
Account: 2262 Card: 1 of 1 Map/Lot: 003-406 Location: 18 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	05/10/2017
Sale Price	363,600
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Reference 1	B17471P310
Reference 2	LOT SIZE:.85
Tran/Land/Bldg	101 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.85	Acres-Homesite (Fract)	84,150.00	91,073	90%		81,966
1.00	# -SITE IMPROVEMENT	16,500.00	18,150	100%		18,150
Total Acres 0.85					Land Total	100,116

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	689 Sqft	Grade B 100	Base	257,195
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,703
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

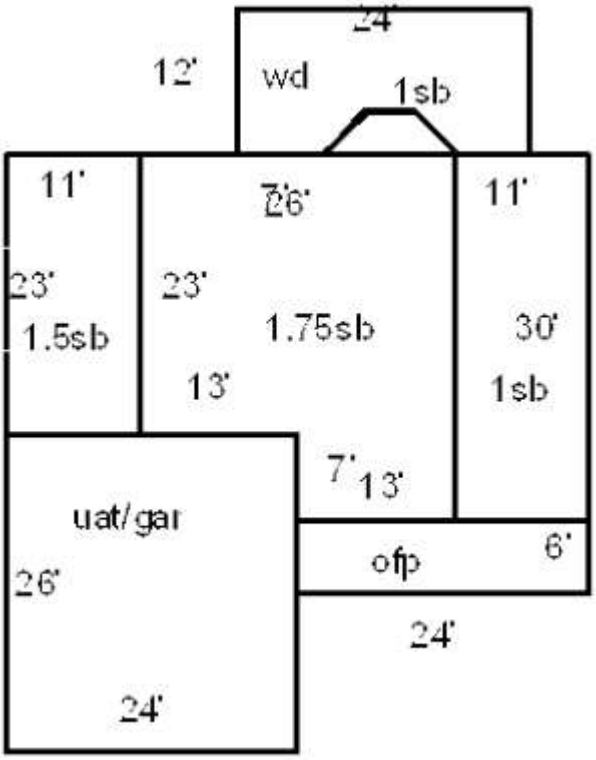
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	288,267

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	243,730

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	2005	624	B 100	34.623	Avg.	89%	100%	95%	29.273
1.5 Story/BSMT	2005	379	B 100	72.884	Avg.	89%	100%	95%	61.624
1 STORY/BSMT	2005	330	B 100	45.328	Avg.	89%	100%	95%	38.325
Open Frame Porch	2005	144	B 100	7.910	Avg.	89%	100%	95%	6.688
1 Story/BSMT	2005	26	B 100	3.571	Avg.	89%	100%	95%	3.019
Wood Deck	2005	261	B 100	4.251	Avg.	89%	100%	95%	3.594
2,130 SFLA							Outbuilding Total		142,523

Accpt Land	100,100	Accepted Bldg	386,300	Total	486,400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uat/gar
6'
ofp
26'
24'
24'

Name: SCHREMPF, DERICK W
SCHREMPF, AMANDA M

Map/Lot: 003-407
Account: 2263 Card: 1 of 1 Location: 22 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C FARM & FOREST
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B17572P139
Reference 2	LOT SIZE.
Tran/Land/Bldg	101 1 11
X.....	96 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	09/29/2017
Sale Price	379,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.73	Acres-Homesite (Fract)	84,150.00	89,697	90%		80,728
1.00	# -SITE IMPROVEMENT	16,500.00	18,150	100%		18,150
Total Acres 0.73					Land Total	98,878

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,120 Sqft	Grade B 100	Base	382,836
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,736
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	2,912
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

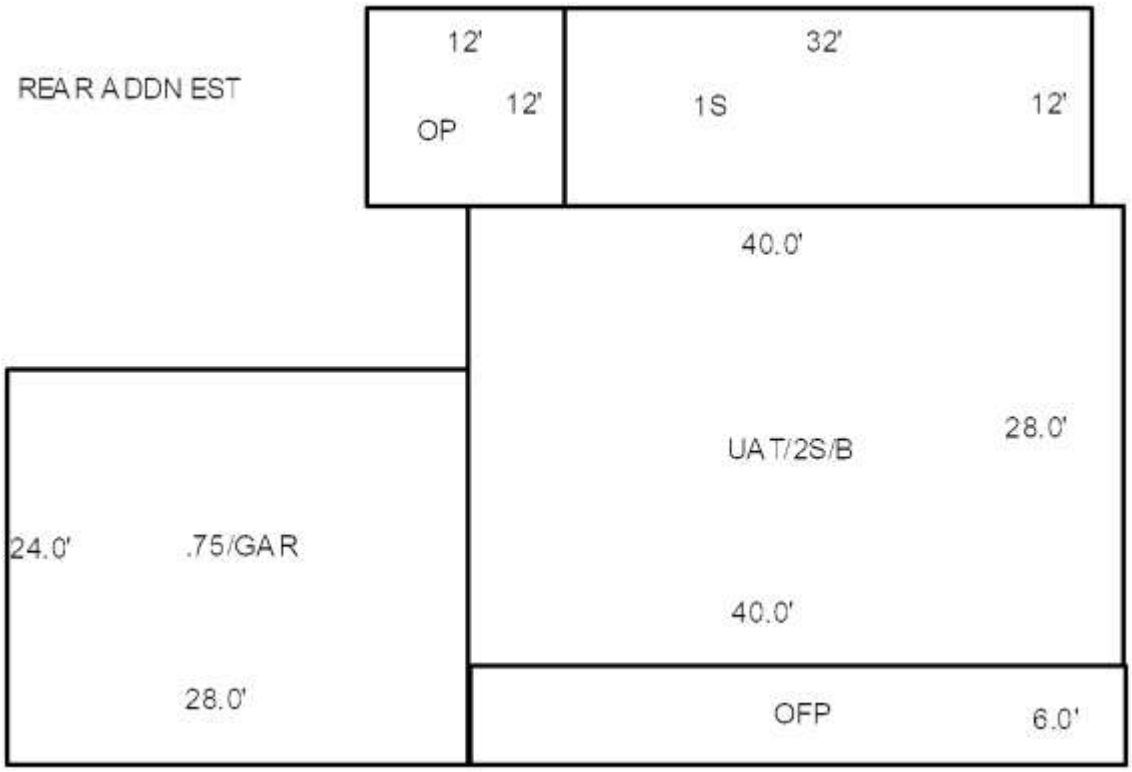
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	421,693

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	90%	100%	95%	360,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	2006	672	B 100	46.939	Ava.	90%	100%	95%	40.133
Open Frame Porch	2006	240	B 100	13.185	Ava.	90%	100%	95%	11.273
Frame Shed	2006	192	B 100	3.906	Ava.	90%	100%	95%	3.339
Wood Deck	2006	200	B 100	3.258	Ava.	90%	100%	95%	2.785
Swimming Pool	2021	608	B 100	15.730	Ava.	90%	100%	95%	13.449
ONE STORY FRAME	2022	384	B 100	45.717	Ava.	90%	100%	95%	39.088
OPEN PORCH	2022	144	B 100	8.068	Ava.	90%	100%	95%	6.898
2,624 SFLA							Outbuilding Total		116,965

Accpt Land	98,900	Accepted Bldg	477,500	Total	576,400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12'
12'
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32'
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UAT/2S/B
24.0'
.75/GAR
40.0'
28.0'
OFP
6.0'

Map/Lot: 003-408
Account: 2264 Card: 1 of 1 Location: 26 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use VILLAGE A, B, C FARM & FOREST
Topography Level
Utilities Pub Wtr & Septic
Street

Sale Data

Sale Date	07/28/2017
Sale Price	332,400
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17525P463
Reference 2 LOT SIZE: 0.71
Tran/Land/Bldg 101 1 11
X..... OTX Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	84,150.00	89,448	90%		80,504
1.00	# -SITE IMPROVEMENT	16,500.00	18,150	100%		18,150
Total Acres 0.71					Land Total	98,654

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 90	Base	310,059
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,076
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Floor & Stairs			Attic	2,359
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

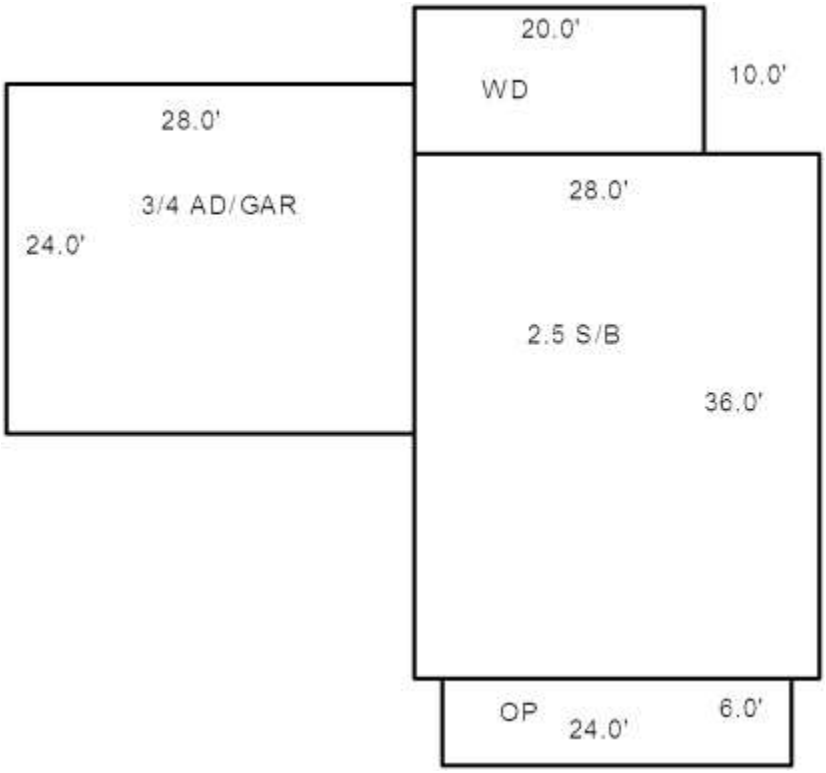
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	336,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	95%	294,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4 S APT/GAR	2011	672	B 90	80.000	Ava.	92%	100%	95%	69.920
Wood Deck	2011	200	B 90	2.932	Ava.	92%	100%	95%	2.562
OPEN PORCH	2011	144	B 90	7.261	Ava.	92%	100%	95%	6.346
Swimming Pool	2021	600	B 90	14.157	Ava.	92%	100%	95%	12.373
Frame Shed	2021	168	B 90	3.076	Ava.	92%	100%	95%	2.688
WOOD DECK	2021	49	B 90	718	Ava.	92%	100%	95%	628
2,520 SFLA							Outbuilding Total		94,517

Accpt Land 98,700 Accepted Bldg 388,800 Total 487,500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3/4 AD/GAR
24.0'
28.0'
2.5 S/B
36.0'
OP
24.0'
6.0'

Name: WALCEK, MICHAEL F
Martinec, Raina P
Map/Lot: 003-409
Account: 2265 Card: 1 of 1 Location: 28 DEERFIELD RD

Neighborhood 51	DEERFIELD
Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/30/2018
Sale Price	376,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17856P280
Reference 2	LOT SIZE: 0.71
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	87,975.00	93,514	90%		84,163
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.71					Land Total	103,138

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 90	Base	303,979
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	9,199
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Floor & Stairs			Attic	2,359
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

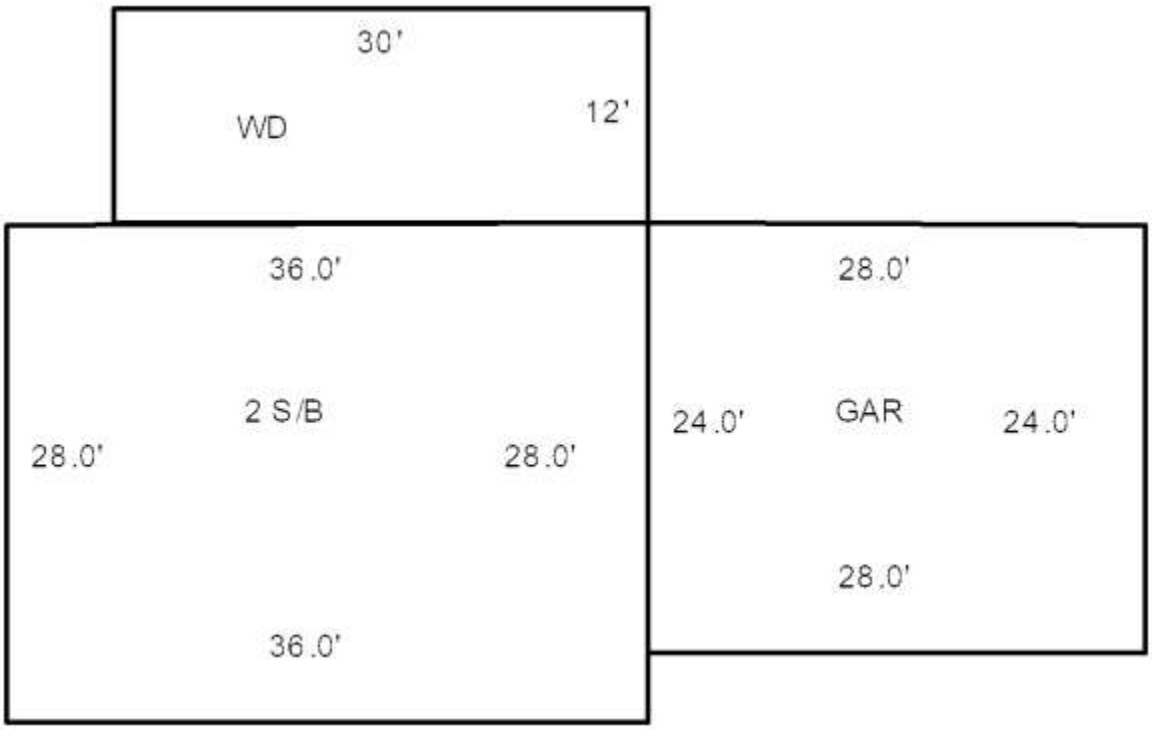
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	332,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	100%	302,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2009	672	B 90	29.020	Avg.	91%	100%	100%	26.408
Frame Shed	2014	180	B 90	3.296	Avg.	91%	100%	100%	2.999
Wood Deck	2022	360	B 90	5.278	Avg.	91%	100%	100%	4.803
Generator	2009	0	B 90	5.850	Avg.	91%	100%	100%	5.324
2,016 SFLA							Outbuilding Total		39,534

Accpt Land	103,100	Accepted Bldg	342,300	Total	445,400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24.0'
GAR
24.0'
28.0'
28.0'
28.0'
36.0'

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	12/20/2017
Sale Price	346,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17633P40
Reference 2	LOT SIZE: .95
Tran/Land/Bldg	101 1 11
X.....	DECK Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.95	Acres-Homesite (Fract)	87,975.00	96,277	90%		86,650
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.95					Land Total	105,625

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,120 Sqft	Grade B 100	Base	239,272
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,368
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

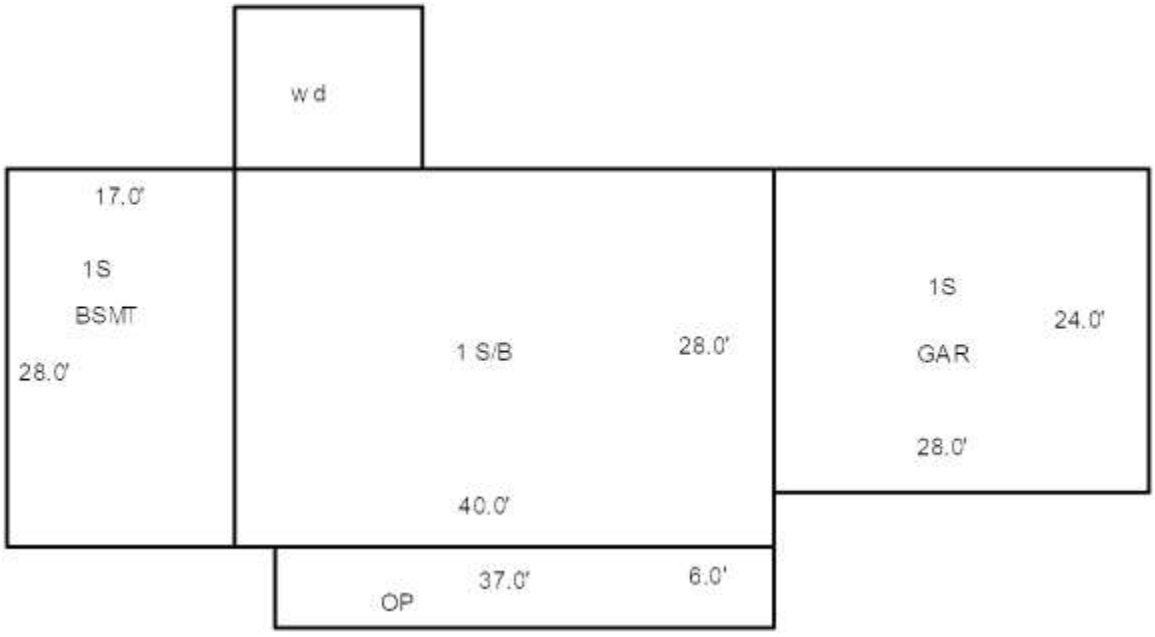
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	266,416

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	237,110

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2005	225	B 100	12.360	Avg.	89%	100%	100%	11.000
1 Story/BSMT	2005	476	B 100	65.382	Avg.	89%	100%	100%	58.190
1 STORY GARAGE..	2005	672	B 100	32.245	Avg.	89%	100%	100%	28.698
Open Frame Porch	2005	672	B 100	36.919	Avg.	89%	100%	100%	32.858
Frame Shed	2018			----SOUND VALUE----					2.000
Wood Deck	2005	168	B 100	2.736	Avg.	89%	100%	100%	2.435
1,596 SFLA							Outbuilding Total		135,181

Accpt Land	105,600	Accepted Bldg	372,300	Total	477,900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Map/Lot: 003-411
Account: 2267 Card: 1 of 1 Location: 36 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/20/2005
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14614P267
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.74	Acres-Homesite (Fract)	87,975.00	107,035	90%		96,332
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 2.74					Land Total	115,307

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,480 Sqft	Grade B 90	Base	405,821
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,390
Rooms	8				
Bedrooms	3	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	30,888
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

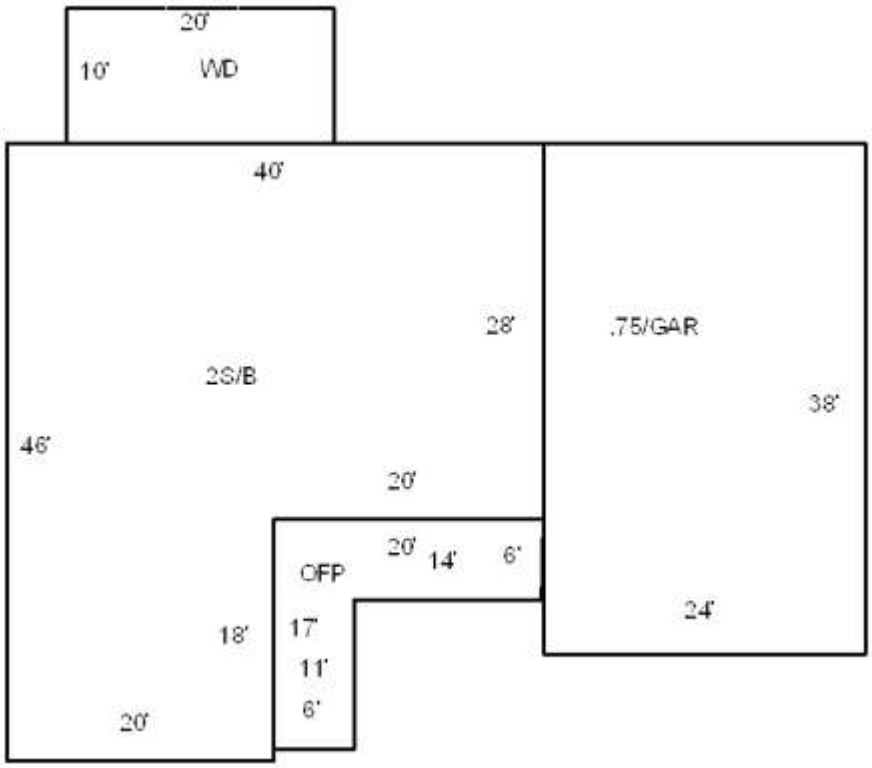
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	449,696

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	400,229

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	2005	912	B 90	56.903	Avg.	89%	100%	100%	50.644
Open Frame Porch	2005	186	B 90	9.196	Avg.	89%	100%	100%	8.184
1.75 ST GARAGE..	2005	200	B 90	13.417	Avg.	89%	100%	100%	11.941
Frame Garage	2006	1008	B 90	43.177	Avg.	89%	100%	100%	38.428
Frame Shed	2006	168	B 90	3.076	Avg.	89%	100%	100%	2.738
Swimming Pool	2006	648	C 100	12.100	Avg.	89%	100%	100%	10.769
2,960 SFLA							Outbuilding Total		122,704

Accpt Land 115,300 Accepted Bldg 522,900 Total 638,200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11'
6'
20'

Name: MOSELEY, SEAN R
BUDER, SAMANTHA D
Map/Lot: 003-412
Account: 2268 Card: 1 of 1 Location: 40 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use VILLAGE A, B, C RESIDENTIAL 2
Topography LevelRolling
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	08/11/2015
Sale Price	338,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17007P872
Reference 2 LOT SIZE:1.17
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 17 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.17	Acres-Homesite (Fract)	87,975.00	98,304	90%		88,473
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 1.17					Land Total	107,448

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade B 100	Base	351,180
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,075
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,299
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	2,766
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

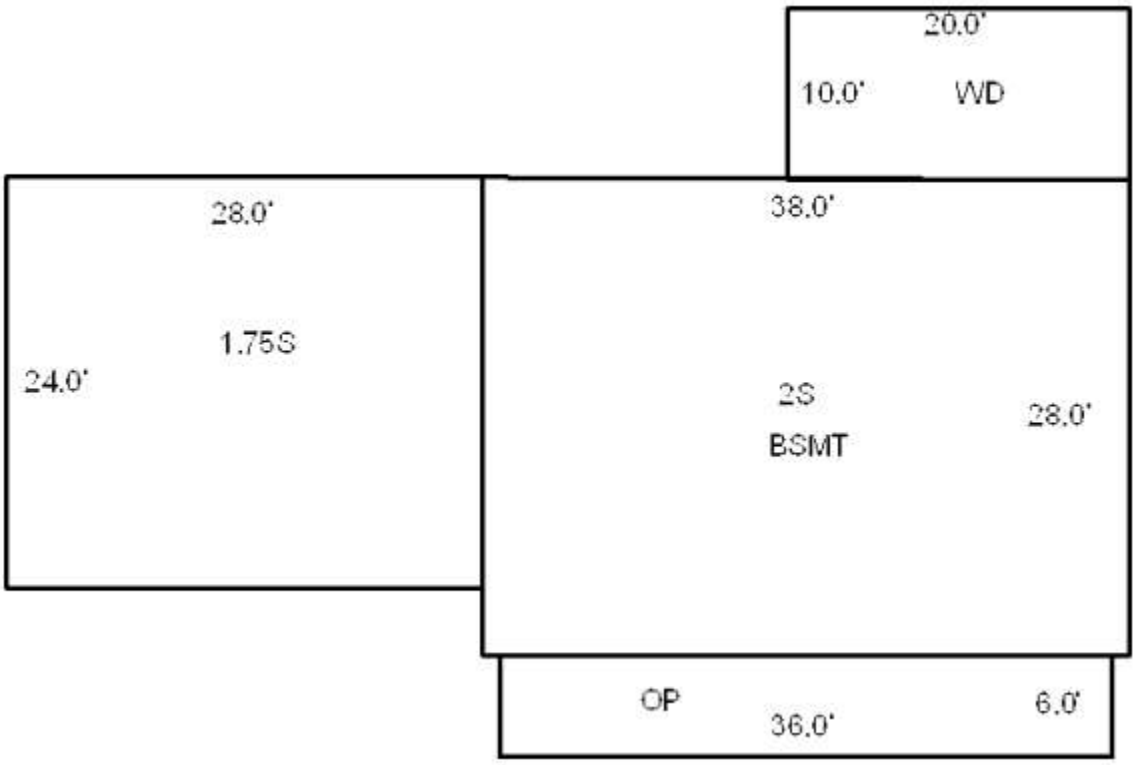
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	381,480

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	95%	100%	322,541

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	2005	672	B 100	46.939	Avg.	89%	95%	100%	39.687
Wood Deck	2005	200	B 100	3.258	Avg.	89%	95%	100%	2.755
Open Frame Porch	2005	216	B 100	11.866	Avg.	89%	95%	100%	10.033
2,128 SFLA							Outbuilding Total		52,475

Accpt Land 107,400 Accepted Bldg 375,000 Total 482,400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Map/Lot: 003-413
Account: 2269 Card: 1 of 1 Location: 44 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/19/2015
Sale Price	1
Sale Type	Land & Buildings
Financing	Conventional
Verified	Lender
Validity	Distressed Sale

Reference 1	B17159P562
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.49	Acres-Homesite (Fract)	87,975.00	100,710	90%		90,639
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 1.49					Land Total	109,614

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade B 100	Base	364,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,736
Rooms	9				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

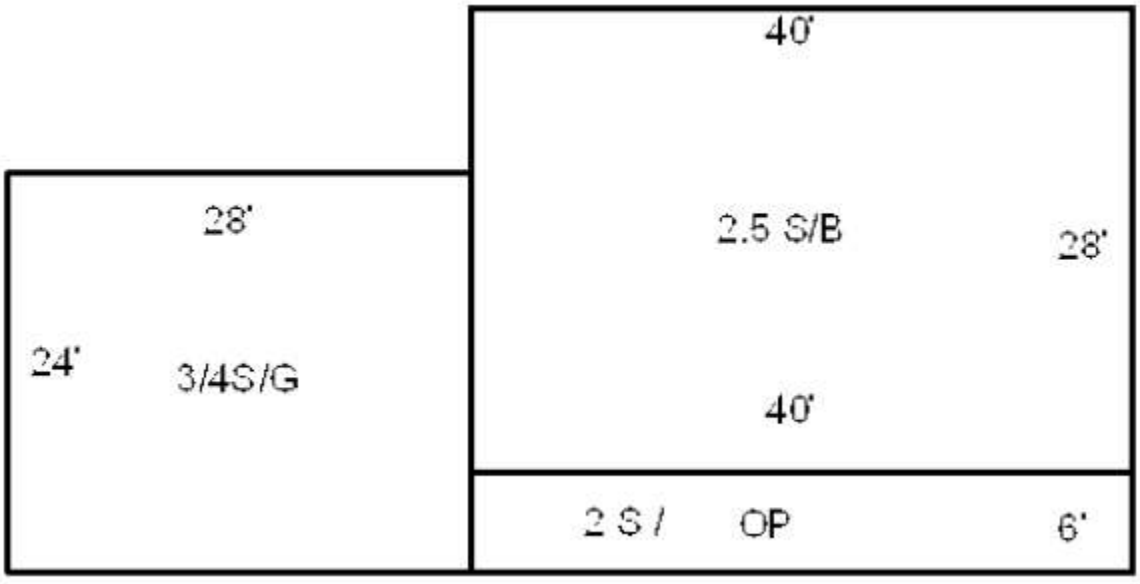
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	400,551

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	100%	360,496

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2007	672	B 100	76.300	Avg.	90%	100%	100%	68.670
Open Frame Porch	2007	240	B 100	13.185	Avg.	90%	100%	100%	11.866
1 & 3/4 STORY FR	2007	240	B 100	45.053	Avg.	90%	100%	100%	40.548
3,164 SFLA							Outbuilding Total		121,084

Accpt Land	109,600	Accepted Bldg	481,600	Total	591,200


40'
28'
2.5 S/B
28'
24'
3/4S/G
40'
2 S /
OP
6'

Name: JOHNSON, STEVEN E
JOHNSON, KATHRYN M
Map/Lot: 003-414
Account: 2270 Card: 1 of 1 Location: 27 DEERFIELD RD

Neighborhood 51	DEERFIELD
Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Reference 1	B14434P916
Reference 2	LOT SIZE: 1.32
Tran/Land/Bldg	101 1 1
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/15/2005
Sale Price	490,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.32	Acres-Homesite (Fract)	87,975.00	99,497	90%		89,547
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 1.32					Land Total	108,522

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,064 Sqft	Grade B 110	Base	410,442
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,282
Fin. Basement Area	1064 Sqft, Grade C	Basement Gar	None	Fin Bsmt	23,174
Heating	100% Forced Warm	Cooling	100% Central	Heat	12,933
Rooms	10				
Bedrooms	5	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	33,977
Attic	None			Attic	0
FirePlaces	1			Fireplace	8,652
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

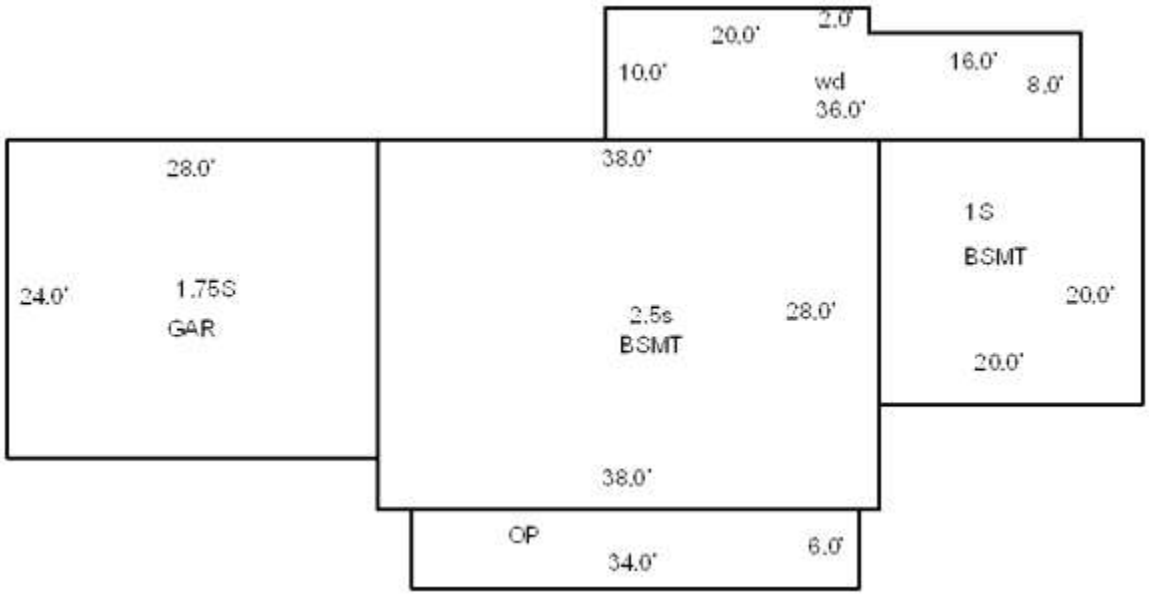
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	491,460

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	437,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BASEMENT	2005	400	B 110	60.437	Avg.	89%	100%	100%	53.789
Open Frame Porch	2005	204	B 110	12.328	Avg.	89%	100%	100%	10.972
Wood Deck	2005	328	B 110	5.877	Avg.	89%	100%	100%	5.231
1.75 ST GARAGE..	2005	672	B 110	51.633	Avg.	89%	100%	100%	45.953
3,060 SFLA								Outbuilding Total	115,945

Accpt Land	108,500	Accepted Bldg	553,300	Total	661,800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OP
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6.0'

Name: LAFRANCE, WAYNE
LAFRANCE, HEATHER
Map/Lot: 003-415
Account: 2271 Card: 1 of 1 Location: 25 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	04/16/2007
Sale Price	315,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15135P95
Reference 2	LOT SIZE: 1.16
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.16	Acres-Homesite (Fract)	87,975.00	98,220	90%		88,398
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 1.16					Land Total	107,373

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,008 Sqft	Grade C 110	Base	300,082
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,653
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	Floor & Stairs			Attic	2,218
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

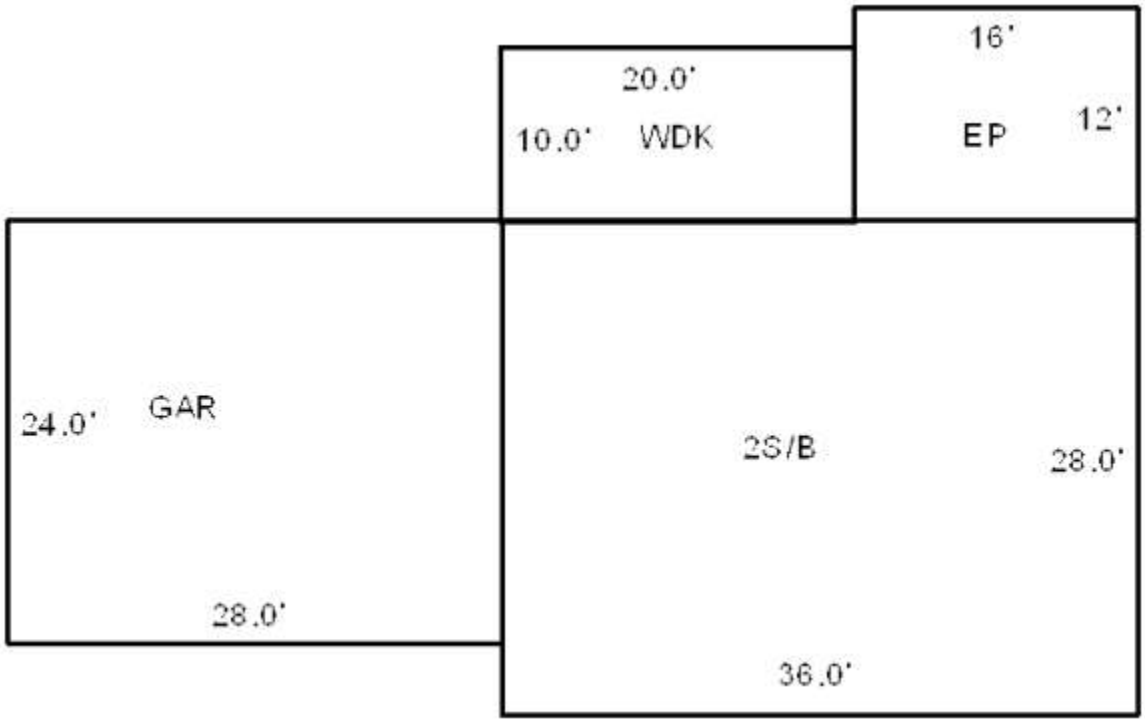
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	325,136

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	289,371

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2005	672	C 110	27.284	Avg.	89%	100%	100%	24.283
WOOD DECK	2005	200	C 110	2.757	Avg.	89%	100%	100%	2.454
Encl Frame Porch	2005	192	C 110	16.829	Avg.	89%	100%	100%	14.978
2,016 SFLA							Outbuilding Total		41,715

Accpt Land	107,400	Accepted Bldg	331,100	Total	438,500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24.0'
GAR
2S/B
28.0'
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Name: MOE MONEY TRUST
PAGANO, CHERYL A TRUSTEE
Map/Lot: 003-416
Account: 2272 Card: 1 of 1 Location: 21 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/21/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	B17586P46
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 11
X.....	83 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.82	Acres-Homesite (Fract)	87,975.00	94,871	90%		85,384
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.82					Land Total	104,359

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 90	Base	299,230
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,192
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

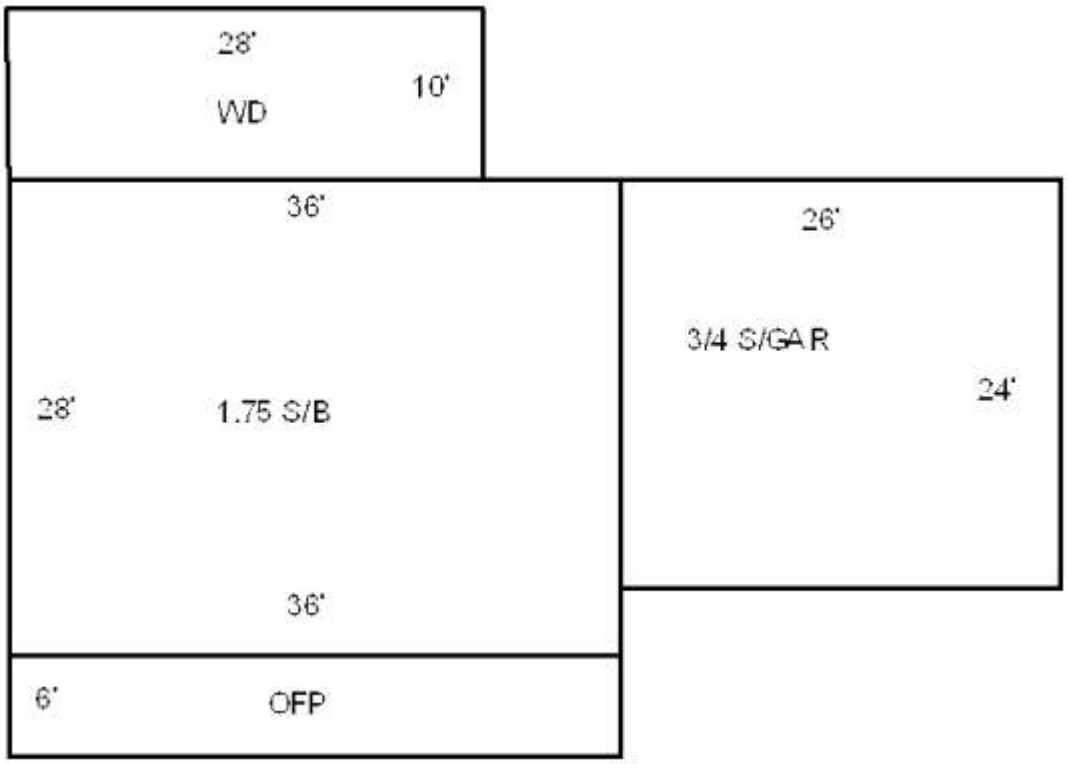
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	322,635

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	100%	290,372

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2006	624	B 90	63.765	Avg.	90%	100%	100%	57.388
Open Frame Porch	2006	216	B 90	10.679	Avg.	90%	100%	100%	9.611
Wood Deck	2006	280	B 90	4.104	Avg.	90%	100%	100%	3.694
Frame Shed	2016	160	C 100	2.504	Avg.	95%	100%	100%	2.379
2,232 SFLA							Outbuilding Total		73,072

Accpt Land	104,400	Accepted Bldg	363,400	Total	467,800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3/4 S/GAR
24'
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Name: BALLARD, DAVID W
BALLARD, LAURIE ANN
Map/Lot: 003-417
Account: 2273 Card: 1 of 1 Location: 17 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Above Street
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/26/2010
Sale Price	510,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15974P343
Reference 2	LOT SIZE: .75
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	87,975.00	94,028	90%		84,625
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.75					Land Total	103,600

Dwelling Description / Replacement Cost New

Conventional	Two Story	1,488 Sqft	Grade B 100	Base	452,830
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,902
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	11,606
Rooms	10				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,456
Attic	Floor & Stairs			Attic	3,869
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

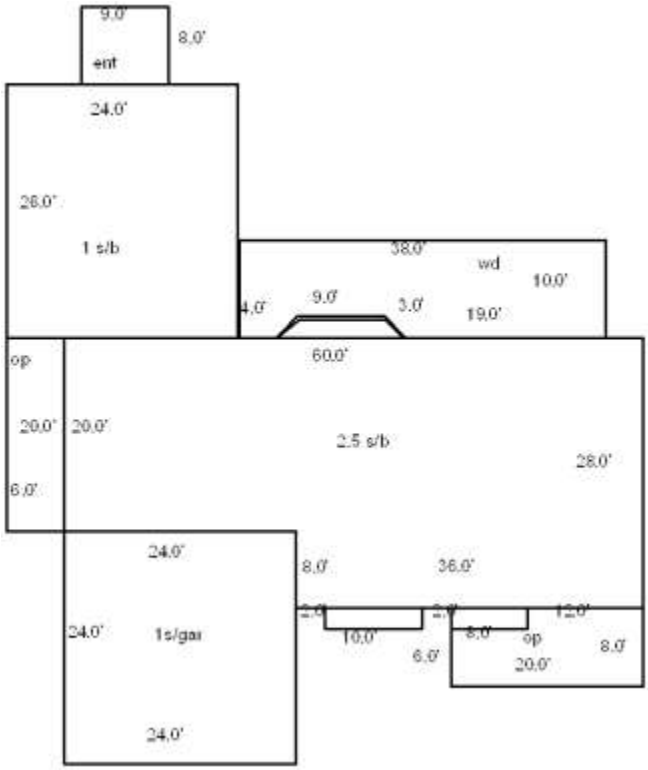
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	506,528

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	90%	100%	414,846

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2008	576	B 100	65.400	Ava.	91%	90%	100%	53.563
WOOD DECK	2008	356	B 100	5.799	Ava.	91%	90%	100%	4.749
Open Frame Porch	2008	144	B 100	7.910	Ava.	91%	90%	100%	6.478
ONE STORY FRAME	2008	20	B 100	2.382	Ava.	91%	90%	100%	1.951
1 Story/BSMT	2008	624	B 100	85.712	Ava.	91%	90%	100%	70.198
OPEN PORCH	2008	120	B 100	6.750	Ava.	91%	90%	100%	5.528
BSMT ENTRY.....	2008	72	B 100	1.465	Ava.	91%	90%	100%	1.200
GAS FPL	2008	1	B 100	2.989	Ava.	91%	90%	100%	2.448
Swimming Pool	2008	1	B 100	15.730	Ava.	91%	90%	100%	12.883
Frame Shed	2008	240	C 100	3.756	Ava.	90%	100%	100%	3.380
4,052 SFLA								Outbuilding Total	162,378

Accpt Land	103,600	Accepted Bldg	577,200	Total	680,800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Name: WOOD, THOMAS L
WOOD, CATHERINE E
Map/Lot: 003-418
Account: 2274 Card: 1 of 1 Location: 11 DEERFIELD RD

Neighborhood 51	DEERFIELD
Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Private

Sale Data

Sale Date	04/11/2008
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15393P822
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	87,975.00	94,276	90%		84,848
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.77					Land Total	103,823

Dwelling Description / **Replacement Cost New**

Contemporary	Two Story	668 Sqft	Grade B 110	Base	281,867
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,433
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,731
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	22,651
Attic	Floor & Stairs			Attic	1,910
FirePlaces	1			Fireplace	8,652
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

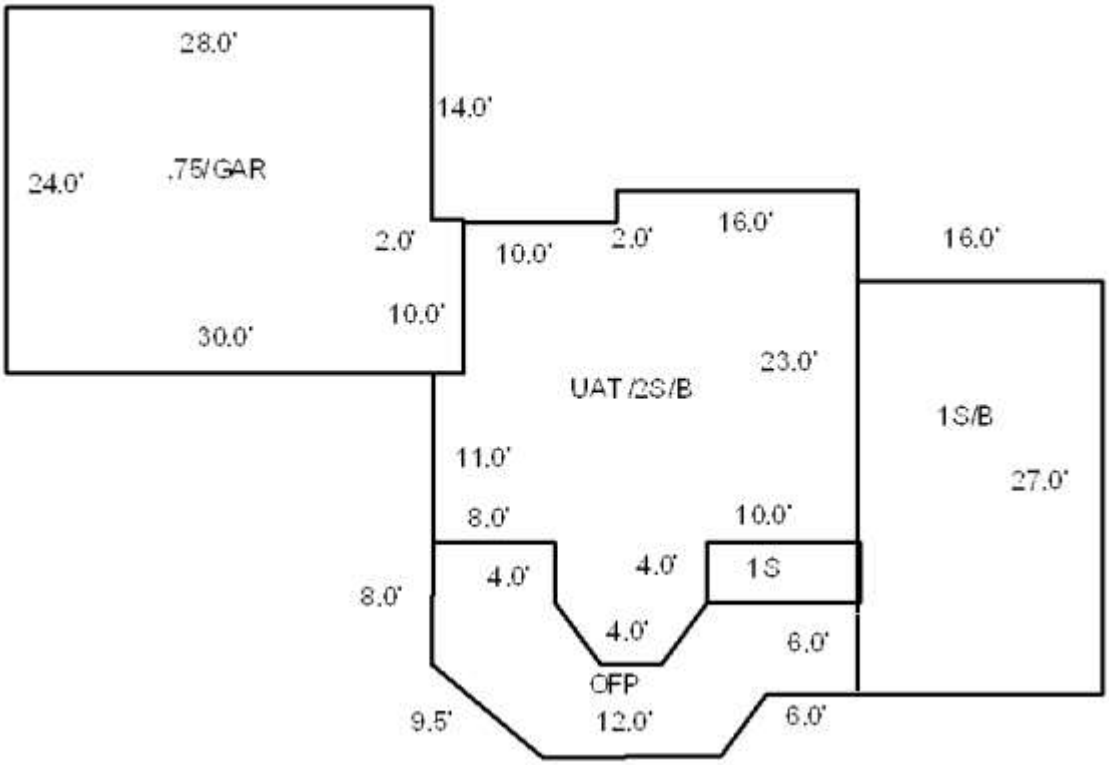
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	322,244

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	90%	100%	100%	290,020

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 Story/BSMT	2006	432	B 110	65.272	Avg.	90%	100%	100%	58.745
1 STORY	2006	40	B 110	5.238	Avg.	90%	100%	100%	4.714
Open Frame Porch	2006	234	B 110	14.142	Avg.	90%	100%	100%	12.728
3/4S AD/GAR.....	2006	692	B 110	86.428	Avg.	90%	100%	100%	77.785
Frame Shed	2006	192	B 110	4.297	Avg.	90%	100%	100%	3.867
2,327 SFLA							Outbuilding Total		157,839

Accpt Land 103,800 Accepted Bldg 447,900 Total 551,700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Account: 2275 Card: 1 of 1 Map/Lot: 003-419 Location: 73 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	

Sale Data

Sale Date	06/15/2006
Sale Price	380,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B14870P956
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.77	Acres-Homesite (Fract)	87,975.00	94,276	90%		84,848
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.77					Land Total	103,823

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,172 Sqft	Grade B 100	Base	395,926
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,285
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,142
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Floor & Stairs			Attic	3,047
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	435,425

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	387,528

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	2005	728	B 100	40.222	Avg.	89%	100%	100%	35.798
2S Open Fr Porch	2005	16	B 100	1.127	Avg.	89%	100%	100%	1.003
ONE STORY FRAME	2005	27	B 100	3.215	Avg.	89%	100%	100%	2.861
2,371 SFLA							Outbuilding Total		39,662

Accpt Land	103,800	Accepted Bldg	427,200	Total	531,000

SKETCH CALCULATIONS	Area
Outbuilding Area	
1 ONE STORY FRAME	
Total outbuilding Area	

Name: ROBERTS, KEVIN S
ROBERTS, SHERRI E
Map/Lot: 003-420
Account: 2276 Card: 1 of 1 Location: 69 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/10/2010
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15941P544
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	87,975.00	94,028	90%		84,625
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.75					Land Total	103,600

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 90	Base	299,230
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,192
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

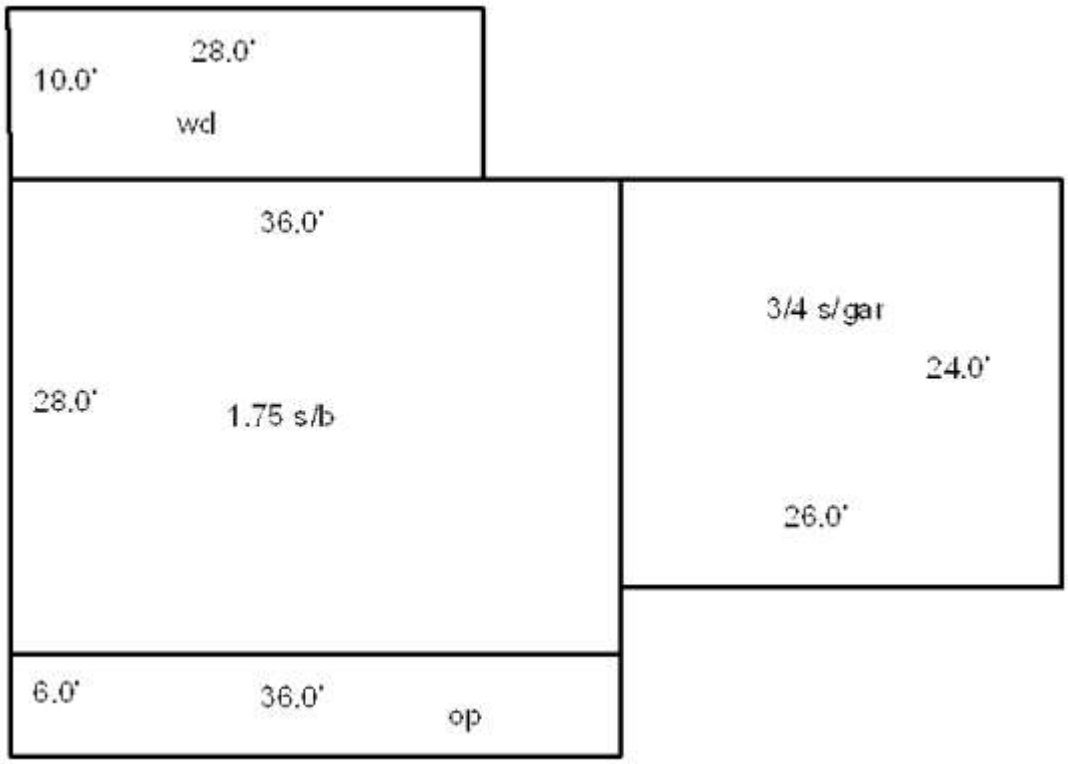
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	322,635

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	100%	296,824

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2010	624	B 90	63.765	Avg.	92%	100%	100%	58.664
Open Frame Porch	2010	216	B 90	10.679	Avg.	92%	100%	100%	9.825
Wood Deck	2010	280	B 90	4.104	Avg.	92%	100%	100%	3.776
2,232 SFLA							Outbuilding Total		72,265

Accpt Land	103,600	Accepted Bldg	369,100	Total	472,700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op

Map/Lot: 003-421
Account: 2277 Card: 1 of 1 Location: 65 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use VILLAGE A, B, C RESIDENTIAL 2
Topography
Utilities Pub Wtr & Septic
Street Paved

Reference 1
Reference 2 LOT SIZE: 0.72
Tran/Land/Bldg 101 1 11
X..... 93 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	03/09/2021
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
0.72	Acres-Homesite (Fract)	87,975.00	93,645	90%		84,281
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.72					Land Total	103,256

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade B 90	Base	316,062
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,469
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	7,079
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

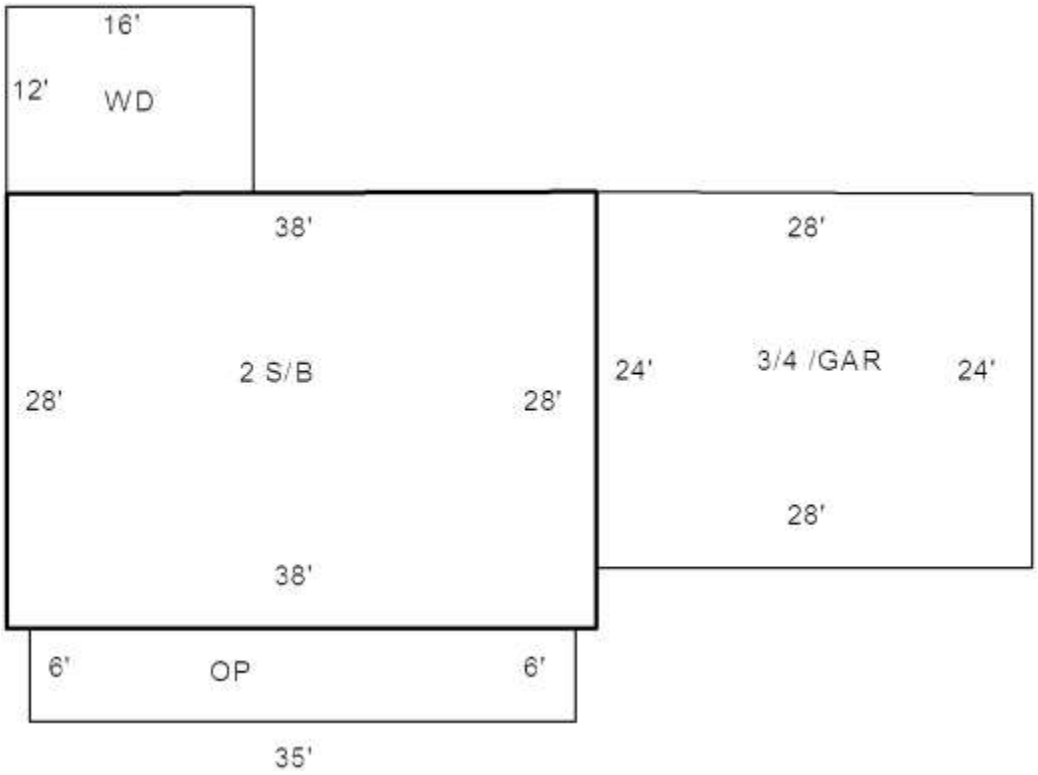
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	347,921

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	100%	330,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2017	672	B 90	68.670	Avg.	95%	100%	100%	65.236
Wood Deck	2017	192	B 90	2.815	Avg.	95%	100%	100%	2.674
BSMT ENTRY.....	2017	16	B 90	292	Avg.	95%	100%	100%	277
Open Frame Porch	2017	210	B 90	10.384	Avg.	95%	100%	100%	9.865
GAS FPL	2017	1	B 90	2.690	Avg.	95%	100%	100%	2.556
2,632 SFLA							Outbuilding Total		80,608

Accpt Land	103,300	Accepted Bldg	411,100	Total	514,400


16'
12'
WD
38'
28'
2 S/B
28'
38'
28'
24'
3/4 /GAR
24'
28'
6'
OP
6'
35'

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/18/2021
Sale Price	669,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	87,975.00	95,758	90%		86,182
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.90					Land Total	105,157

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,124 Sqft	Grade B 100	Base	388,412
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,192
Fin. Basement Area	1000 Sqft, Grade B	Basement Gar	None	Fin Bsmt	25,740
Heating	100% HW BB	Cooling	0% None	Heat	10,959
Rooms	9				
Bedrooms	4	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	27,456
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

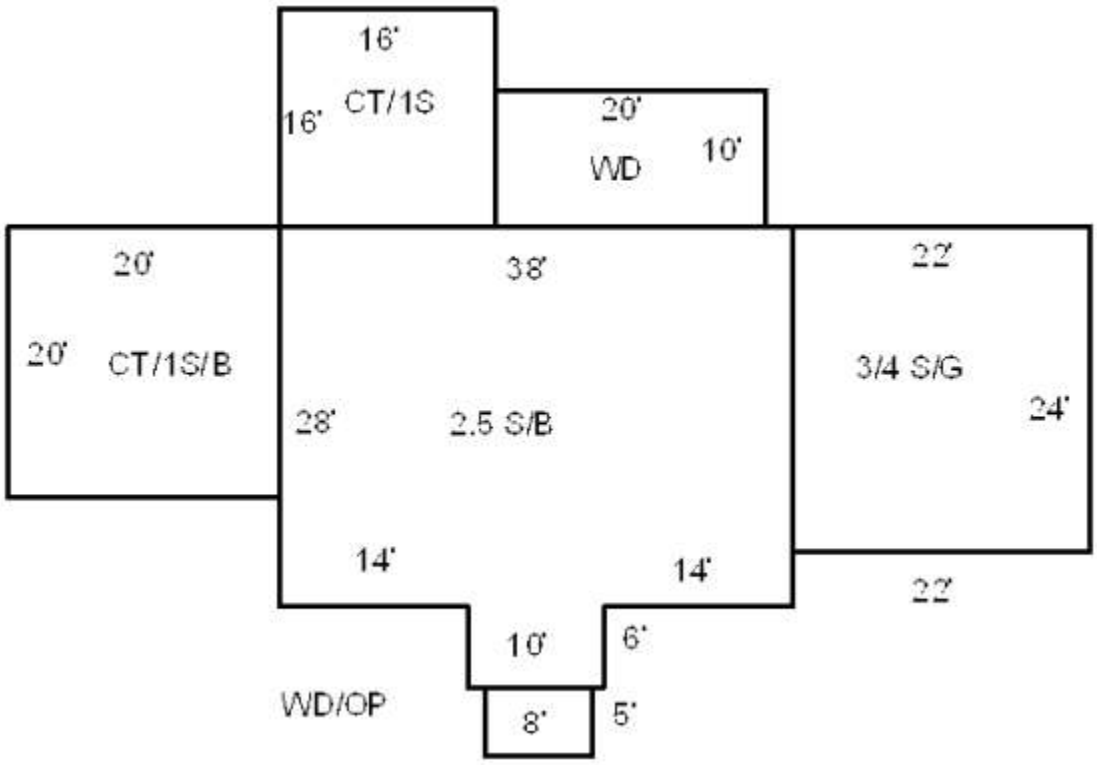
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	GOOD	GOOD	Average	Typical	462,624

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	100%	416,362

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2007	528	B 100	59.951	Ava.	90%	100%	100%	53.956
1 ST CATH CEILING	2007	256	B 100	35.213	Ava.	90%	100%	100%	31.692
1 ST CATH/BSMT	2007	400	B 100	62.343	Ava.	90%	100%	100%	56.109
WOOD DECK	2007	40	B 100	651	Ava.	90%	100%	100%	586
Open Frame Porch	2007	40	B 100	2.197	Ava.	90%	100%	100%	1.977
Wood Deck	2007	200	B 100	3.258	Ava.	90%	100%	100%	2.932
Swimming Pool	2016	800	C 100	12.100	Ava.	95%	50%	100%	5.748
PATIO	2016	200	B 100	1.628	Ava.	95%	100%	100%	1.547
Jacuzzi #	2016	1	C 100	3.300	Ava.	95%	100%	100%	3.135
Canopy Low Cost	2016	100	C 100	1.097	Ava.	95%	100%	100%	1.042
3,862 SFLA							Outbuilding Total		158,724

Accpt Land	105,200	Accepted Bldg	575,100	Total	680,300


16'
16'
CT/1S
20'
10'
WD
20'
38'
22'
20'
CT/1S/B
3/4 S/G
24'
28'
2.5 S/B
14'
14'
22'
10'
6'
WD/OP
8'
5'

Name: LEON, LEE M
Leon, Norman C

Map/Lot: 003-423

Account: 2279 Card: 1 of 1 Location: 54 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/30/2019
Sale Price	485,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Distressed Sale

Reference 1	B18060P431
Reference 2	LOT SIZE: 4.48
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	87,975.00	111,162	90%		100,046
0.48	Acres-Rear Land 1-10	2,070.00	1,093	100%		1,093
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 4.48					Land Total	120,114

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	358,909
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,644
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

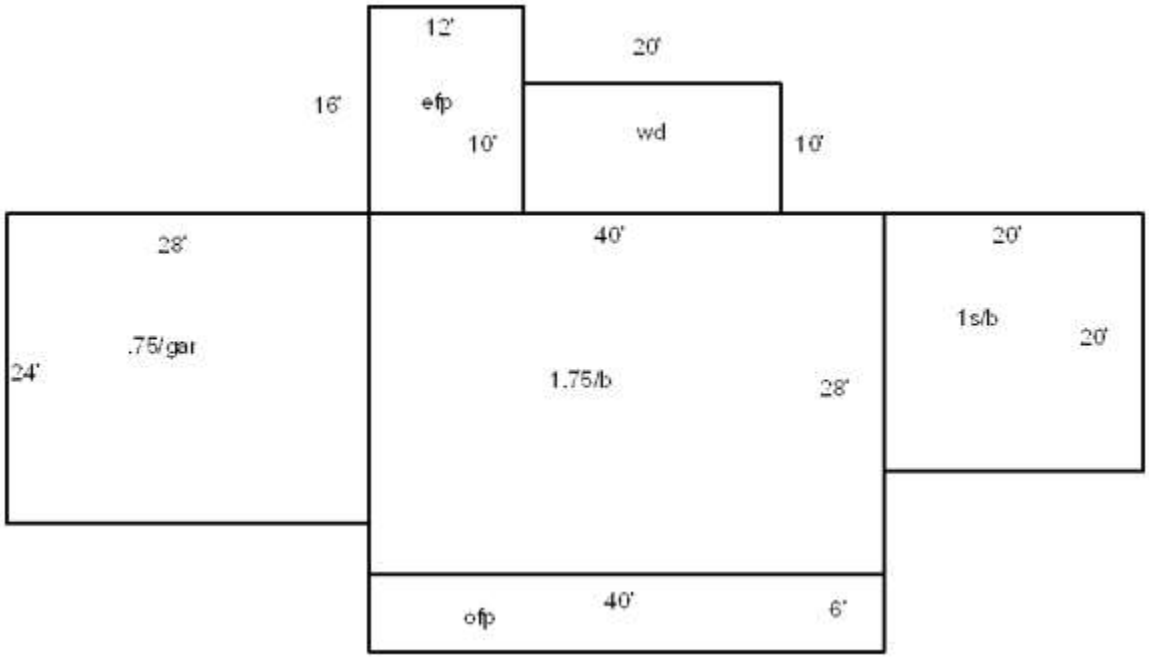
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	397,194

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	353,503

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BASEMENT	2005	400	B 100	54.943	Avg.	89%	100%	100%	48.899
1.75 ST GARAGE..	2005	672	B 100	46.939	Avg.	89%	100%	100%	41.776
Open Frame Porch	2005	240	B 100	13.185	Avg.	89%	100%	100%	11.735
Encl Frame Porch	2005	192	B 100	19.889	Avg.	89%	100%	100%	17.701
Wood Deck	2005	200	B 100	3.258	Avg.	89%	100%	100%	2.900
Frame Shed	2005	128	B 100	2.604	Avg.	89%	100%	100%	2.318
2,360 SFLA							Outbuilding Total		125,329

Accpt Land	120,100	Accepted Bldg	478,800	Total 598,900


12'
20'
16'
efp
10'
wd
10'
28'
40'
20'
1s/b
20'
.75/gar
24'
1.75/b
28'
40'
ofp
6'

Name: TORIELLO, ROBERT A JR
TORIELLO, DARLENE F
Map/Lot: 003-424
Account: 2280 Card: 1 of 1 Location: 58 DEERFIELD RD

Neighborhood 51	DEERFIELD
Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/31/2005
Sale Price	380,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	BK14418PG730
Reference 2	LOT SIZE: 1
Tran/Land/Bldg	101 1 0
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	87,975.00	96,773	90%		87,095
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 1.00					Land Total	106,070

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,376 Sqft	Grade B 100	Base	425,979
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,683
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,733
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

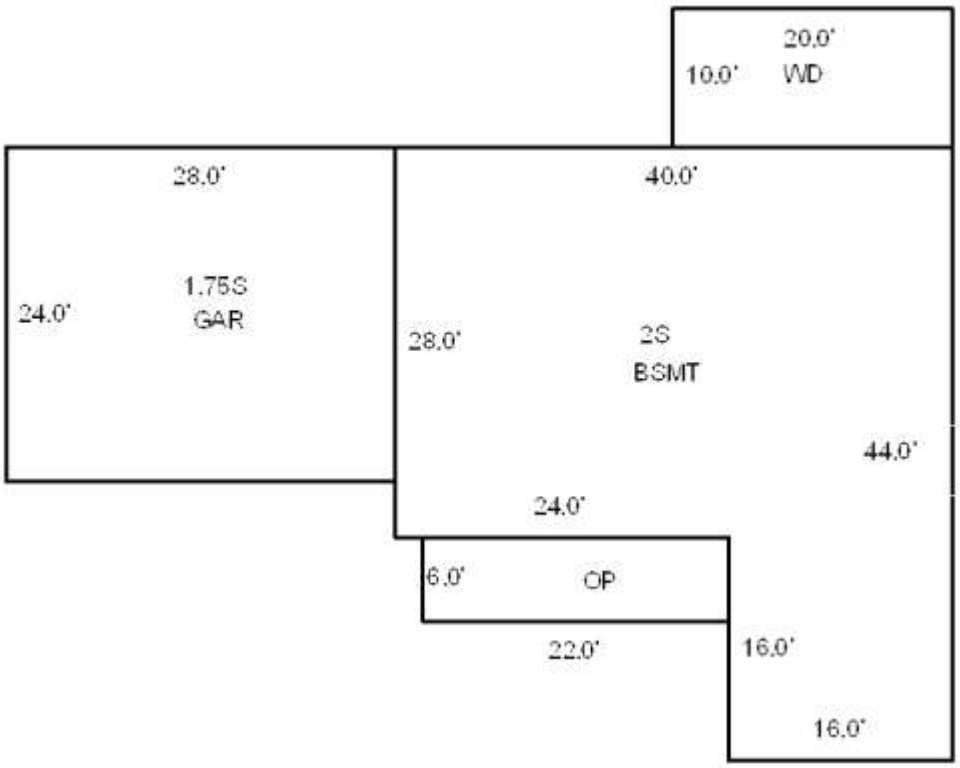
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	456,555

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	406,334

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2005	132	B 100	7.251	Avg.	89%	100%	100%	6.453
1.75 ST GARAGE..	2005	672	B 100	46.939	Avg.	89%	100%	100%	41.776
Wood Deck	2005	200	B 100	3.258	Avg.	89%	100%	100%	2.900
Swimming Pool	2010	485	C 100	12.100	Avg.	91%	100%	100%	11.011
2,752 SFLA							Outbuilding Total		62,140

Accpt Land	106,100	Accepted Bldg	468,500	Total	574,600


20.0'
10.0'
WD
28.0'
40.0'
1.75S
GAR
24.0'
28.0'
2S
BSMT
44.0'
24.0'
6.0'
OP
22.0'
16.0'
16.0'

Name: HUNNEWELL, NICHOLAS B
HUNNEWELL, JESSICA L

Map/Lot: 003-425
Account: 2281 Card: 1 of 1 Location: 62 DEERFIELD RD

Neighborhood 51	DEERFIELD
Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	04/28/2017
Sale Price	345,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17465P731
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	87,975.00	93,514	90%		84,163
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.71					Land Total	103,138

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,008 Sqft	Grade B 90	Base	319,178
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,076
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,079
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

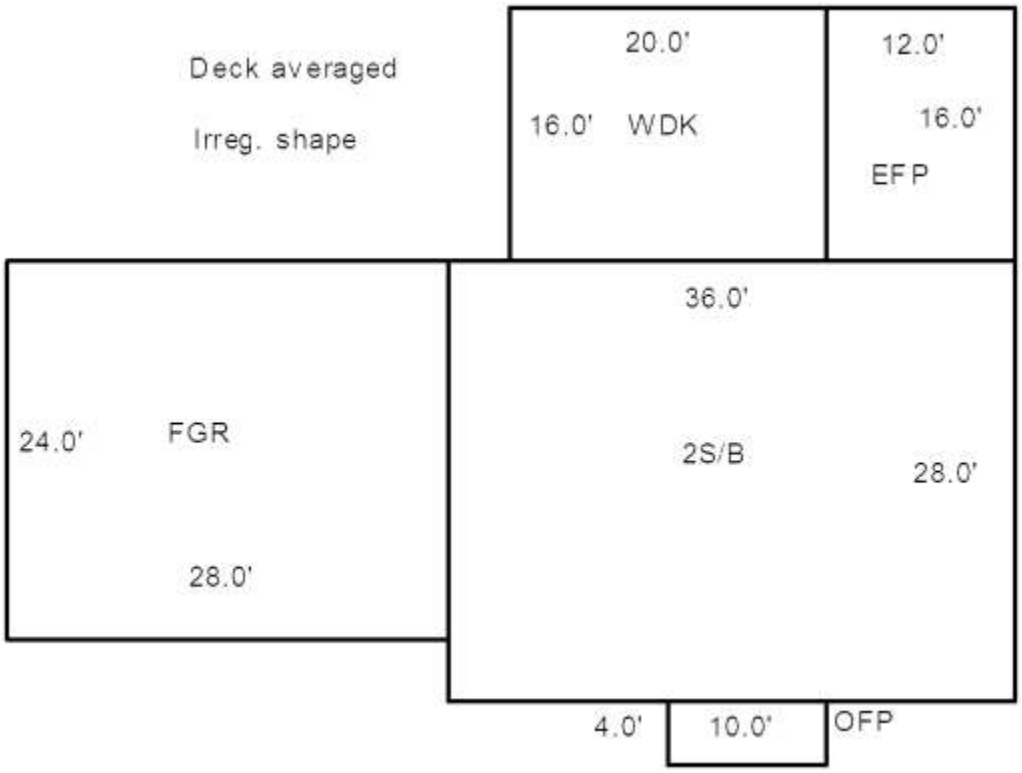
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	350,546

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	311,986

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2005	672	B 90	29.020	Avg.	89%	100%	100%	25.828
Open Frame Porch	2005	40	B 90	1.977	Avg.	89%	100%	100%	1.760
Encl Frame Porch	2005	192	B 90	17.900	Avg.	89%	100%	100%	15.931
WOOD DECK	2005	320	B 90	4.692	Avg.	89%	100%	100%	4.176
2,016 SFLA							Outbuilding Total		47,695

Accpt Land	103,100	Accepted Bldg	359,700	Total	462,800


Deck averaged
Irreg. shape
20.0'
16.0'
WDK
12.0'
16.0'
EFP
36.0'
24.0'
FGR
28.0'
2S/B
28.0'
4.0'
10.0'
OFP

Name: SHIELDS, MYRON D
SHIELDS, LORNA K
Map/Lot: 003-426
Account: 2282 Card: 1 of 1 Location: 66 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/22/2004
Sale Price	315,097
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B14132P138
Reference 2	LOT SIZE:.70
Tran/Land/Bldg	101 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.70	Acres-Homesite (Fract)	87,975.00	93,382	90%		84,044
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.70					Land Total	103,019

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 100	Base	337,755
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,862
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

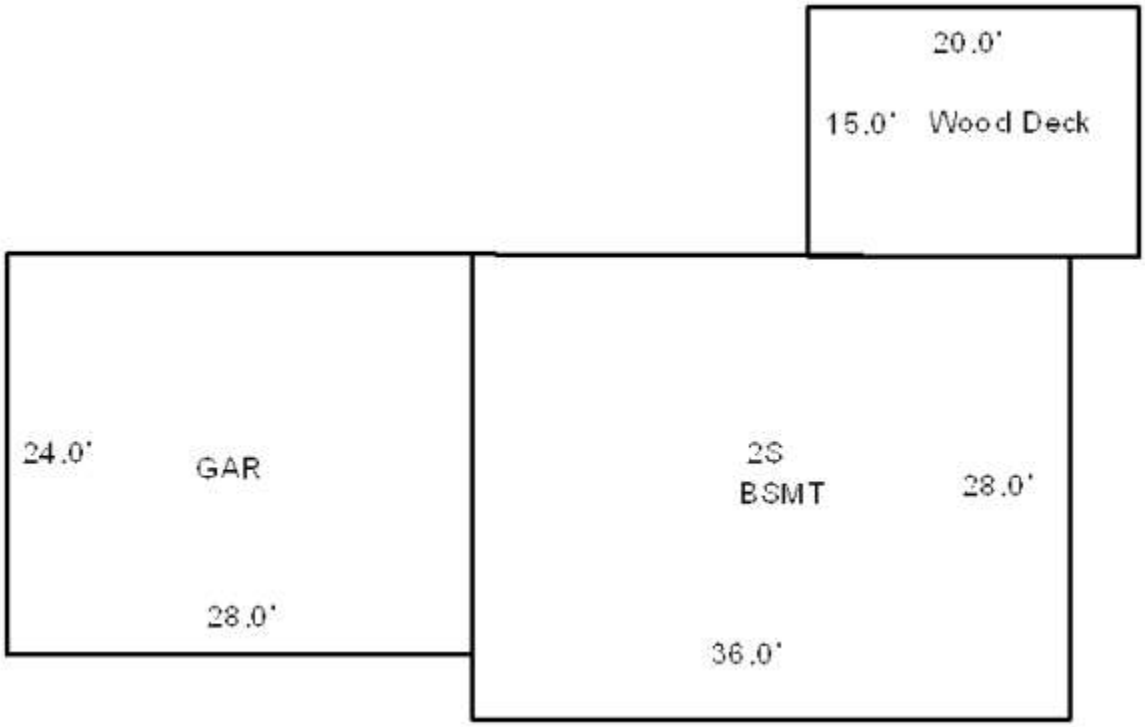
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	357,879

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	318,512

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY GARAGE..	2005	672	B 100	32.245	Avg.	89%	100%	100%	28.698
Wood Deck	2005	300	B 100	4.887	Avg.	89%	100%	100%	4.349
Frame Shed	2012	80	C 110	1.377	Avg.	92%	100%	100%	1.267
2,016 SFLA							Outbuilding Total		34,314

Accpt Land	103,000	Accepted Bldg	352,800	Total	455,800


20.0'
15.0' Wood Deck
24.0'
GAR
28.0'
2S
BSMT
28.0'
36.0'

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	11/14/2016
Sale Price	355,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17365P231
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.68	Acres-Homesite (Fract)	87,975.00	93,111	90%		83,800
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.68					Land Total	102,775

Dwelling Description / Replacement Cost New

Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	332,477
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,880
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

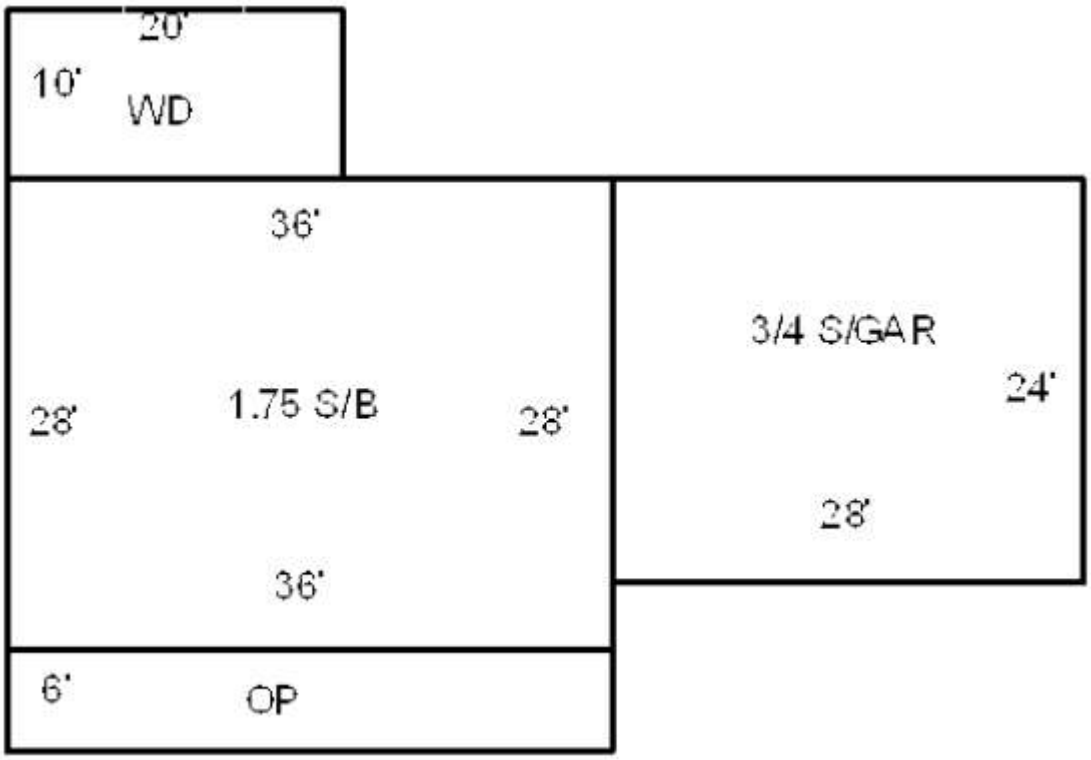
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	351,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	100%	316,457

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2006	672	B 100	76.300	Avg.	90%	100%	100%	68.670
Wood Deck	2006	200	B 100	3.258	Avg.	90%	100%	100%	2.932
Open Frame Porch	2006	216	B 100	11.866	Avg.	90%	100%	100%	10.679
Frame Shed	2013	192	C 100	3.005	Avg.	93%	100%	100%	2.795
2,268 SFLA							Outbuilding Total		85,076

Accpt Land	102,800	Accepted Bldg	401,500	Total	504,300


20'
10'
WD
36'
3/4 S/GAR
24'
28'
1.75 S/B
28'
28'
36'
6'
OP

Name: MYERS, HEIDI N.
MYERS, MATTHEW A.
Map/Lot: 003-428
Account: 2284 Card: 1 of 1 Location: 74 DEERFIELD RD

Neighborhood 51	DEERFIELD
Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B18205P906
Reference 2	LOT SIZE:.71
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	03/27/2020
Sale Price	380,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	87,975.00	93,514	90%		84,163
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.71					Land Total	103,138

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade B 90	Base	316,062
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,867
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,469
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

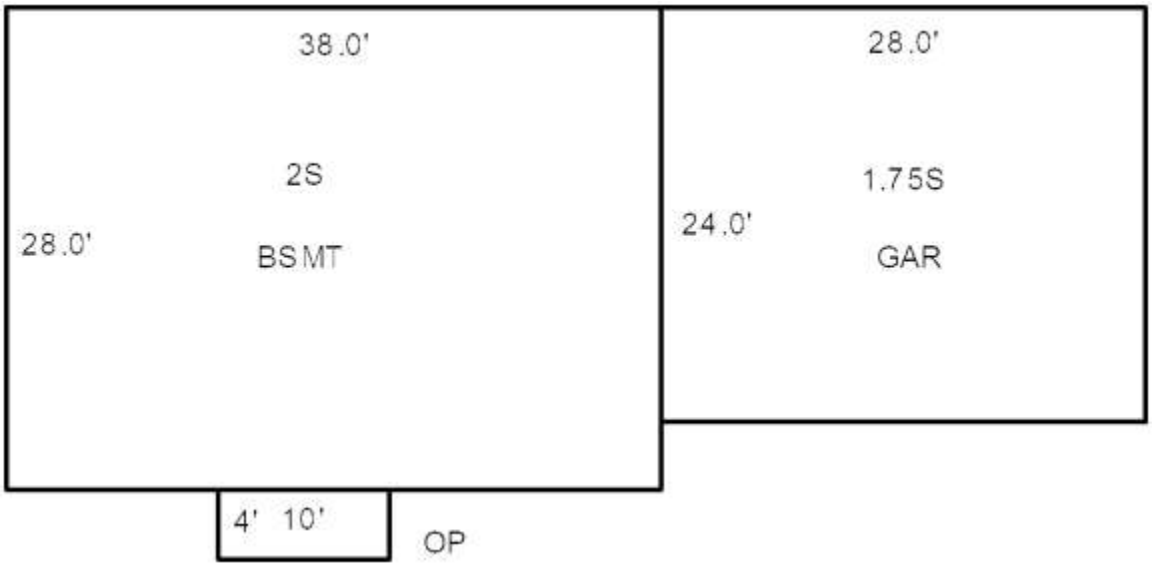
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	340,842

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	303,349

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	2005	672	B 90	42.245	Avg.	89%	100%	100%	37.598
Frame Shed	2016	192	C 100	3.005	Avg.	95%	100%	100%	2.855
Open Frame Porch	2005	40	B 90	1.977	Avg.	89%	100%	100%	1.760
Swimming Pool	2021	663	B 90	14.157	Avg.	89%	100%	100%	12.600
Wood Deck	2022	128	B 90	1.876	Avg.	89%	80%	100%	1.336
PATIO	2022	237	B 90	1.736	Avg.	89%	100%	100%	1.545
2,128 SFLA							Outbuilding Total		57,694

Accpt Land	103,100	Accepted Bldg	361,000	Total	464,100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BSMT
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1.75S
GAR
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10'
OP

Name: NORMAND, JEREMY R
NORMAND, CRYSTAL L
Map/Lot: 003-429
Account: 2285 Card: 1 of 1 Location: 78 DEERFIELD RD

Neighborhood 51 DEERFIELD

Zoning/Use	VILLAGE A, B, C RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	07/06/2011
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16123P954
Reference 2	LOT SIZE:
Tran/Land/Bldg	101 1 2
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.79	Acres-Homesite (Fract)	87,975.00	94,518	90%		85,066
1.00	# -SITE IMPROVEMENT	17,250.00	18,975	100%		18,975
Total Acres 0.79					Land Total	104,041

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,008 Sqft	Grade B 90	Base	319,178
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,769
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,076
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	18,533
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

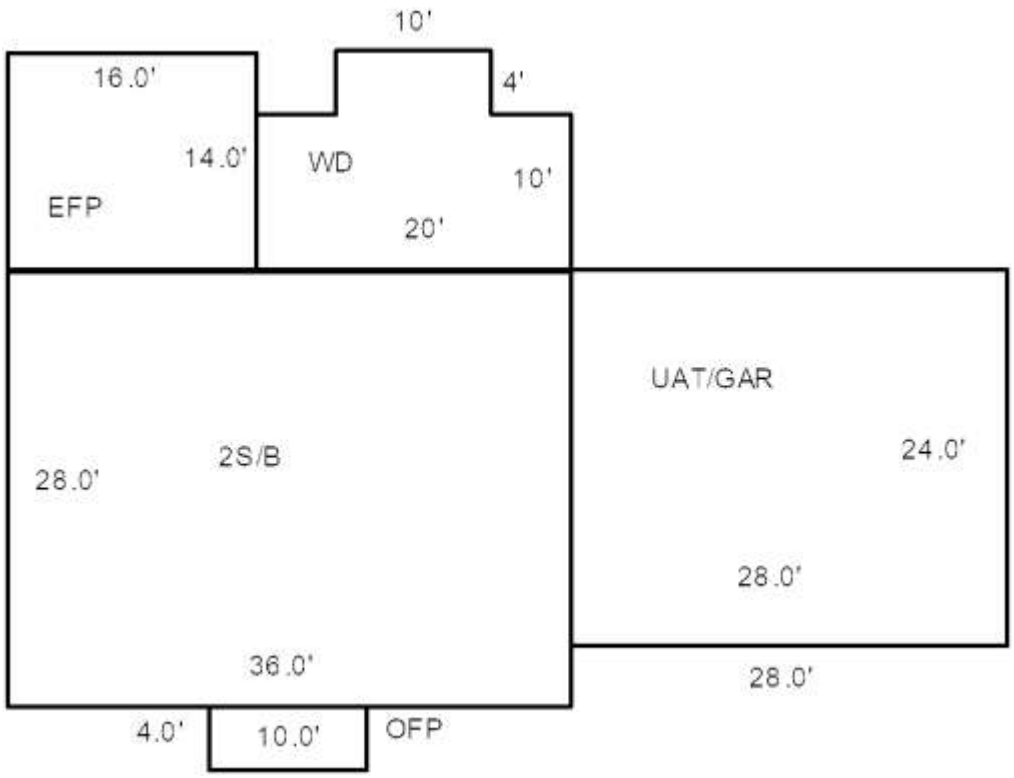
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	346,556

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	308,435

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Encl Frame Porch	2005	224	B 90	20.882	Avg.	89%	100%	100%	18.585
1 STORY GARAGE..	2005	672	B 90	29.020	Avg.	89%	100%	100%	25.828
Open Frame Porch	2005	40	B 90	1.977	Avg.	89%	100%	100%	1.760
Wood Deck	2005	240	B 90	3.518	Avg.	89%	100%	100%	3.131
Swimming Pool	2005	254	B 90	14.157	Avg.	89%	100%	100%	12.600
2,016 SFLA							Outbuilding Total		61,904

Accpt Land	104,000	Accepted Bldg	370,300	Total	474,300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10.0'
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Name: ROSE, WILLIAM & LINDA, TRUSTEES
WILLIAM F. & LINDA D. ROSE REV TRUST
Map/Lot: 003-060-2
Account: 2286 Card: 1 of 1 Location: 225 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/02/2015
Sale Price	370,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B17031P547
Reference 2	LOT SIZE:3.67
Tran/Land/Bldg	101 1 0
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	90%		81,938
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	97,613

Dwelling Description / Replacement Cost New

Ranch	One Story	2,188 Sqft	Grade B 100	Base	426,696
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	4,267
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,533
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

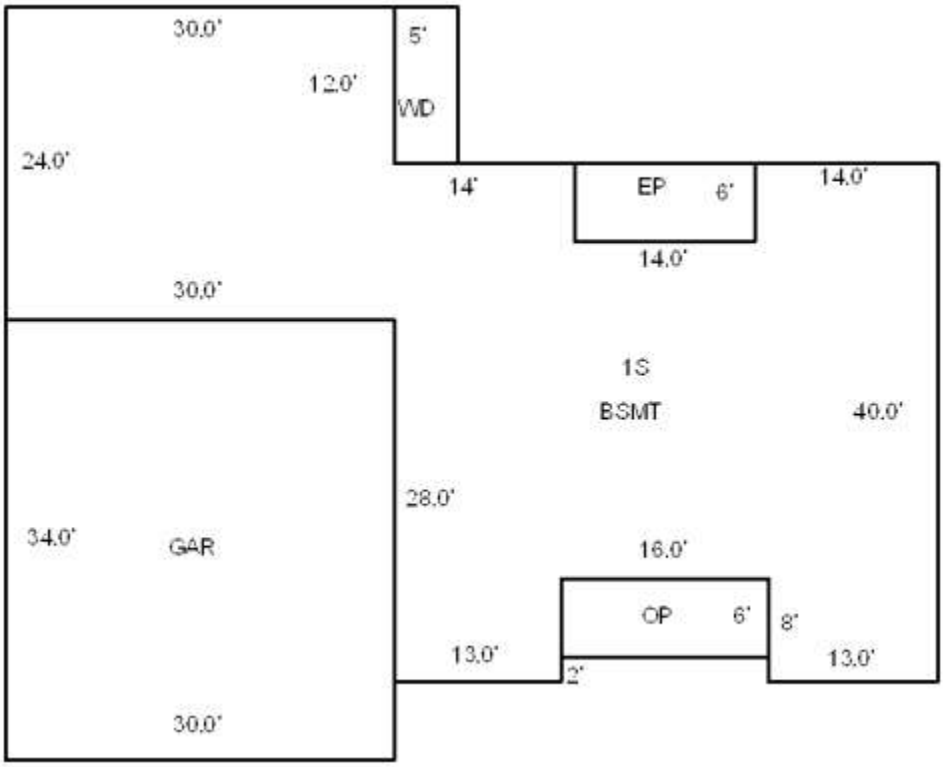
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	457,657

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	386,949

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY GARAGE..	2004	1020	B 100	48.536	Avg.	89%	100%	95%	41.037
Open Frame Porch	2004	96	B 100	5.274	Avg.	89%	100%	95%	4.459
Wood Deck	2004	60	B 100	978	Avg.	89%	100%	95%	826
Encl Frame Porch	2004	84	B 100	8.701	Avg.	89%	100%	95%	7.357
2,188 SFLA								Outbuilding Total	53,679

Accpt Land	97,600	Accepted Bldg	440,600	Total	538,200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Name: JANOCHA, DAVID A
JANOCHA, KERRI L

Map/Lot: 003-060-3
Account: 2287 Card: 1 of 1 Location: 223 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	02/25/2005
Sale Price	349,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Abutter

Reference 1	B14389P90
Reference 2	LOT SIZE:4.20
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%		82,647
0.20	Acres-Rear Land 1-10	1,710.00	376	100%		376
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.20					Land Total	98,698

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,322 Sqft	Grade B 100	Base	448,782
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	4,528
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	9,056
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

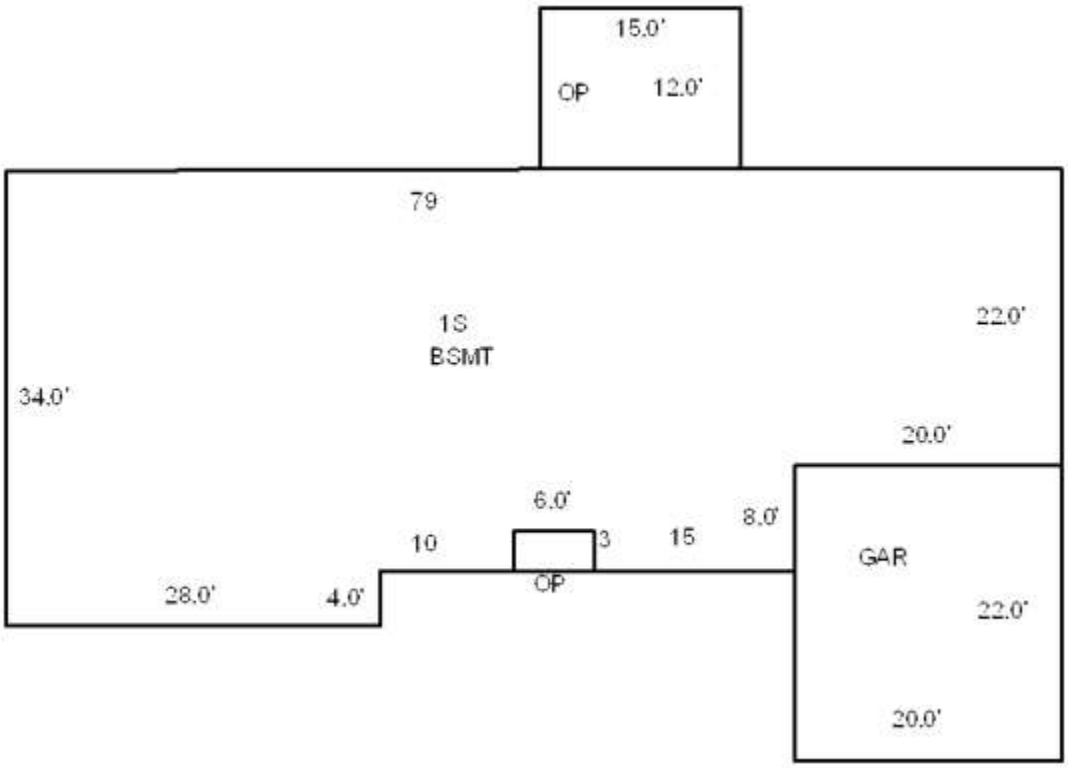
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	473,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	400,515

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2004	180	B 100	9.889	Avg.	89%	100%	95%	8,361
OPEN PORCH	2004	18	B 100	1.147	Avg.	89%	100%	95%	970
1 STORY GARAGE..	2004	440	B 100	21.384	Avg.	89%	100%	95%	18,080
Barn	2010	432	C 100	14.736	Avg.	91%	50%	95%	6,370
2,322 SFLA							Outbuilding Total		33,781

Accpt Land	98,700	Accepted Bldg	434,300	Total	533,000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Name: MCDONALD, LEWIS J
MCDONALD, PATRICIA J
Map/Lot: 003-060-4
Account: 2288 Card: 1 of 1 Location: 462 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	12/17/2004
Sale Price	320,000
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B14328P152
Reference 2	LOT SIZE: 1.84
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Homesite (Fract)	76,500.00	83,451	100%		83,451
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.84					Land Total	94,451

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade B 100	Base	364,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,736
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

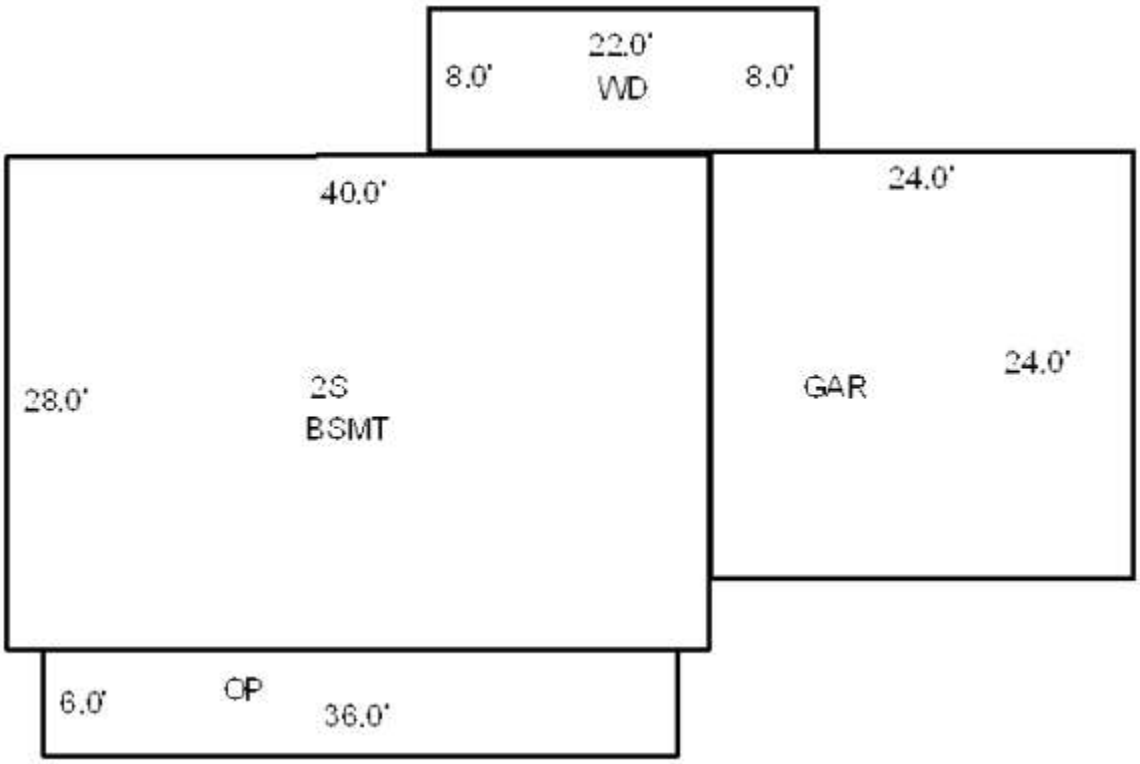
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	392,686

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	349,491

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY GARAGE..	2005	576	B 100	27.751	Avg.	89%	100%	100%	24.698
Wood Deck	2005	176	B 100	2.866	Avg.	89%	100%	100%	2.551
Open Frame Porch	2005	216	B 100	11.866	Avg.	89%	100%	100%	10.561
Frame Shed	2005	192	C 100	3.005	Good	93%	100%	100%	2.795
2,240 SFLA							Outbuilding Total		40,605

Accpt Land	94,500	Accepted Bldg	390,100	Total	484,600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Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B18080P142
Reference 2	LOT SIZE:1.97
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Sale Data

Sale Date	10/24/2019
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.97	Acres-Homesite (Fract)	76,500.00	84,023	100%		84,023
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.97					Land Total	95,023

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	616 Sqft	Grade B 100	Base	243,776
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	601
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Units	Cooling	0% None	Heat	3,203
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

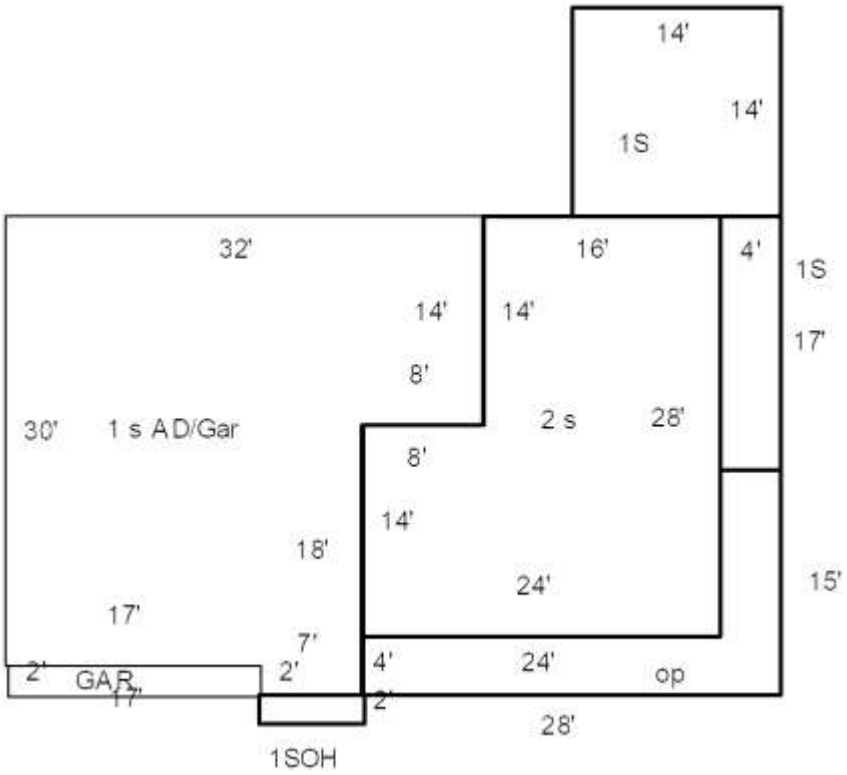
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Inadeq.	254,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	95%	100%	215,132

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1SFr Overhang	2005	14	B 100	1.667	Avg.	89%	95%	100%	1.410
Frame Garage	2005	36	B 100	2.471	Avg.	89%	95%	100%	2.089
1S AD/GAR.....	2005	846	B 100	116.204	Avg.	89%	95%	100%	98.251
Open Frame Porch	2005	156	B 100	8.571	Avg.	89%	95%	100%	7.247
ONE STORY FRAME	2005	68	B 100	8.095	Avg.	89%	95%	100%	6.845
1 STORY	2022	196	B 100	23.335	Avg.	89%	95%	100%	19.730
Frame Shed	2022	196	B 100	3.987	Avg.	89%	95%	100%	3.371
2,356 SFLA							Outbuilding Total		138,943

Accpt Land	95,000	Accepted Bldg	354,100	Total	449,100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1SOH

Name: RAINVILLE, DANIEL B
RAINVILLE, JESSICA M
Map/Lot: 006-010-1
Account: 2290 Card: 1 of 1 Location: 380 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/29/2010
Sale Price	200,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16009p59
Reference 2	LOT SIZE:3.68
Tran/Land/Bldg	101 1 0
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,512 Sqft	Grade C 100	Base	242,520
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,268
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,536
Rooms	5				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

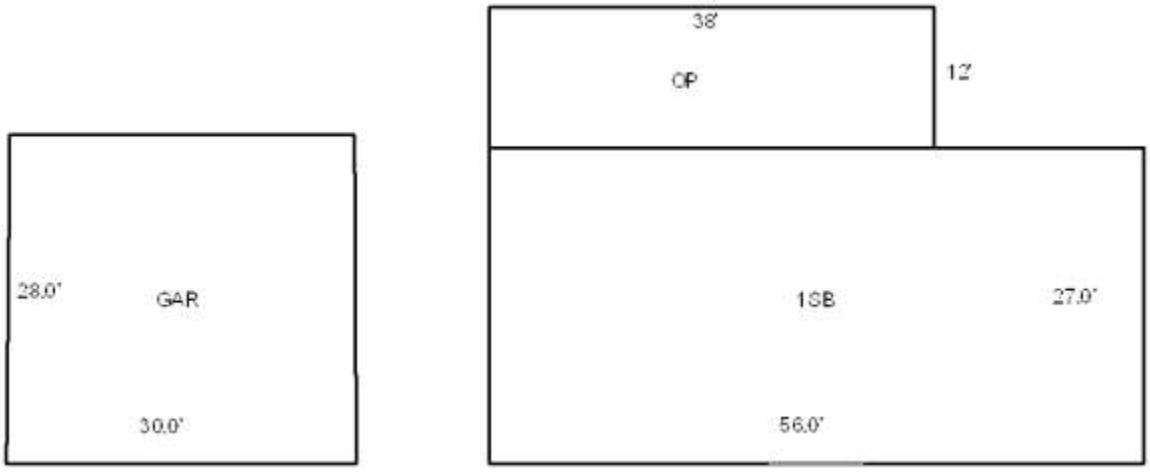
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	259,884

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	217,263

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.75 ST GARAGE..	2005	840	C 100	44.876	Avg.	88%	100%	95%	37.516
Open Frame Porch	2003	456	C 100	19.271	Avg.	88%	100%	95%	16.110
1,512 SFLA							Outbuilding Total		53,626

Accpt Land 106,700 Accepted Bldg 270,900 Total 377,600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Name: MCCARTHY, MICHAEL J
MCCARTHY, LYNN A
Map/Lot: 007-023-1
Account: 2291 Card: 1 of 1 Location: 1223 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/16/2009
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15781P104
Reference 2	LOT SIZE: 4
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade C 110	Base	285,792
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,653
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

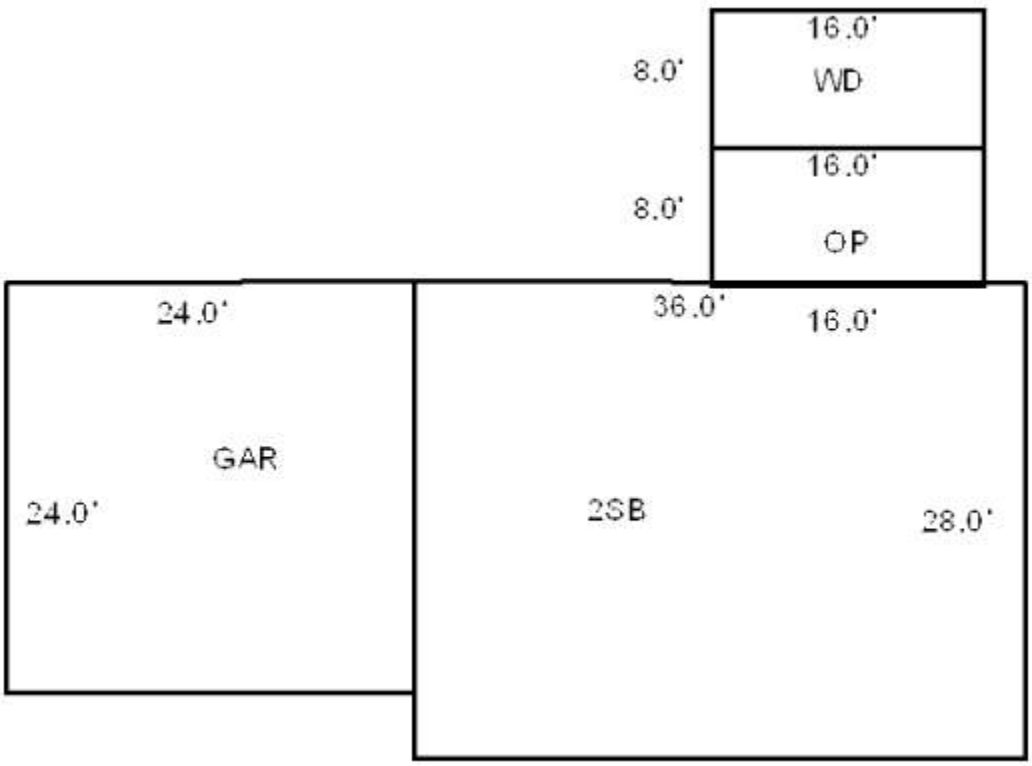
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	TYPICAL	TYPICAL	Average	Typical	315,283

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	263,577

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2003	576	C 110	23.482	Avg.	88%	100%	95%	19.631
Frame Shed	2010	192	C 100	3.005	Avg.	91%	100%	95%	2.598
Wood Deck	2003	128	C 110	1.764	Avg.	88%	100%	95%	1.474
Open Frame Porch	2003	128	C 110	5.950	Avg.	88%	100%	95%	4.974
2,016 SFLA							Outbuilding Total		28,677

Accpt Land	107,500	Accepted Bldg	292,300	Total	399,800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Name: METCALF, AUDREY J
DUBE, ROBERT R

Map/Lot: 001-043-F
Account: 2292 Card: 1 of 1 Location: 27A CASE RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	11/24/2004
Sale Price	135,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14298P941 FKA: 001-043-17B
Reference 2	LOT SIZE:
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	Land Schedule 1

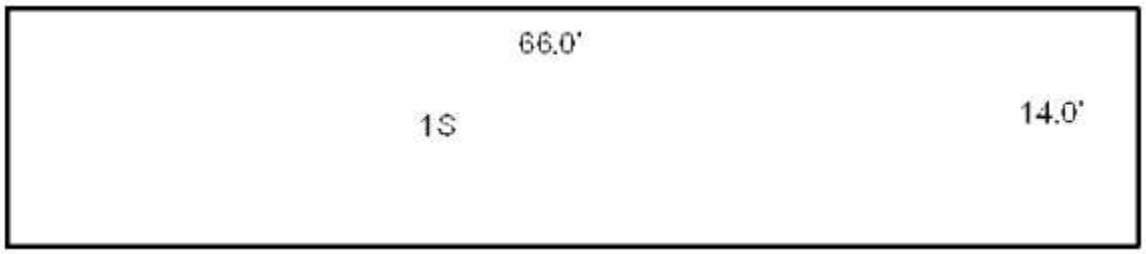
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-Homesite (Fract)	61,200.00	68,839	100%		68,839
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.25					Land Total	82,039

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
14 Mobile Home 924 SFLA	2003	14X66	B 100	30,008	Avg.	61%	100%	95%	17,361
							Outbuilding Total		17,361

Accpt Land	82,000	Accepted Bldg	17,400	Total	99,400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14.0'

Map/Lot: 003-055-2
Account: 2293 Card: 1 of 1 Location: 58 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	08/08/2015
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Related Parties

Reference 1	BK17081PG266
Reference 2	LOT SIZE: 2.04
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.04	Acres-Homesite (Fract)	76,500.00	84,317	100%		84,317
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.04					Land Total	95,317

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade C 110	Base	266,949
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,405
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

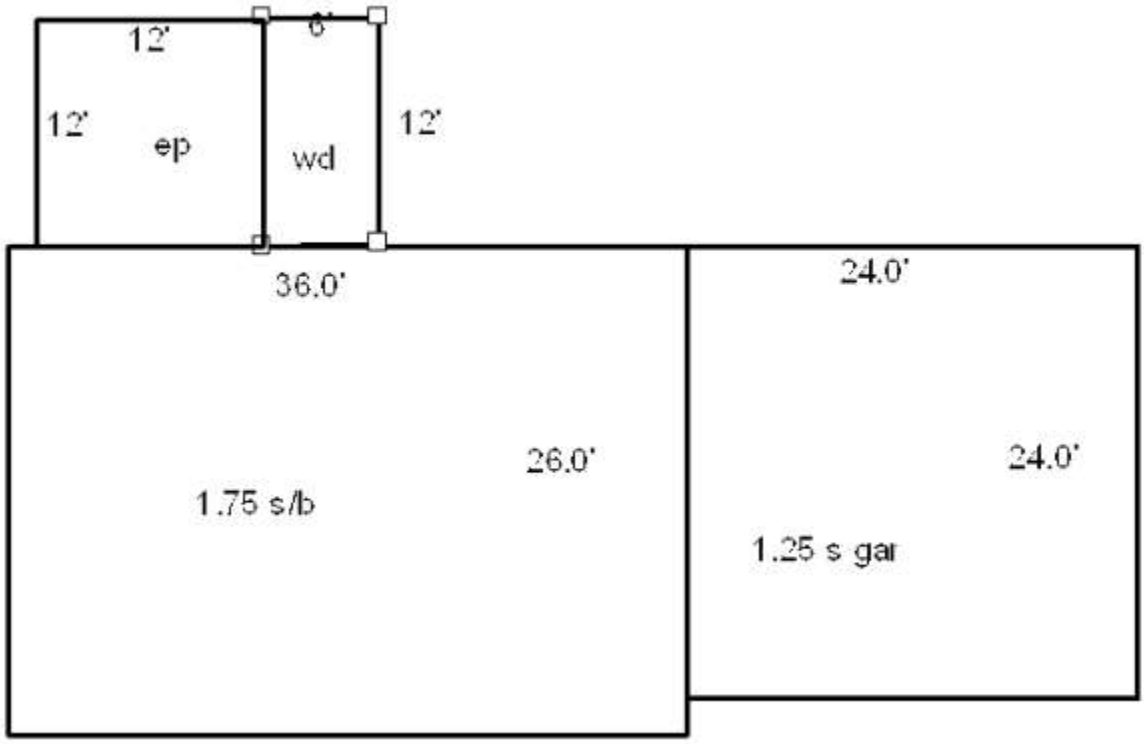
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	282,610

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	100%	248,697

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2002	72	C 110	992	Avg.	88%	100%	100%	873
1.25 ST GARAGE..	2002	576	C 110	27.108	Avg.	88%	100%	100%	23.855
ENCL. PORCH	2005	144	C 100	11.584	Avg.	88%	100%	100%	10.194
Wood Deck	2002	192	C 110	2.647	Avg.	88%	100%	100%	2.329
1,638 SFLA							Outbuilding Total		37,251

Accpt Land	95,300	Accepted Bldg	285,900	Total	381,200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Name: BOIVIN, TRUSTEES, LEO & TRICIA
THE LEO & TRICIA BOIVIN REV TRUST
Map/Lot: 003-005-1
Account: 2294 Card: 1 of 1 Location: 94 OLD ROUTE 9

Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 2
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	06/22/2018
Sale Price	299,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17778P512
Reference 2	LOT SIZE: 2.77
Tran/Land/Bldg	101 1 11
X.....	MRG Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
0.77	Acres-Rear Land 1-10	2,400.00	2,033	100%		2,033
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.77					Land Total	97,183

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,176 Sqft	Grade C 100	Base	290,793
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,764
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,056
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

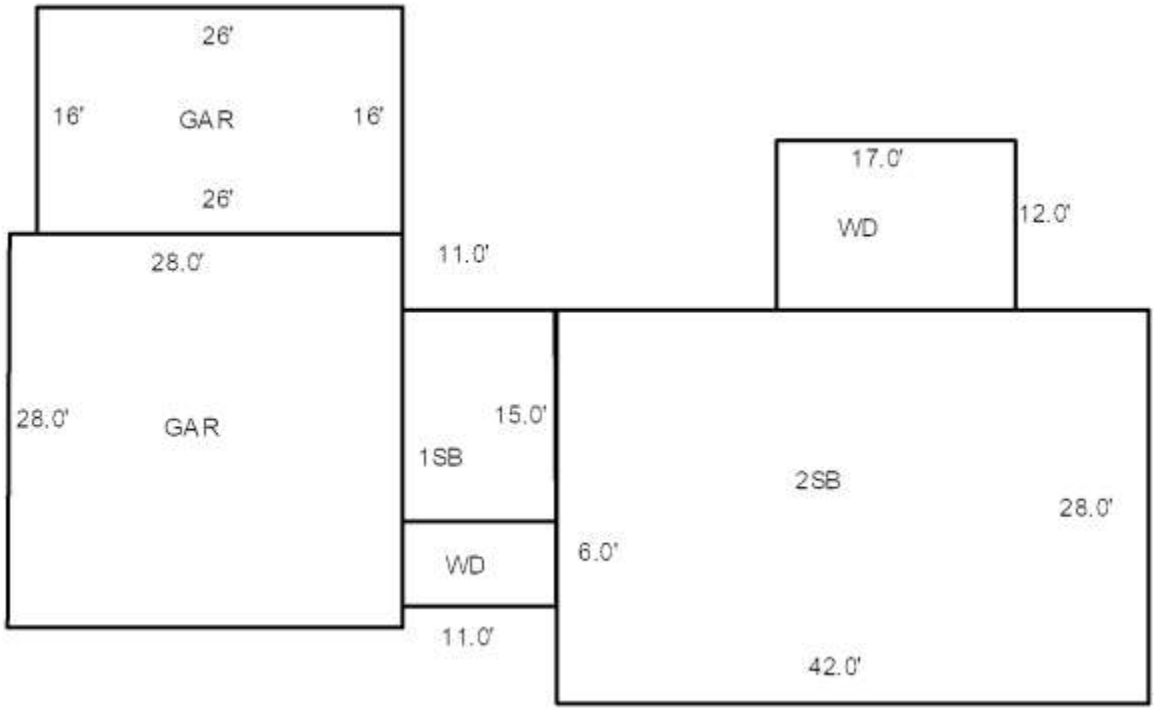
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	TYPICAL	Average	Typical	312,813

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	100%	275,275

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	784	C 100	28.837	Avg.	88%	100%	100%	25.377
Frame Garage	2003	416	C 100	15.585	Avg.	88%	100%	100%	13.715
1 Story/BSMT	2003	165	C 100	17.434	Avg.	88%	100%	100%	15.342
WOOD DECK	2003	204	C 100	2.556	Avg.	88%	100%	100%	2.249
Wood Deck	2003	66	C 100	827	Avg.	88%	100%	100%	728
2,517 SFLA							Outbuilding Total		57,411

Accpt Land	97,200	Accepted Bldg	332,700	Total	429,900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11.0'
42.0'

Map/Lot: 003-005
Account: 2295 Card: 1 of 1 Location: 368 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Well & Septic
Street	

Sale Data

Sale Date	10/17/2003
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B13618P057
Reference 2	LOT SIZE: 2.9
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.90	Acres-Homesite (Fract)	76,500.00	87,336	100%		87,336
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.90					Land Total	98,336

Dwelling Description / **Replacement Cost New**

Cape Cod	Two Story	1,174 Sqft	Grade C 100	Base	304,946
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,761
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,044
Rooms	0				
Bedrooms	0	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

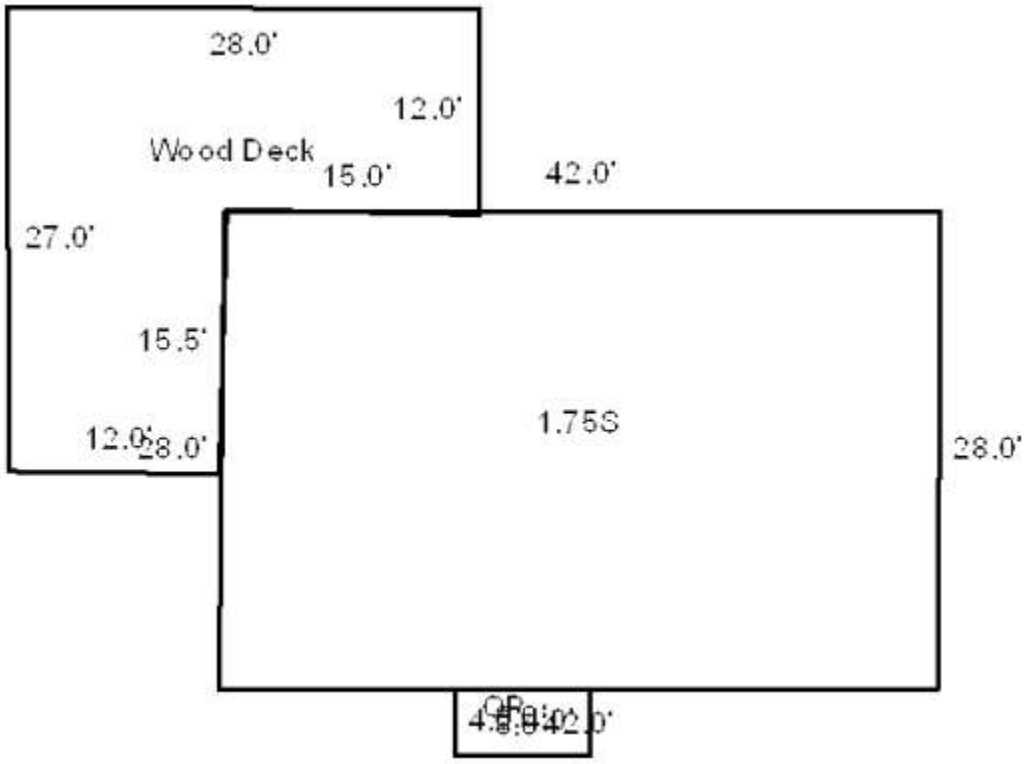
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	319,031

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	283,938

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2004	32	C 100	1.352	Avg.	89%	100%	100%	1.203
WOOD DECK	2004	520	C 100	6.516	Avg.	89%	100%	100%	5.799
2,348 SFLA							Outbuilding Total		7,002

Accpt Land	98,300	Accepted Bldg	290,900	Total	389,200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Wood Deck
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Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Gravel
Reference 1	BK12618PG290
Reference 2	LOT SIZE: 1.84
Tran/Land/Bldg	101 1 0
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.84	Acres-Homesite (Fract)	76,500.00	83,451	100%		83,451
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.84					Land Total	94,451

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,728 Sqft	Grade B 100	Base	350,878
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,370
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,739
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

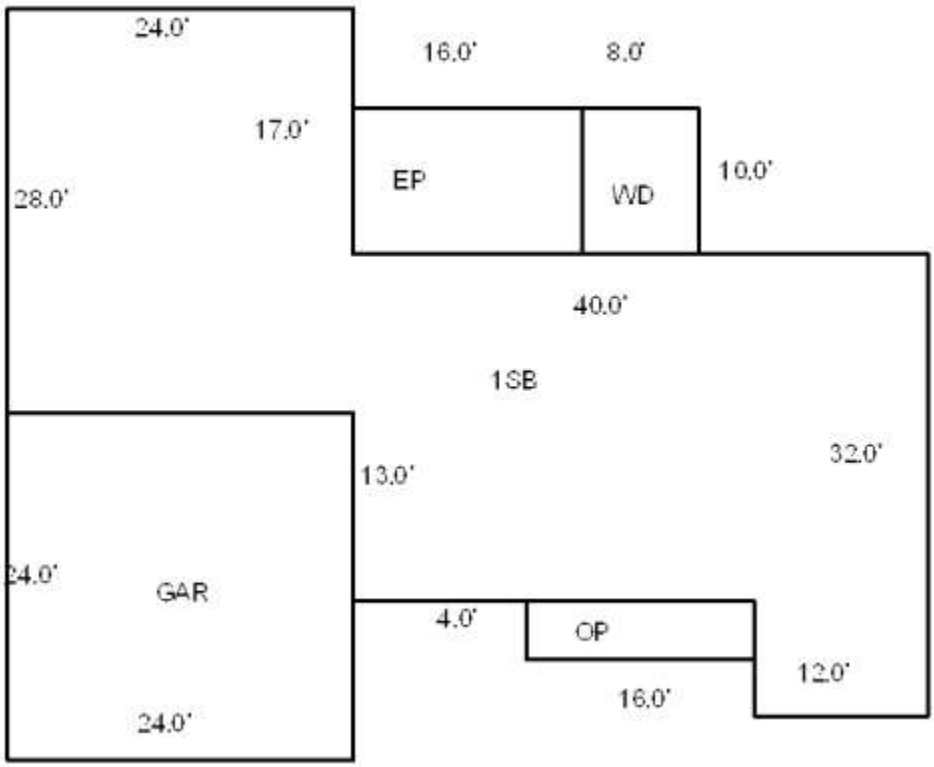
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	GOOD	Above Average	Typical	389,444

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	100%	354,394

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2003	576	B 100	27.751	Avg+	91%	100%	100%	25.253
Open Frame Porch	2003	64	B 100	3.516	Avg+	91%	100%	100%	3.200
2S Encl Fr Porch	2003	160	B 100	28.649	Avg+	91%	100%	100%	26.071
Wood Deck	2003	80	B 100	1.303	Avg+	91%	100%	100%	1.186
Frame Shed	2010	120	D 100	1.502	Avg+	91%	100%	100%	1.367
1,728 SFLA							Outbuilding Total		57,077

Accpt Land	94,500	Accepted Bldg	411,500	Total	506,000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Name: MACLEOD, LARRY N
MACLEOD, SANDRA W
Map/Lot: 006-003-1
Account: 2298 Card: 1 of 1 Location: 343 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	10/29/2009
Sale Price	260,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15753P751
Reference 2	LOT SIZE: 16.48
Tran/Land/Bldg	101 1 0
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
2.48	Acres-Rear Land 11-20	950.00	2,592	100%		2,592
Total Acres 16.48					Land Total	113,232

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 110	Base	281,327
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,821
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

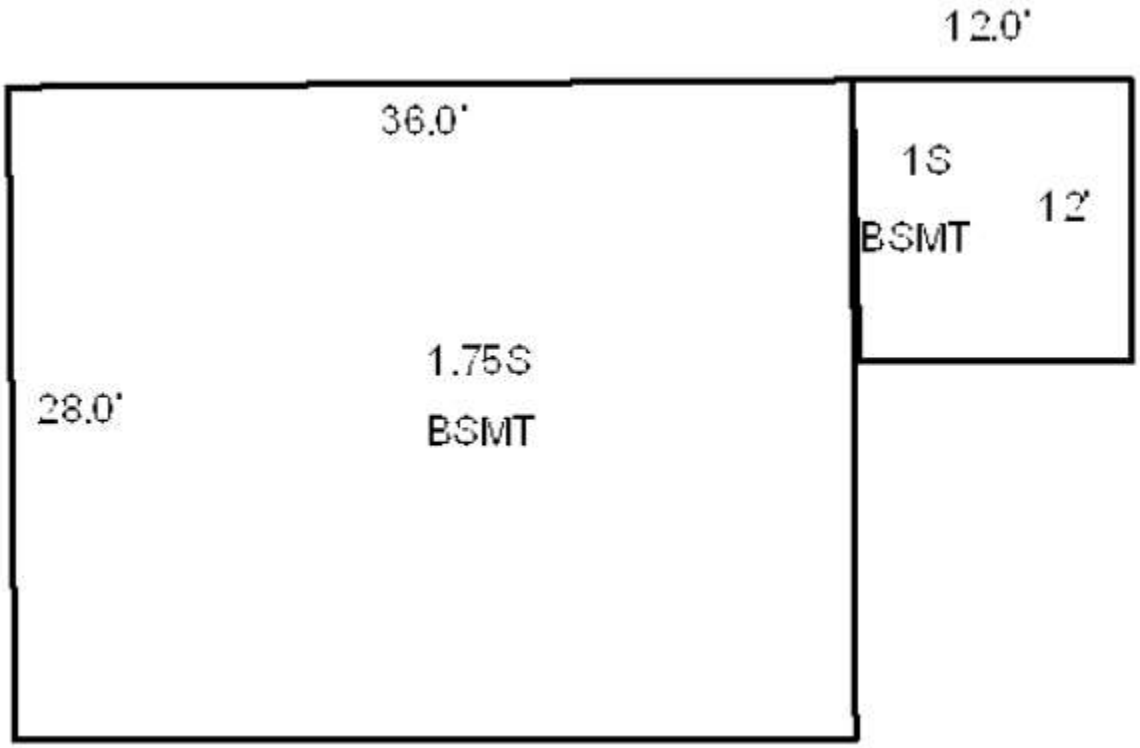
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	294,619

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	249,100

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BASEMENT	2005	144	C 110	16.736	Avg.	89%	100%	95%	14,150
1 STORY GARAGE..	2005	624	C 100	23.075	Avg.	88%	100%	95%	19,291
1,908 SFLA							Outbuilding Total		33,441

Accpt Land	113,200	Accepted Bldg	282,500	Total	395,700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Account: 2299 Card: 1 of 1 Map/Lot: 010-008-4 Location: STUB MARSH RD

Neighborhood 29 STUB MARSH RD

Zoning/Use FARM & FOREST
Topography
Utilities
Street

Reference 1 BK11739PG309
Reference 2 LOT SIZE: 7.29
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		0
7.29	Acres-Rear Land 1-10	1,710.00	13,712	100%		13,712
Total Acres 7.29					Land Total	13,712

Accpt Land 13,700 Accepted Bldg 0 Total 13,700

Name: FERNALD, LINDA S. REV TRUST
FERNALD, MICHAEL J. REV TRUST
Map/Lot: 010-073-2
Account: 2300 Card: 1 of 1 Location: 519 TWOMBLEY RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/27/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	purchase price 2006 75,000
Reference 2	LOT SIZE: 12 (PORTION IN SANFORD)
Tran/Land/Bldg	120 1 18
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
8.00	Acres-Rear Land 1-10	1,710.00	15,048	100%		15,048
Total Acres 12.00					Land Total	122,553

Dwelling Description

				Replacement Cost New	
Condo	Two Story	1,052 Sqft	Grade A 100	Base	364,379
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,525
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	10,099
Rooms	0				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	21,120
Attic	None			Attic	0
FirePlaces	1			Fireplace	9,680
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

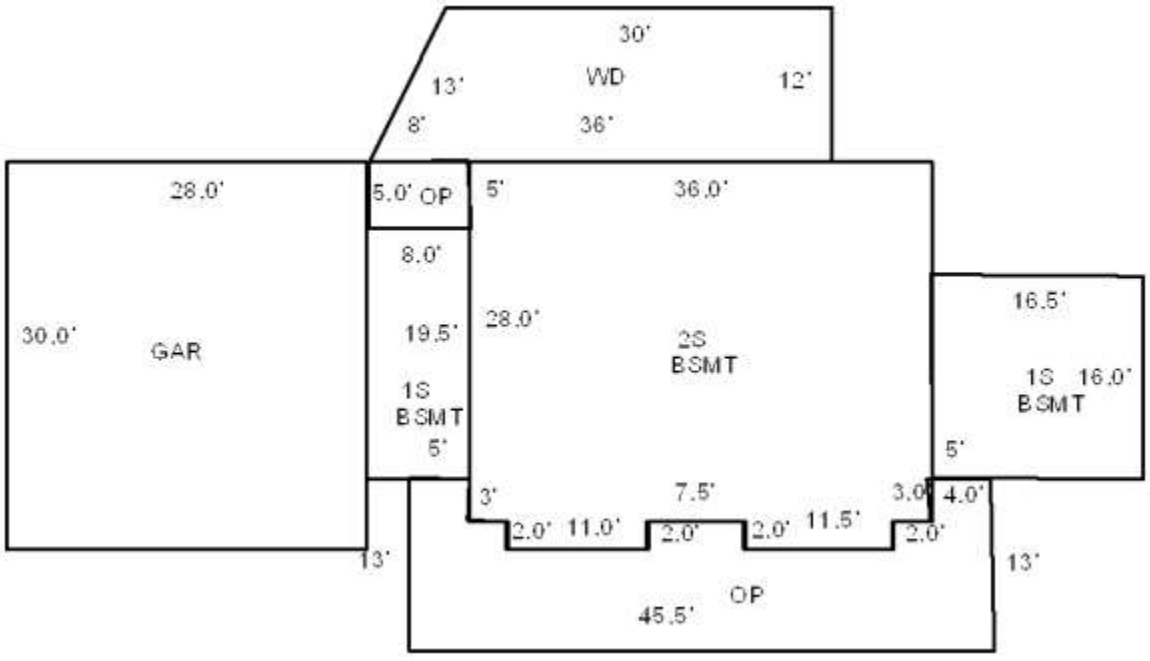
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	407,803

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	344,797

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BASEMENT	2005	256	A 100	43.278	Avg.	89%	100%	95%	36.591
Open Frame Porch	2005	470	A 100	31.779	Avg.	89%	100%	95%	26.869
1 Story/BSMT	2005	152	A 100	25.696	Avg.	89%	100%	95%	21.726
OPEN PORCH	2005	40	A 100	2.898	Avg.	89%	100%	95%	2.450
1.50 ST GARAGE..	2005	840	A 100	64.338	Avg.	89%	100%	95%	54.398
Wood Deck	2005	396	A 100	7.939	Avg.	89%	100%	95%	6.713
1.50 ST GARAGE..	2007	816	C 110	42.997	Avg.	90%	100%	95%	36.762
STORAGE/GAR	2007	260	C 110	12.711	Avg.	90%	100%	95%	10.868
STORAGE/GAR	2007	260	C 110	12.711	Avg.	90%	100%	95%	10.868
2,512 SFLA							Outbuilding Total		207,245

Accpt Land 122,600 Accepted Bldg 552,000 Total 674,600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OP
45.5'

Name: GLOBAL RESOURCES TOWERS, L.P.
C/O PROPERTY TAX DEPARTMENT
Map/Lot: 006-091-2L
Account: 2301 Card: 1 of 1 Location: 149 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	
Street	
Reference 1	B00000P000; CELL TOWER
Reference 2	LEASED
Tran/Land/Bldg	600 16 98
X.....	OK Y..... 0
Exemption(s)	Land Schedule 1

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Towers.....	0			- - - - S O U N D V A L U E - - - -					200.000
Fence	0			- - - - S O U N D V A L U E - - - -					2.200
								Outbuilding Total	202,200

Accpt Land 0 Accepted Bldg 202,200 Total 202,200

Name: JENKINS, NATHAN
JENKINS, TANYA
Map/Lot: 006-055-1
Account: 2302 Card: 1 of 1 Location: 325 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	07/12/2017
Sale Price	329,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Related Parties

Reference 1	B17532P688
Reference 2	LOT SIZE:10.10
Tran/Land/Bldg	101 1 0
X.....	57 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.10	Acres-Rear Land 1-10	1,710.00	11,474	100%		11,474
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.10					Land Total	118,979

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,140 Sqft	Grade B 90	Base	332,460
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,001
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,003
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

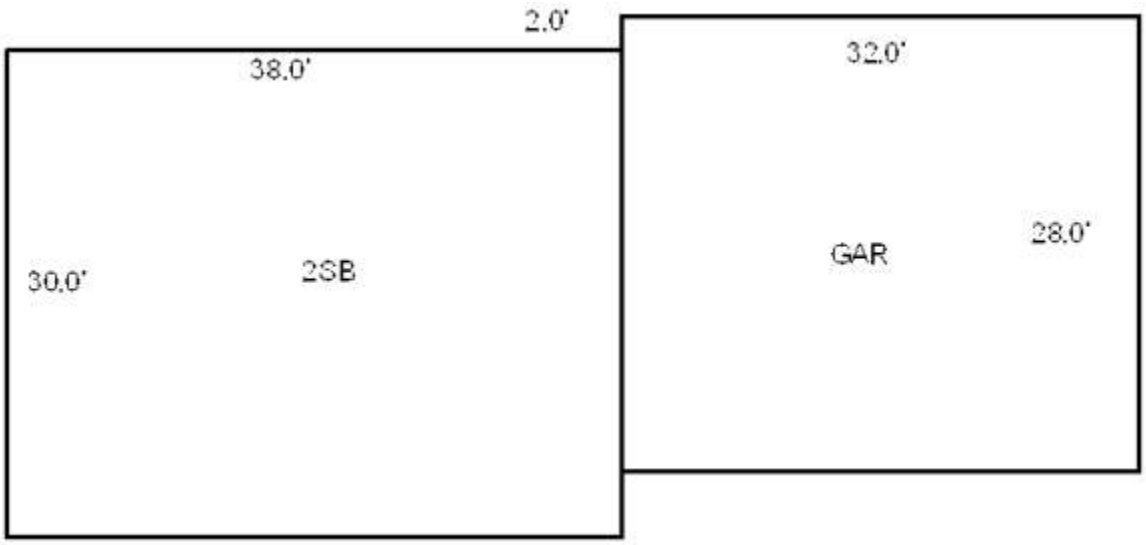
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2003	0	GOOD	TYPICAL	Average	Typical	357,908

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	299,211

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2003	896	B 90	38,458	Avg.	88%	100%	95%	32,151
2,280 SFLA						Outbuilding Total			32,151

Accpt Land	119,000	Accepted Bldg	331,400	Total	450,400


2.0'
38.0'
32.0'
28.0'
GAR
30.0'
2SB

Name: FOLSOM, TRUSTEE, ELAINE H
THE ELAINE H FOLSOM REVOVABLE TRUST
Account: 2304 Card: 1 of 1 Map/Lot: 001-039-3
Location: 539 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved
Reference 1	B17977P570
Reference 2	LOT SIZE: 1.14
Tran/Land/Bldg	101 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	05/30/2019
Sale Price	0
Sale Type	Land & Buildings
Financing	
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.14	Acres-Homesite (Fract)	78,185.00	87,138	100%		87,138
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.14					Land Total	97,588

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	561 Sqft	Grade C 100	Base	155,205
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	842
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,053
Rooms	5	HEARTHS		HEARTHS	800
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

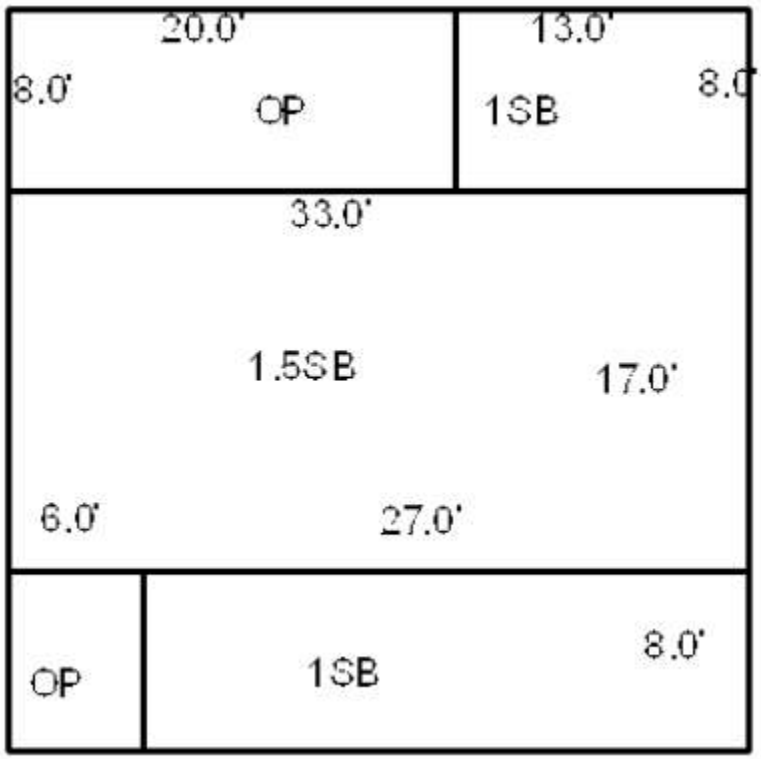
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1981	0	TYPICAL	TYPICAL	Average	Typical	157,900

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	77%	100%	95%	115,504

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	1981	160	C 100	6.762	Avg.	77%	100%	95%	4.947
1 STORY/BASEMENT	1981	104	C 100	10.989	Avg.	77%	100%	95%	8.039
1 Story/BSMT	1981	216	C 100	22.823	Avg.	77%	100%	95%	16.695
OPEN PORCH	1981	48	C 100	2.149	Avg.	77%	100%	95%	1.572
1,162 SFLA							Outbuilding Total		31,253

Accpt Land	97,600	Accepted Bldg	146,800	Total	244,400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13.0'
8.0'
OP
1SB
8.0'
33.0'
1.5SB
17.0'
6.0'
27.0'
OP
1SB
8.0'

Account: 2305 Card: 1 of 1 Map/Lot: 001-038-2
Location: ELM ST

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography		Sale Date	05/19/1998
Utilities		Sale Price	0
Street		Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	BK8801PG185		
Reference 2	LOT SIZE:18.45		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
4.45	Acres-Rear Land 11-20	1,425.00	6,975	100%		6,975
Total Acres 18.45				Land Total		130,847

Accpt Land 130,800 Accepted Bldg 0 Total 130,800

Name: MORGAN, SCOTT R
MORGAN, VICKY ANN
Map/Lot: 010-062B
Account: 2307 Card: 1 of 1 Location: 9 RICHARD LANE

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	02/02/2005
Sale Price	299,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B14365P284
Reference 2	LOT SIZE:3.94
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.94	Acres-Homesite (Fract)	72,675.00	91,691	100%		91,691
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.94					Land Total	107,366

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	303,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,468
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
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	327,375

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	88%	100%	95%	273,686

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
3/4S AD/GAR.....	2005	624	C 110	59.950	Avg.	88%	100%	95%	50.118
Canopy Low Cost	2003	480	C 110	5.793	Avg.	88%	100%	95%	4.843
2,428 SFLA							Outbuilding Total		54,961

Accpt Land 107,400 Accepted Bldg 328,600 Total 436,000

40.0'
1.75B
28.0'

Name: BARR, TIMOTHY J
BARR, KIMBERLY ANN
Map/Lot: 003-055-3
Account: 2308 Card: 1 of 1 Location: 48 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/21/2010
Sale Price	232,300
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15896P706
Reference 2	LOT SIZE: 3.64
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.64	Acres-Homesite (Fract)	76,500.00	89,343	100%		89,343
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.64					Land Total	100,343

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 100	Base	233,241
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,326
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,641
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

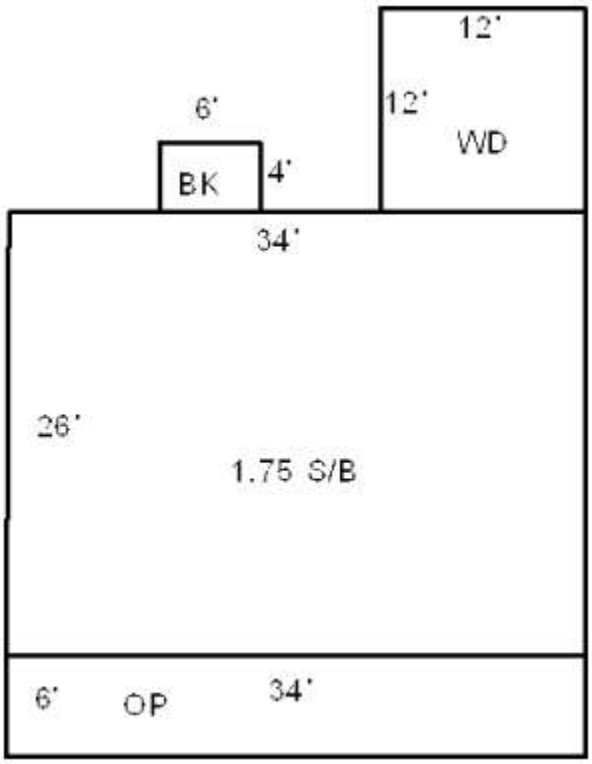
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	247,128

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	224,886

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2008	204	C 100	8.621	Avg.	91%	100%	100%	7.845
Wood Deck	2008	144	C 100	1.804	Avg.	91%	100%	100%	1.642
Frame Shed	2008	24	C 100	376	Avg.	91%	100%	100%	342
1,547 SFLA							Outbuilding Total		9,829

Accpt Land	100,300	Accepted Bldg	234,700	Total	335,000


12'
12'
WD
6'
BK
4'
34'
26'
1.75 S/B
6'
OP
34'

Map/Lot: 003-055-1
Account: 2309 Card: 1 of 1 Location: 135 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/18/2008
Sale Price	239,770
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15443P701
Reference 2	LOT SIZE: 4.85
Tran/Land/Bldg	101 1 2
X.....	0 Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
0.85	Acres-Rear Land 1-10	2,400.00	2,244	100%		2,244
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 4.85					Land Total	103,434

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	836 Sqft	Grade C 100	Base	228,092
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,254
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,016
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

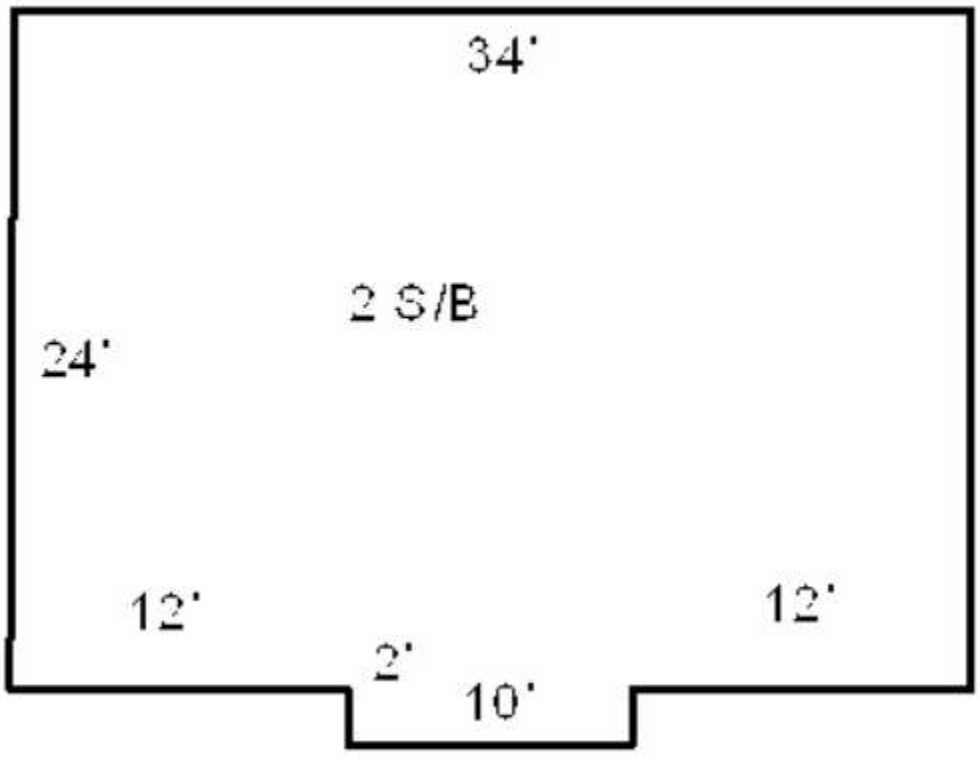
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	247,562

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	100%	225,281

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2017			- - - - S O U N D V A L U E - - - -					2,000
1,672 SFLA							Outbuilding Total		2,000

Accpt Land	103,400	Accepted Bldg	227,300	Total	330,700


34'
2 S/B
24'
12'
12'
2'
10'

Name: BENEDICT, JAMES
BENEDICT, MARIANNE

Map/Lot: 004-035-1
Account: 2318 Card: 1 of 1 Location: HIGH ST

Neighborhood 62	HIGH ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	
Street	
Reference 1	CORR DEED 17901P838
Reference 2	LOT SIZE: 1.06
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/19/2012
Sale Price	5,139
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.06	Acres-Homesite (Fract)	74,130.00	82,020	50%		41,010
Total Acres 1.06					Land Total	41,010

Accpt Land	41,000	Accepted Bldg	0	Total	41,000

Neighborhood 62	HIGH ST		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography		Sale Date	06/27/2003
Utilities		Sale Price	0
Street		Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B13078P148		
Reference 2	LOT SIZE:1.4		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	74,130.00	84,333	100%		84,333
Total Acres 1.40				Land Total		84,333

Accpt Land	84,300	Accepted Bldg	0	Total	84,300

Name: DESMARAIS, ROBERT
DESMARAIS, BETHANY K
Map/Lot: 004-069-4
Account: 2320 Card: 1 of 1 Location: 159 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities
Street Paved

Sale Data

Sale Date	04/20/2006
Sale Price	104,269
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B14813P0183
Reference 2 LOT SIZE: 8.6
Tran/Land/Bldg 101 1 11
X..... OB Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.60	Acres-Rear Land 1-10	1,710.00	8,653	100%		8,653
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.60					Land Total	116,158

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	672 Sqft	Grade B 100	Base	258,247
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,586
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

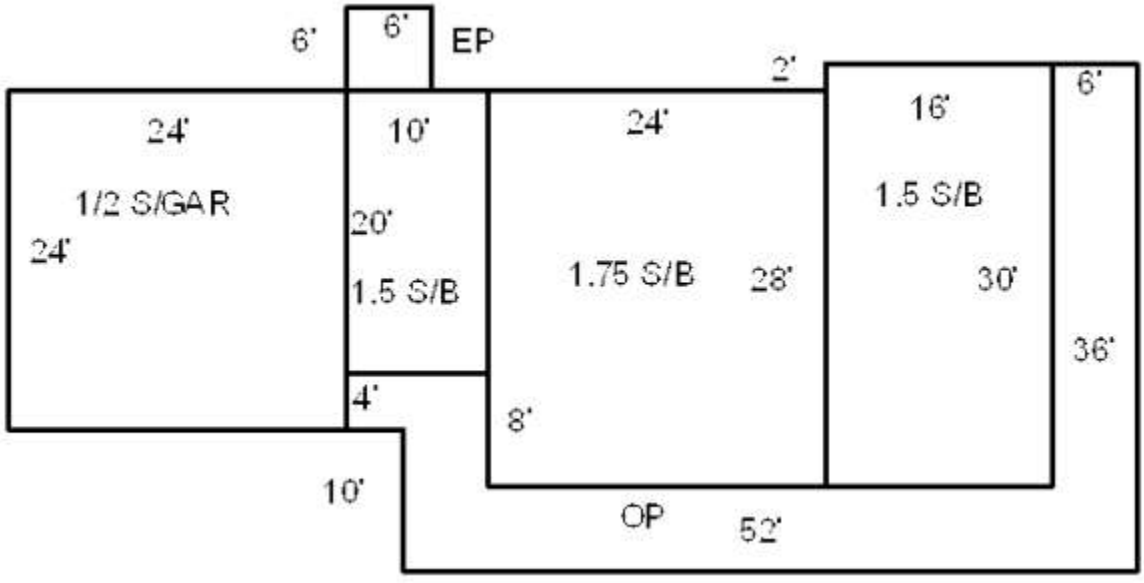
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	281,303

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	240,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2006	480	B 100	92.308	Avg.	90%	100%	95%	78.923
1.5 STORY/BSMT	2006	200	B 100	38.462	Avg.	90%	100%	95%	32.885
Open Frame Porch	2006	556	B 100	30.546	Avg.	90%	100%	95%	26.116
1/2S AD/GAR.....	2006	576	B 100	51.697	Avg.	90%	100%	95%	44.201
Encl Frame Porch	2006	36	B 100	3.728	Avg.	90%	100%	95%	3.187
1 STORY GARAGE..	2005	1600	C 100	58.221	Avg.	100%	100%	95%	55.310
LEAN TO	2009	288	C 100	2.151	Avg.	100%	100%	95%	2.043
LEAN TO	2020	624	C 100	4.661	Avg.	97%	100%	95%	4.295
2,484 SFLA							Outbuilding Total		246,960

Accpt Land 116,200 Accepted Bldg 487,500 Total 603,700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1.5 S/B
1.5 S/B
24'
1.75 S/B
28'
30'
36'
4'
8'
10'
OP
52'

Name: ROSHOLT, KEVIN
ROSHOLT, HEATHER L
Map/Lot: 006-002-5
Account: 2322 Card: 1 of 1 Location: 109 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography
Utilities
Street

Sale Data

Sale Date	10/28/2011
Sale Price	222,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Reference 1 B16191P666
Reference 2 LOT SIZE: 3.67
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.84	Acres-Homesite (Fract)	72,675.00	88,738	100%		88,738
0.83	Acres-Rear Land 1-10	1,710.00	1,561	100%	Restrictio	1,561
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	105,974

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,002 Sqft	Grade C 100	Base	304,646
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	..... Full Bmt	Basement	3,003
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,006
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

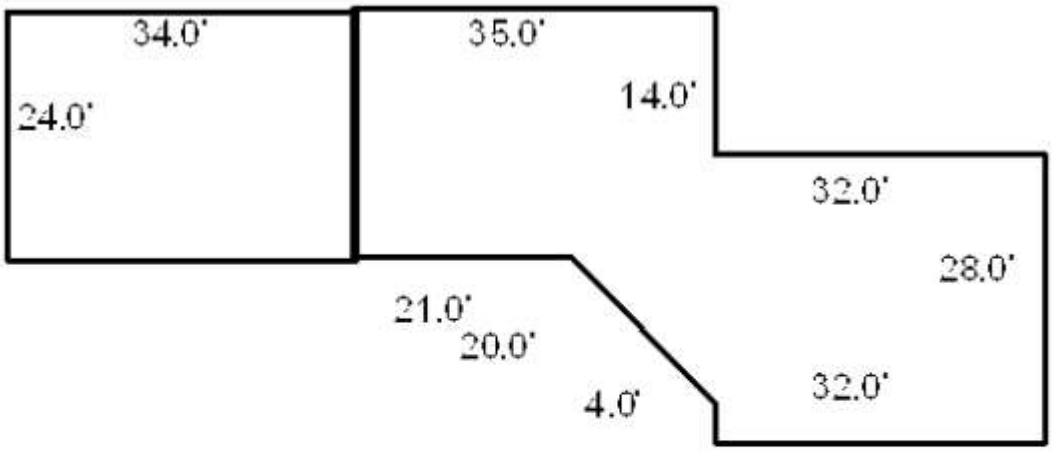
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	GOOD	GOOD	Average	Typical	324,985

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	274,775

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2004	479	C 100	6.002	Avg.	89%	100%	95%	5,075
Frame Garage	2004	816	C 100	29.989	Avg.	89%	100%	95%	25,356
Open Frame Porch	2004	84	C 100	3.550	Avg.	89%	100%	95%	3,002
QUONSET.....	2019	1080	C 100	21.784	Avg.	96%	100%	95%	19,867
2,002 SFLA							Outbuilding Total		53,300

Accpt Land 106,000 Accepted Bldg 328,100 Total 434,100



SKETCH SQUARED

BUILDING ANGLED

Map/Lot: 006-039-1
Account: 2324 Card: 1 of 1 Location: 222 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B18200P251
Reference 2	LOT SIZE:7.95
Tran/Land/Bldg	101 1 11
X.....	GRD Y..... 2020
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	03/18/2020
Sale Price	343,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.95	Acres-Rear Land 1-10	1,710.00	7,430	100%		7,430
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.95					Land Total	114,935

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	960 Sqft	Grade B 90	Base	289,035
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,685
Fin. Basement Area	760 Sqft, Grade C	Basement Gar	None	Fin Bsmt	15,048
Heating	100% HW BB	Cooling	0% None	Heat	5,897
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,079
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

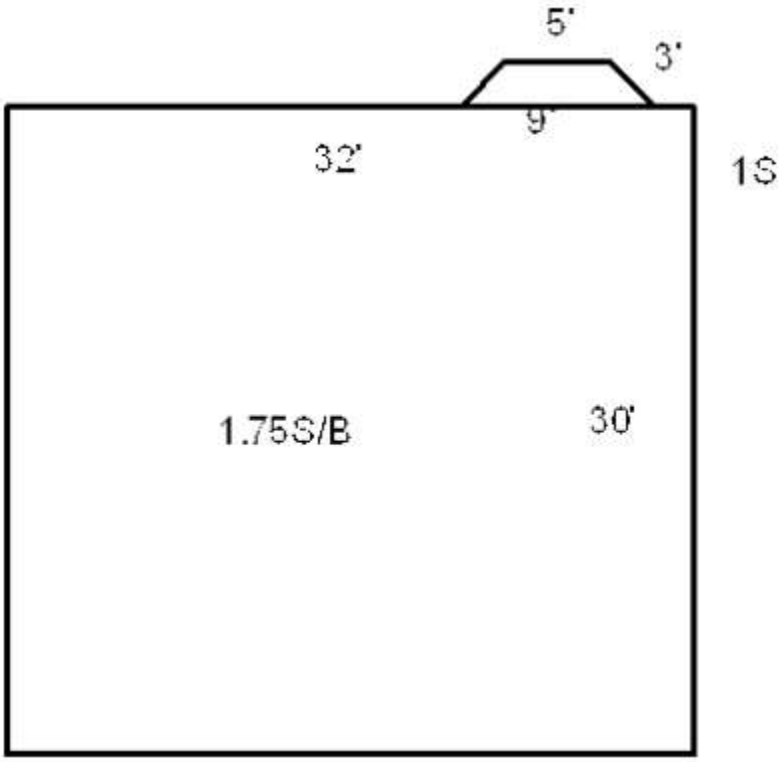
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	334,188

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	282,556

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2005	14	B 90	1.500	Avg.	89%	100%	95%	1,268
Frame Shed	2009	240	C 100	3.756	Avg.	89%	100%	95%	3,176
1,694 SFLA						Outbuilding Total			4,444

Accpt Land	114,900	Accepted Bldg	287,000	Total	401,900


5'
3'
9'
32'
1S
1.75S/B
30'

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	06/15/2016
Sale Price	333,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17254P840
Reference 2	LOT SIZE: 5.52
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%		82,647
1.52	Acres-Rear Land 1-10	1,710.00	2,859	100%		2,859
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.52					Land Total	101,181

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade C 100	Base	280,466
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,720
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

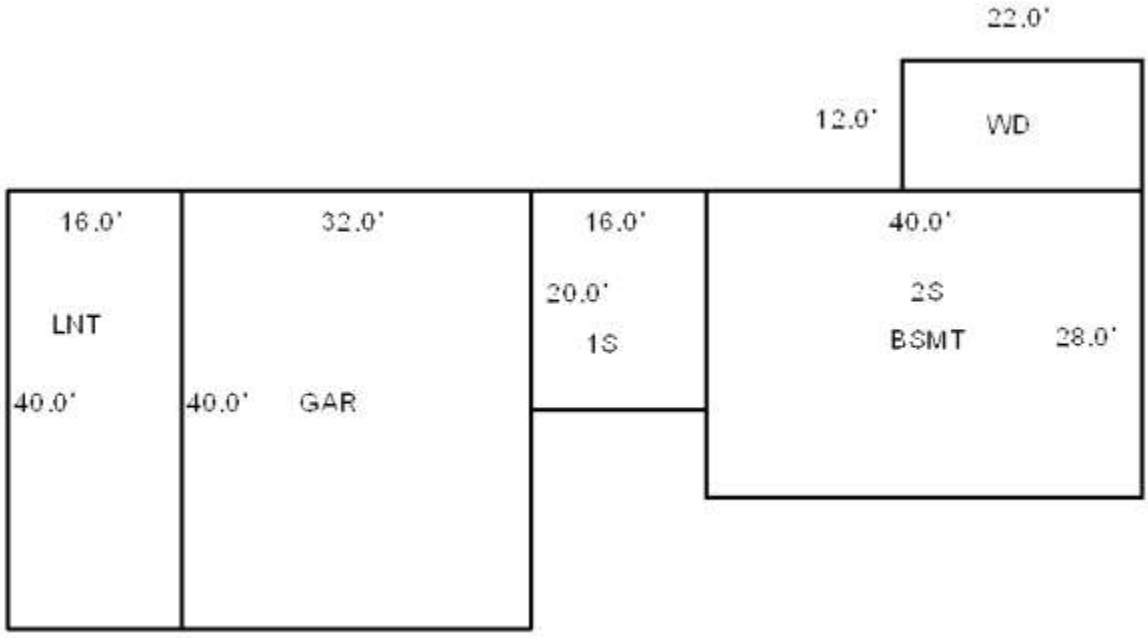
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	302,066

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	255,397

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	264	C 100	3.308	Avg.	89%	100%	95%	2.797
Frame Garage	2005	1280	C 100	46.698	Avg.	89%	100%	95%	39.483
Canopy Low Cost	2005	640	C 100	7.021	Avg.	89%	100%	95%	5.937
ONE STORY FRAME	2005	320	C 100	29.306	Avg.	89%	100%	95%	24.778
2,560 SFLA							Outbuilding Total		72,995

Accpt Land	101,200	Accepted Bldg	328,400	Total 429,600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12.0'
WD
16.0'
32.0'
16.0'
40.0'
20.0'
2S
LNT
1S
BSMT
28.0'
40.0'
40.0'
GAR

Neighborhood 27	DILLINGHAM RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography		Sale Date	08/12/2003
Utilities		Sale Price	0
Street		Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	BK13303PG348		
Reference 2	LOT SIZE:3.12 REAR		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.12	Acres-Rear Land 1-10	1,350.00	4,633	100%		4,633
Total Acres 3.12				Land Total		4,633

Accpt Land	4,600	Accepted Bldg	0	Total	4,600

Name: HANSON, BRUCE A
HANSON, ERIN B
Map/Lot: 010-026-1
Account: 2328 Card: 1 of 1 Location: 630 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL		
Zoning/Use	FARM & FOREST	Sale Data	
Topography		Sale Date	10/01/2003
Utilities		Sale Price	0
Street		Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	BK13559PG250		
Reference 2	LOT SIZE:9.28		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 0 0 Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.28	Acres-Rear Land 1-10	1,710.00	9,932	100%		9,932
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.28					Land Total	117,437

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	884 Sqft	Grade C 110	Base	256,566
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,459
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,105
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

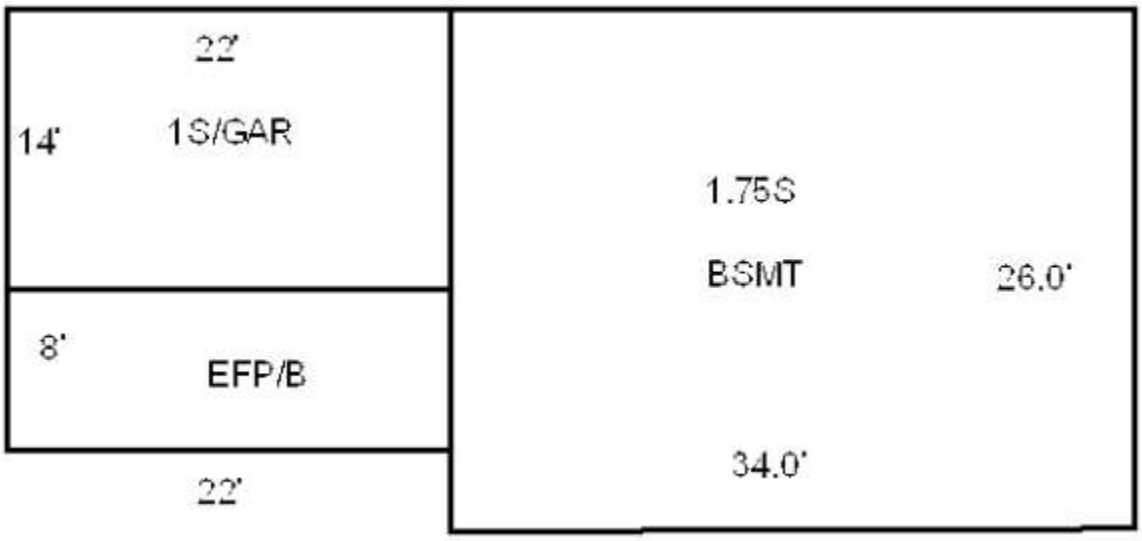
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	275,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	233,014

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2005	208	C 110	24.175	Avg.	89%	100%	95%	20,440
Open Frame Porch	2005	204	C 110	9.483	Avg.	89%	100%	95%	8,018
ENC.PORCH/BSMT	2005	176	C 110	18.036	Avg.	89%	100%	95%	15,249
1,755 SFLA							Outbuilding Total		43,707

Accpt Land	117,400	Accepted Bldg	276,700	Total	394,100


22'
14'
1S/GAR
1.75S
BSMT
26.0'
8'
EFP/B
34.0'
22'

Account: 2329 Card: 1 of 1 Map/Lot: 010-067-1 Location: 901 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Above StreetSteep
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS

Sale Data

Sale Date	12/31/2020
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE:9
Tran/Land/Bldg	101 1 11
X.....	HSEU Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Topography	68,872
5.00	Acres-Rear Land 1-10	1,710.00	9,405	75%	Topography	7,054
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.00					Land Total	91,601

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	664 Sqft	Grade B 100	Base	255,284
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	1,295
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,148
Heating	100% HW BB	Cooling	0% None	Heat	5,179
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	Floor & Stairs			Attic	1,726
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

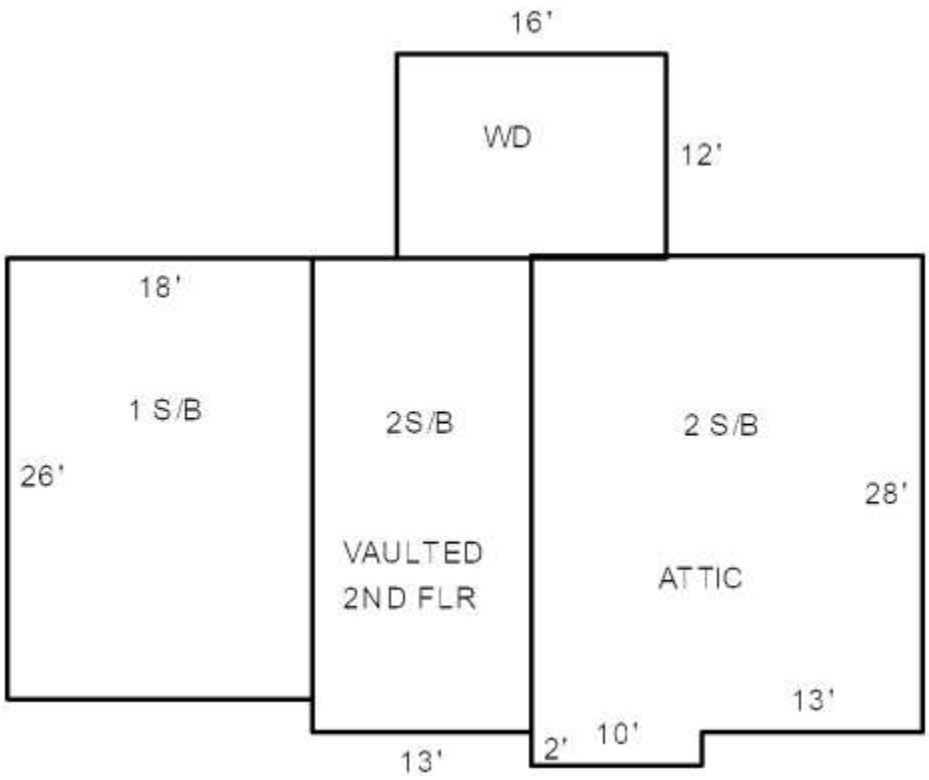
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	289,224

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	266,520

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2021	468	B 100	64.284	Avg.	97%	100%	95%	59.237
2 Story/BSMT	2021	364	B 100	79.994	Avg.	97%	100%	95%	73.714
Wood Deck	2021	192	B 100	3.128	Avg.	97%	100%	95%	2.882
GAS FPL	2021	1	B 100	2.989	Avg.	97%	100%	95%	2.754
PATIO	2023	952	B 100	7.748	Avg.	97%	100%	95%	7.140
Swimming Pool	2023	648	B 100	15.730	Avg.	97%	100%	95%	14.495
BATH/POOL HOUSE	2023	360	B 100	14.654	Avg.	97%	50%	95%	6.752
CANOPY AVG	2023	120	B 100	3.177	Avg.	97%	100%	95%	2.928
2,524 SFLA							Outbuilding Total		169,902

Accpt Land 91,600 Accepted Bldg 436,400 Total 528,000


16'
WD
12'
18'
1 S/B
26'
2S/B
VAULTED
2ND FLR
2 S/B
28'
ATTIC
13'
2'
10'
13'

Map/Lot: 006-080-1
Account: 2331 Card: 1 of 1 Location: FORD QUINT RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	
Street	
Reference 1	B16396P64
Reference 2	LOT SIZE:5.04
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	03/23/2012
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.04	Acres-Rear Land 1-10	1,710.00	9,480	100%		9,480
Total Acres 5.04				Land Total		9,480

Accpt Land	9,500	Accepted Bldg	0	Total	9,500

Map/Lot: 006-080-2
Account: 2332 Card: 1 of 1 Location: FORD QUINT RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography
Utilities
Street

Reference 1 B13988P197
Reference 2 LOT SIZE:1.94
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.94	Acres-Rear Land 1-10	1,710.00	3,649	100%		3,649
Total Acres 1.94					Land Total	3,649

Accpt Land	3,600	Accepted Bldg	0	Total	3,600

Map/Lot: 006-046-2
Account: 2333 Card: 1 of 1 Location: 9 TWIN BROOK DR

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Gravel

Sale Data

Sale Date	06/23/2003
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1 BK13054PG297
Reference 2 LOT SIZE:4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	339,127
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,880
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

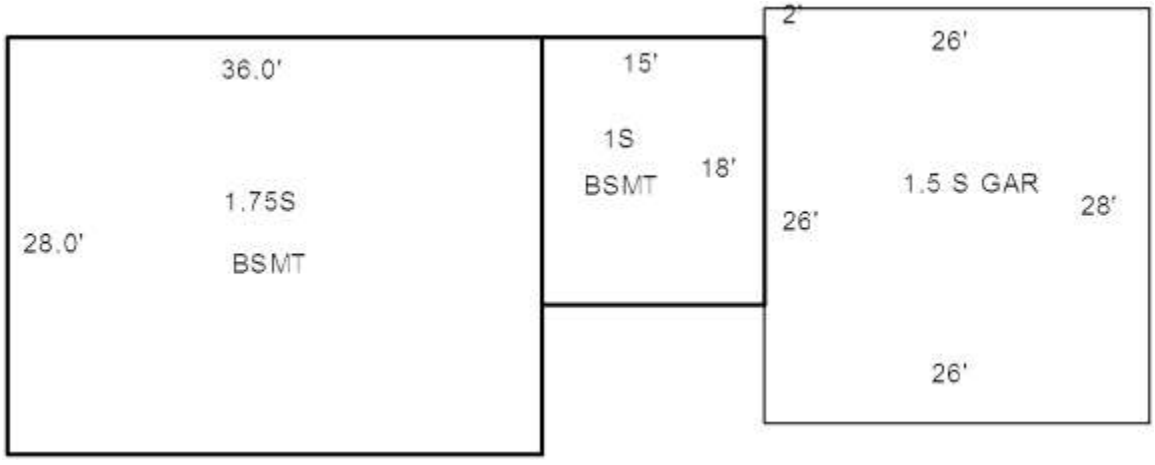
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	362,702

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	306,665

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BASEMENT	2005	270	B 100	37.086	Avg.	89%	100%	95%	31.357
1.50 ST GARAGE..	2018	728	B 100	45.462	Avg.	96%	100%	95%	41.462
2,034 SFLA							Outbuilding Total		72,819

Accpt Land 107,500 Accepted Bldg 379,500 Total 487,000


36.0'
1.75S
BSMT
28.0'
15'
1S
BSMT
18'
2'
26'
1.5 S GAR
28'
26'
26'

Name: PAQUETTE, DIANE K.
PAQUETTE, ANTHONY R.
Account: 2334 Card: 1 of 1 Map/Lot: 008-046-2 Location: 451 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1

Sale Data

Sale Date	01/27/2014
Sale Price	249,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE:4.004
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.00	Acres-Rear Land 1-10	14,250.00	15,675	100%		0
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 110	Base	271,187
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,178
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

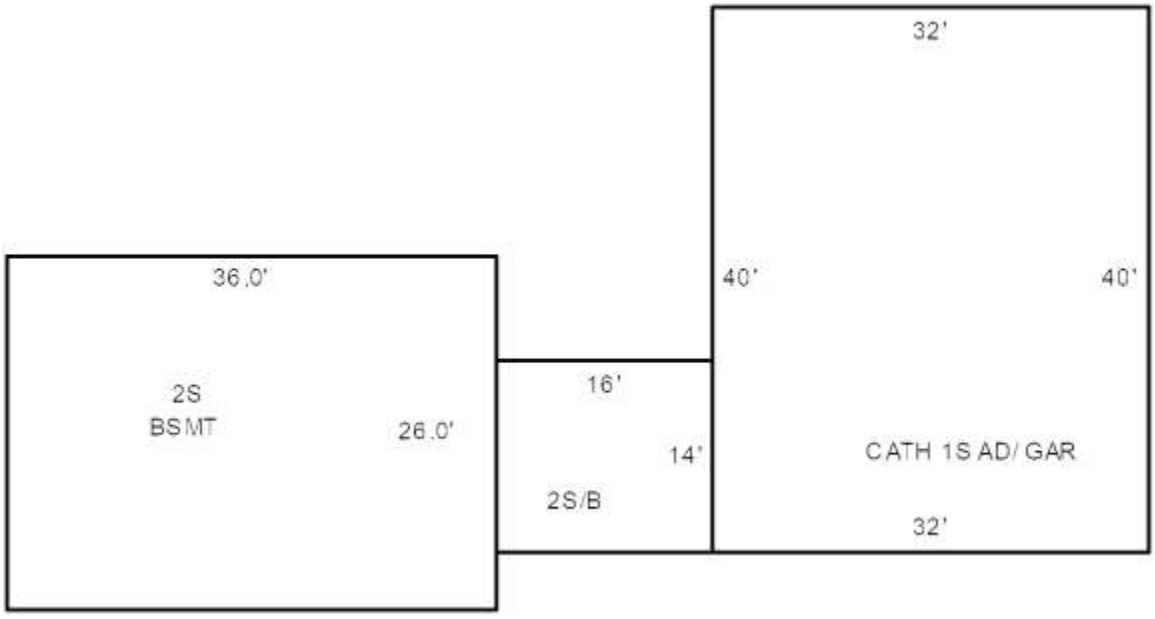
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	284,717

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	240,728

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
2 Story/BSMT	2005	224	C 110	41,654	Avg.	89%	45%	95%	15,848
1S AD/GAR.....	2005	1280	C 110	148,770	Avg.	89%	45%	95%	56,603
3,600 SFLA						Outbuilding Total			72,451

Accpt Land 107,500 Accepted Bldg 313,200 Total 420,700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36.0'
40'
40'
16'
2S
BSMT
26.0'
14'
CATH 1S AD/ GAR
2S/B
32'

Map/Lot: 007-023-2
Account: 2335 Card: 1 of 1 Location: 1221 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	03/14/2007
Sale Price	280,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15106P963
Reference 2	LOT SIZE:4.09
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.09	Acres-Rear Land 1-10	1,710.00	169	100%		169
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.09					Land Total	107,674

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	952 Sqft	Grade C 100	Base	249,484
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,050
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

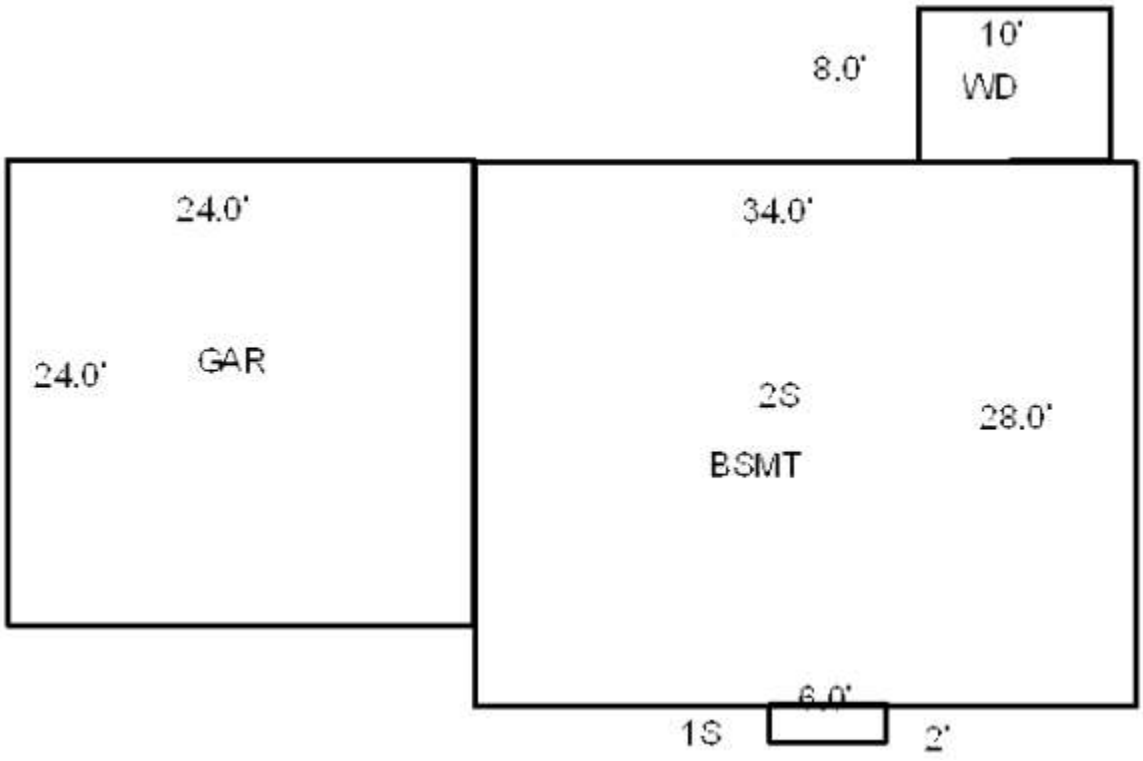
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	275,874

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	233,251

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	2005	576	C 100	24.644	Avg.	89%	100%	95%	20,836
1 STORY	2005	12	C 100	1.099	Avg.	89%	100%	95%	929
Wood Deck	2005	80	C 100	1.002	Avg.	89%	100%	95%	847
1,916 SFLA							Outbuilding Total		22,612

Accpt Land	107,700	Accepted Bldg	255,900	Total	363,600


10'
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GAR
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BSMT
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2'

Name: FRANCO, RAYMOND F
FRANCO, KAREN A

Map/Lot: 007-023-3
Account: 2336 Card: 1 of 1 Location: 1219 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	04/29/2004
Sale Price	289,900
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B14067P800
Reference 2	LOT SIZE:4.18
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.18	Acres-Rear Land 1-10	1,710.00	339	100%		339
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.18					Land Total	107,844

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	952 Sqft	Grade C 110	Base	274,432
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,571
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,283
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

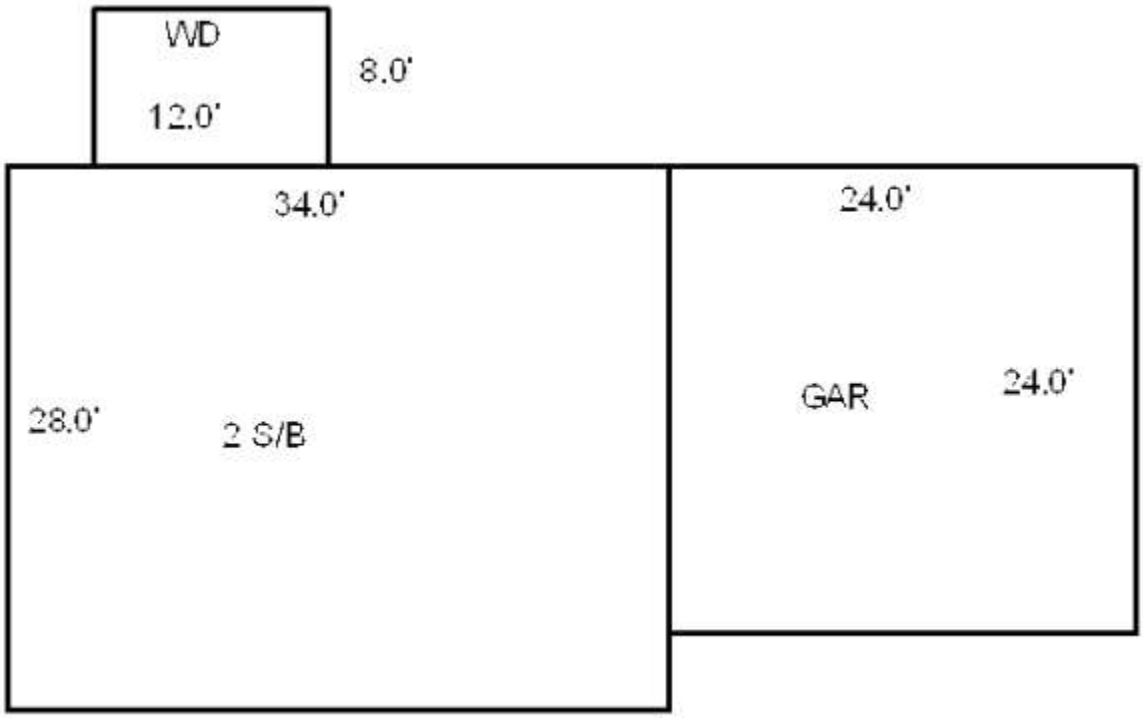
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	303,461

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	256,576

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	576	C 110	30.645	Avg.	89%	100%	95%	25,910
Wood Deck	2005	96	C 110	1.323	Avg.	89%	100%	95%	1,118
1 STORY	2005	12	C 110	1.209	Avg.	89%	100%	95%	1,022
1,916 SFLA							Outbuilding Total		28,050

Accpt Land 107,800 Accepted Bldg 284,600 Total 392,400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2 S/B
GAR
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Map/Lot: 001-050-3
Account: 2337 Card: 1 of 1 Location: 164 RANDALL RD

Neighborhood 6	RANDALL RD		
Zoning/Use	RESIDENTIAL 2	Sale Data	
Topography	LevelRolling	Sale Date	08/25/2003
Utilities	Well & SepticWell & Septic	Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	BK13379P044		
Reference 2	LOT SIZE: 2.04		
Tran/Land/Bldg	101 1 11		
X.....	0 Y..... 0		
Exemption(s)	1 30 0 Land Schedule 3		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.04	Acres-Homesite (Fract)	76,500.00	84,317	100%		84,317
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.04					Land Total	95,317

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,752 Sqft	Grade B 100	Base	354,834
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,416
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,833
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

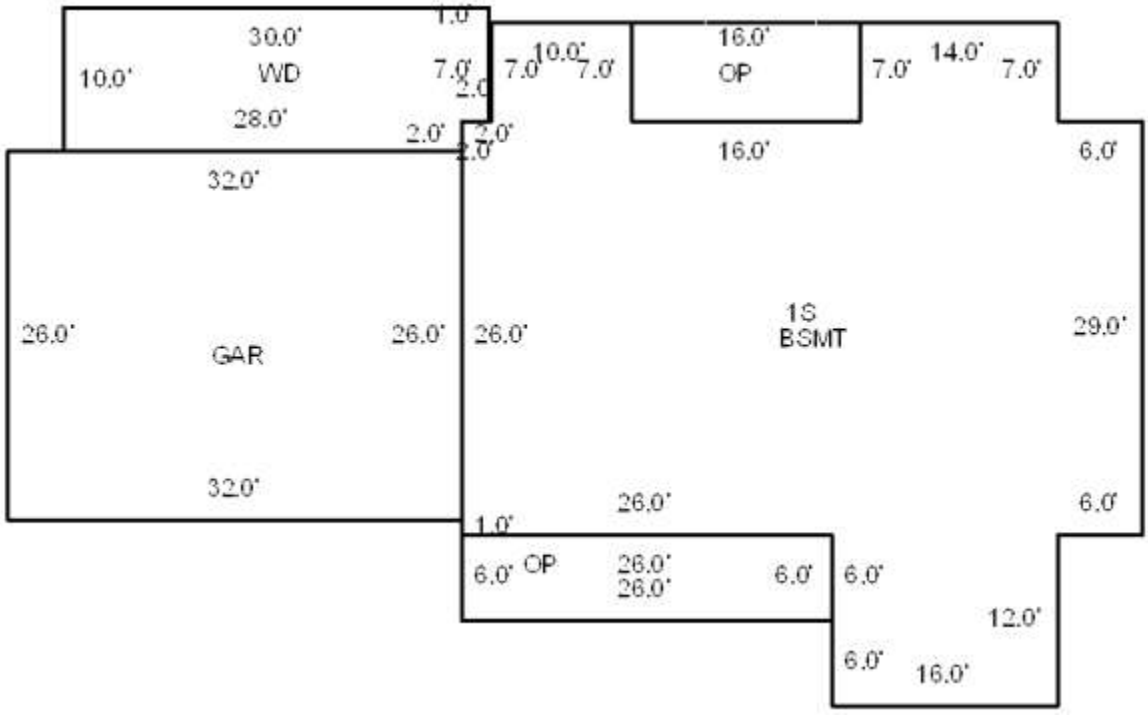
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	379,812

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	100%	338,033

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY GARAGE..	2005	832	B 100	39.734	Avg.	89%	100%	100%	35.363
Wood Deck	2005	296	B 100	4.822	Avg.	89%	100%	100%	4.292
Open Frame Porch	2005	156	B 100	8.571	Avg.	89%	100%	100%	7.628
OPEN PORCH	2005	112	B 100	6.310	Avg.	89%	100%	100%	5.616
1,752 SFLA							Outbuilding Total		52,899

Accpt Land	95,300	Accepted Bldg	390,900	Total	486,200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26.0'
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12.0'
6.0'
16.0'

Name: MILES, TIMOTHY S
MILES, SHARON L
Map/Lot: 003-046-1
Account: 2338 Card: 1 of 1 Location: 427 GOV GOODWIN RD

Neighborhood 48 GOV GOODWIN

Zoning/Use FARM & FOREST RESIDENTIAL 2
Topography Level
Utilities Well & Septic
Street Gravel

Sale Data

Sale Date	04/09/2016
Sale Price	24,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17228P596 REVISED B17569P517
Reference 2 LOT SIZE: 9.97
Tran/Land/Bldg 103 1 9
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%	Access	82,647
5.97	Acres-Rear Land 1-10	1,710.00	11,230	50%		5,615
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.97					Land Total	103,937

Dwelling Description

				Replacement Cost New	
Other	One Story	1,344 Sqft	Grade C 90	Base	153,849
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	907
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,024
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,128
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

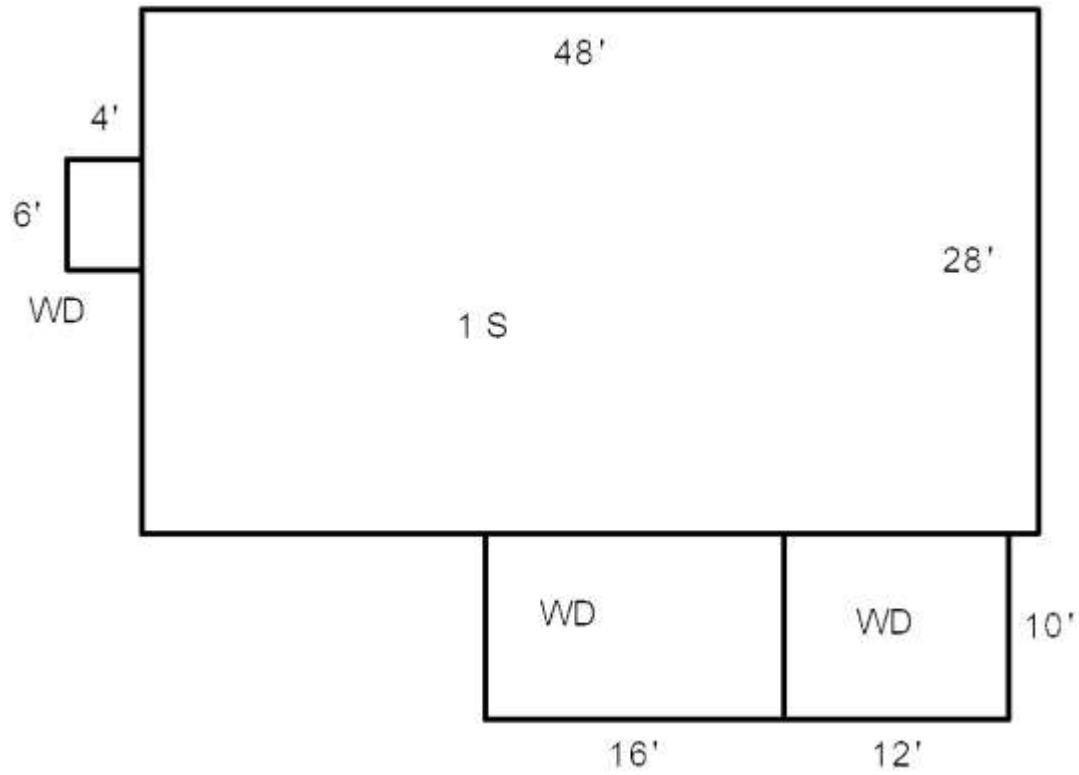
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	164,908

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	150,396

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	960	C 90	31,658	Avg.	96%	100%	95%	28,872
Generator	2018	1	C 90	4,500	Avg.	96%	100%	95%	4,104
1,344 SFLA							Outbuilding Total		32,976

Accpt Land 103,900 Accepted Bldg 183,400 Total 287,300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Name: TRAVES, CODY O
TRAVES, EMILY fka FENDERSON, EMILY P
Map/Lot: 008-009-1
Account: 2339 Card: 1 of 1 Location: 758 OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	

Sale Data

Sale Date	11/14/2019
Sale Price	105,000
Sale Type	Land Only
Financing	Conventional
Verified	Family Member
Validity	Other Non Valid

Reference 1	B18099P25
Reference 2	LOT SIZE: 37
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
13.47	Acres-Rear 21+	665.00	9,853	100%		9,853
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 37.47					Land Total	146,618

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,044 Sqft	Grade B 100	Base	346,385
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,036
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,143
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

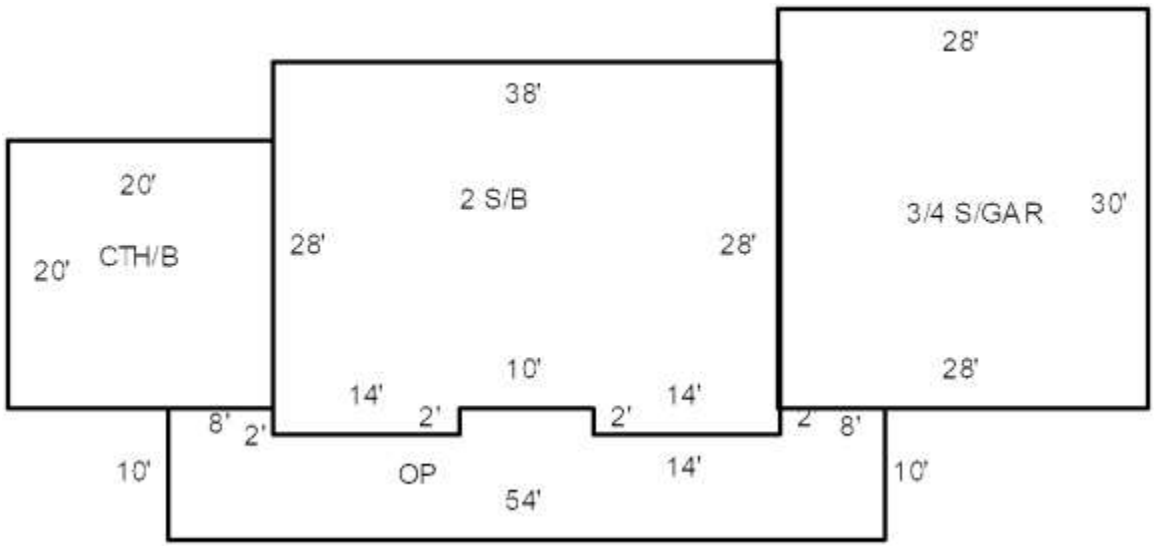
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	373,724

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	344,387

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2020	840	B 100	95.376	Avg.	97%	100%	95%	87.889
1 STORY/BSMT	2020	400	B 100	54.943	Avg.	97%	100%	95%	50.630
Open Frame Porch	2020	372	B 100	20.437	Avg.	97%	100%	95%	18.833
GAS FPL	2020	1	B 100	2.989	Avg.	97%	100%	95%	2.754
3,118 SFLA							Outbuilding Total		160,106

Accpt Land	146,600	Accepted Bldg	504,500	Total	651,100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10'
54'

Account: 2340 Card: 1 of 1 Map/Lot: 009-006-05 Location: 1260 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/06/2018
Sale Price	339,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17771P697
Reference 2	LOT SIZE:3.6
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.60	Acres-Homesite (Fract)	72,675.00	90,867	100%		90,867
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.60					Land Total	106,542

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade B 100	Base	337,755
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,862
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

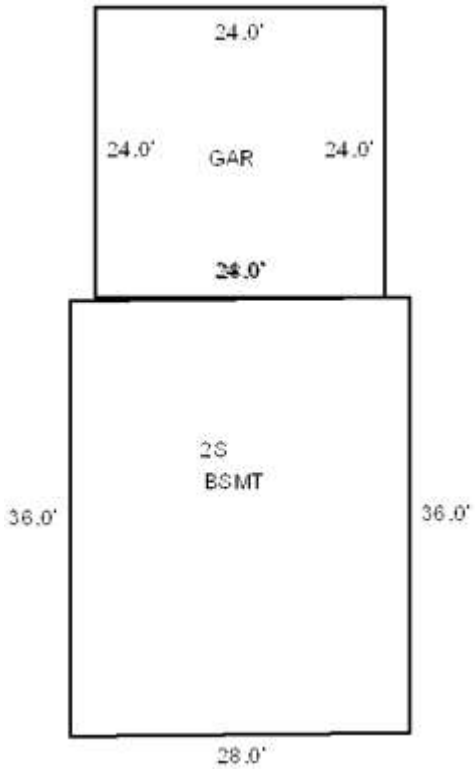
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	364,743

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	308,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	2005	576	B 100	36.217	Avg.	89%	100%	95%	30.621
PATIO	2005	400	B 100	3.255	Avg.	89%	100%	95%	2.752
Swimming Pool	2021	390	B 100	15.730	Avg.	89%	80%	95%	10.640
2,016 SFLA							Outbuilding Total		44,013

Accpt Land	106,500	Accepted Bldg	352,400	Total	458,900


24.0'
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Name: FARREN, AMY
FARREN, DANIEL
Map/Lot: 009-032-1
Account: 2341 Card: 1 of 1 Location: 111 ABBOTT RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	04/05/2022
Sale Price	580,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	BK13759PG248
Reference 2	LOT SIZE: 11.16
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
7.16	Acres-Rear Land 1-10	1,350.00	10,633	100%		10,633
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 11.16					Land Total	95,505

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	952 Sqft	Grade B 100	Base	324,329
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,856
Fin. Basement Area	952 Sqft, Grade B	Basement Gar	None	Fin Bsmt	24,504
Heating	100% HW BB	Cooling	0% None	Heat	7,426
Rooms	6				
Bedrooms	4	Add Fixtures	2		
Baths	3	Half Baths	1	Plumbing	34,320
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

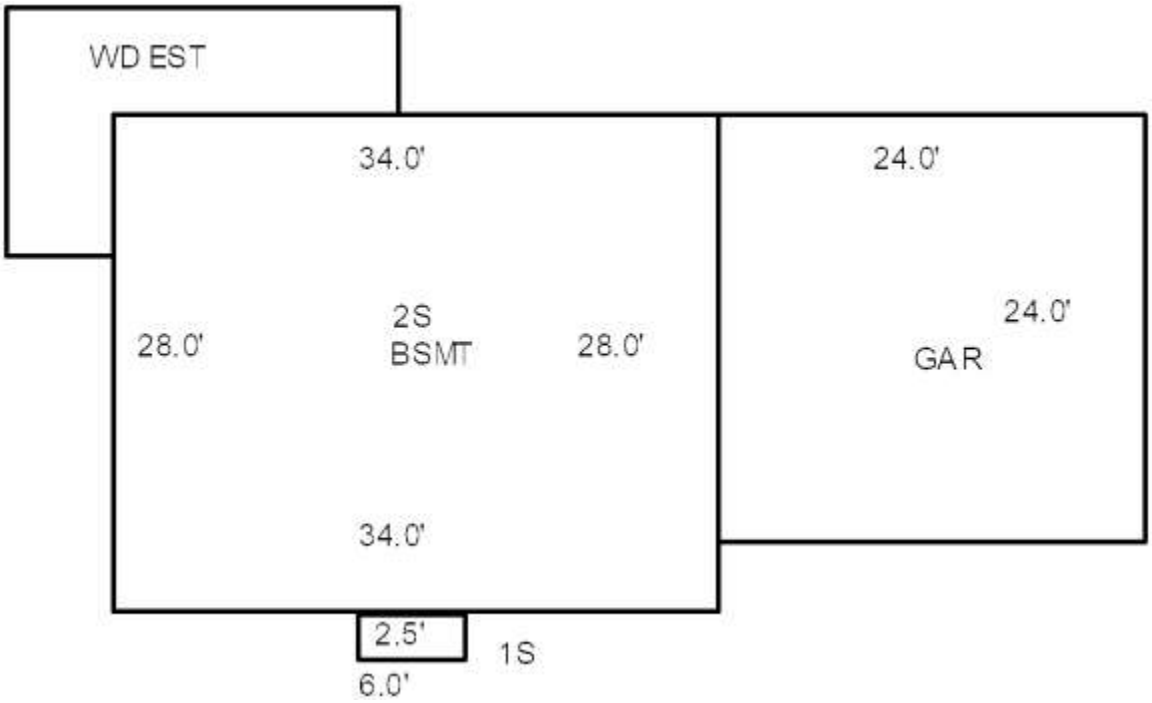
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	400,300

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	338,454

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	2005	576	B 100	36.217	Avg.	89%	100%	95%	30.621
1 STORY	2005	12	B 100	1.429	Avg.	89%	100%	95%	1.208
Wood Deck	2005	180	B 100	2.932	Avg.	89%	100%	95%	2.479
PATIO	2005	400	B 100	3.255	Avg.	89%	100%	95%	2.752
Frame Shed	2005	80	B 100	1.628	Avg.	89%	100%	95%	1.377
1,916 SFLA							Outbuilding Total		38,437

Accpt Land 95,500 Accepted Bldg 376,900 Total 472,400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Name: GAGNE, ADAM P
O'CONNELL, LINDSEY M
Map/Lot: 006-024-1
Account: 2342 Card: 1 of 1 Location: 478 OAK WOODS RD

Neighborhood 50 MILL LANE

Zoning/Use FARM & FOREST
Topography Below Street
Utilities Well & SepticSeptic
Street

Sale Data

Sale Date	08/01/2016
Sale Price	87,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17289P334
Reference 2 LOT SIZE: 14.82
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 85 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%	Size/Shape	91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
0.82	Acres-Rear Land 11-20	950.00	857	100%		857
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 14.82					Land Total	127,172

Dwelling Description

Ranch	One Story	1,344 Sqft	Grade B 100	Replacement Cost New Base	293,338
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,621
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,242
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

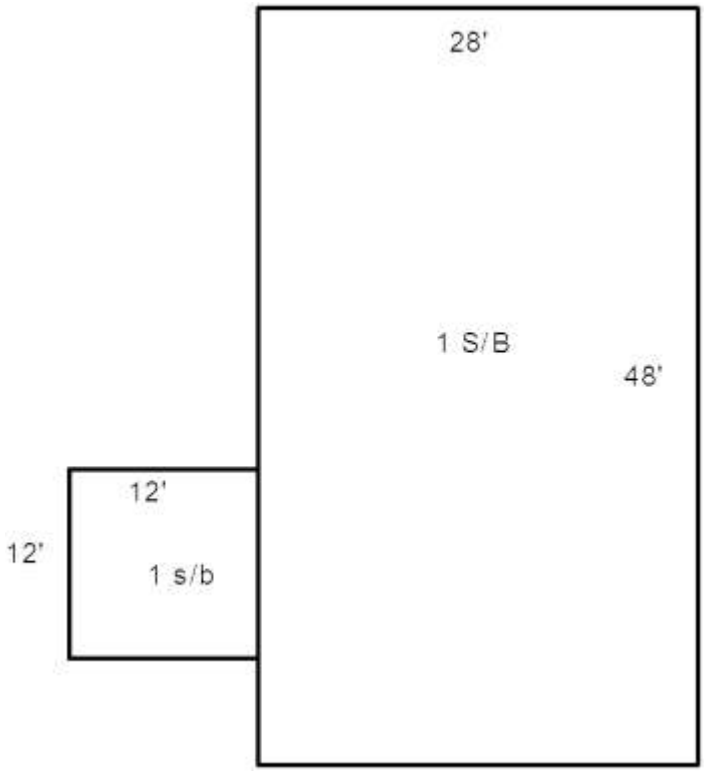
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	311,497

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	281,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2017	96	C 100	1.502	Avg.	95%	100%	95%	1,356
SOLAR CL2 /KW	2018			- - - - S O U N D V A L U E - - - -					9,000
1,344 SFLA								Outbuilding Total	10,356

Accpt Land	127,200	Accepted Bldg	291,500	Total	418,700


28'
1 S/B
48'
12'
12'
1 s/b

Map/Lot: 015-013-1
Account: 2343 Card: 1 of 1 Location: 227 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/30/2009
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B16546P94
Reference 2	LOT SIZE:1
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.00					Land Total	96,454

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,184 Sqft	Grade C 100	Base	204,953
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,776
Fin. Basement Area	1120 Sqft, Grade C	Basement Gar	None	Fin Bsmt	22,176
Heating	100% HW BB	Cooling	0% None	Heat	3,552
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

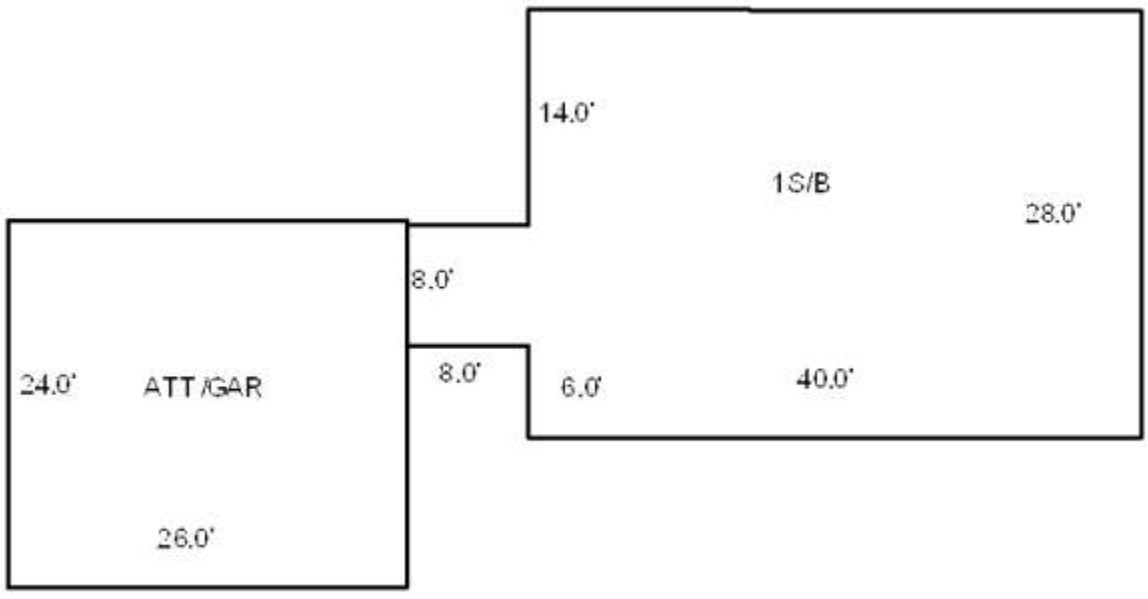
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	245,657

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	207,703

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	2005	624	C 100	26.633	Avg.	89%	100%	95%	22.518
1,184 SFLA							Outbuilding Total		22,518

Accpt Land	96,500	Accepted Bldg	230,200	Total	326,700


14.0'
1S/B
28.0'
8.0'
24.0'
ATT/GAR
8.0'
6.0'
40.0'
26.0'

Map/Lot: 005-054-2-1
Account: 2344 Card: 1 of 1 Location: 439 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	02/11/2004
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Validity

Reference 1	BK13930PG142
Reference 2	LOT SIZE: 6.59
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.59	Acres-Rear Land 1-10	1,710.00	4,872	100%		4,872
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.59					Land Total	112,377

Dwelling Description

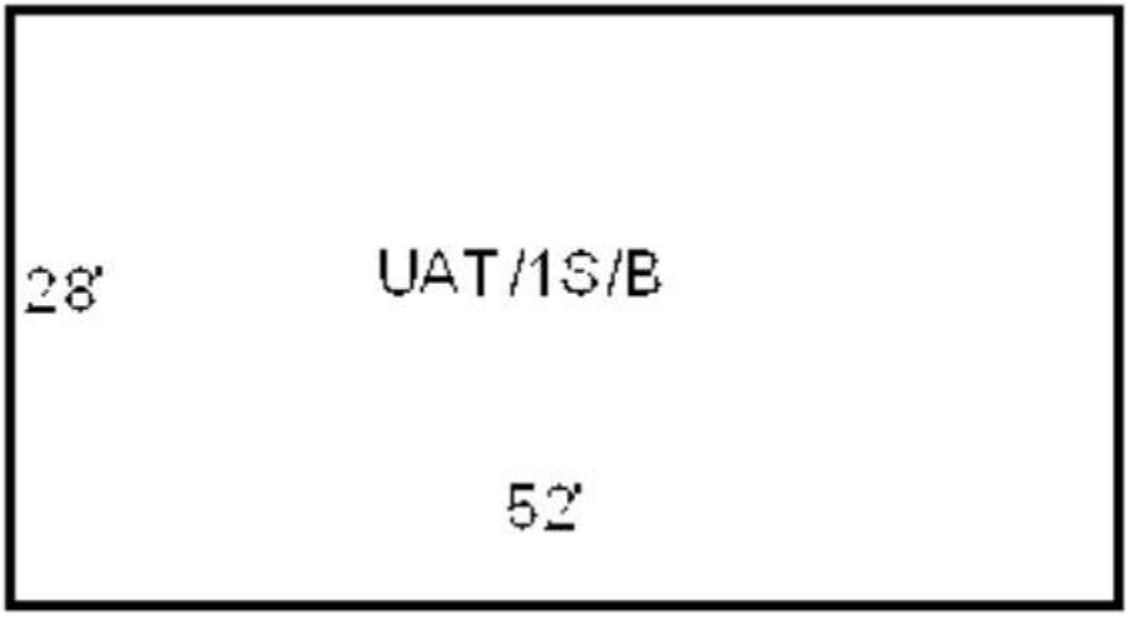
				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade C 100	Base	235,420
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,368
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	2,912
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,456	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	252,804

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	213,746

Accpt Land	112,400	Accepted Bldg	213,700	Total	326,100


28'
UAT/1S/B
52'

Account: 2365 Card: 1 of 1 Map/Lot: 008-087-2-1 Location: 600 MORRELLS MILL RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	SHORELAND RESIDENTIAL
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/28/2017
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17423P499
Reference 2	LOT SIZE: 3.92
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 84 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	76,500.00	95,912	100%		95,912
0.22	Acres-Rear Land 1-10	1,800.00	436	25%		109
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 3.92					Land Total	112,521

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,624 Sqft	Grade C 110	Base	282,393
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,359
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

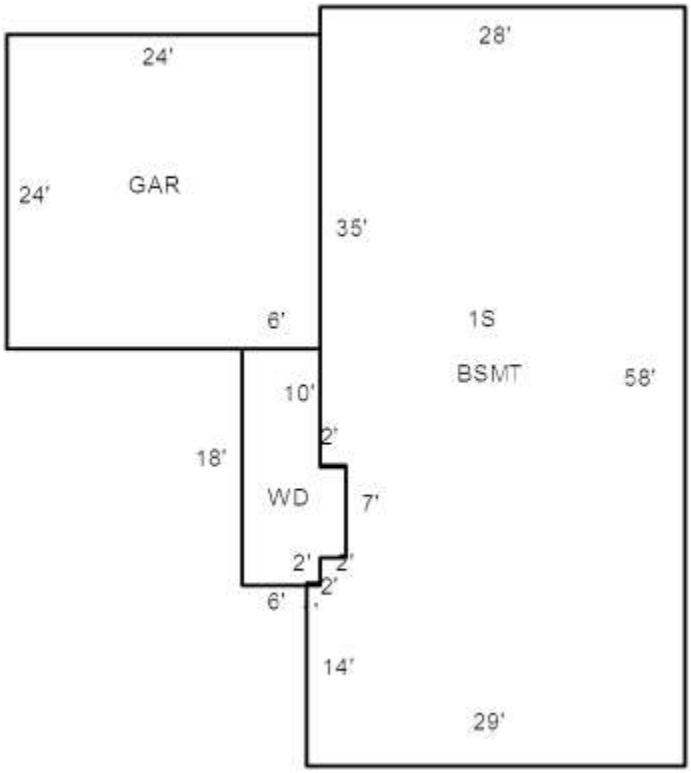
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	304,952

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	100%	271,407

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2005	122	C 110	5,672	Avg.	89%	100%	100%	5,048
2 STORY GARAGE	2005	576	C 110	37,035	Avg.	89%	100%	100%	32,961
SOLAR CL1 /KW	2017			- - - - S O U N D V A L U E - - - -					4,000
1,624 SFLA							Outbuilding Total		42,009

Accpt Land	112,500	Accepted Bldg	313,400	Total 425,900


24'
28'
24'
GAR
35'
6'
1S
BSMT
58'
10'
2'
18'
WD
7'
2'
2'
2'
6'
14'
29'

Name: ST. PIERRE, DANA L.
ST. PIERRE, JENNIFER M.
Map/Lot: 001-047-1
Account: 2366 Card: 1 of 1 Location: 226 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	05/20/2004
Sale Price	60,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Other Non Valid

Reference 1	BK14092PG085
Reference 2	LOT SIZE: 3.09
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.09	Acres-Homesite (Fract)	61,200.00	75,360	100%		75,360
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 3.09					Land Total	88,560

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	936 Sqft	Grade B 100	Base	315,486
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,825
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,388
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	Floor & Stairs			Attic	2,434
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

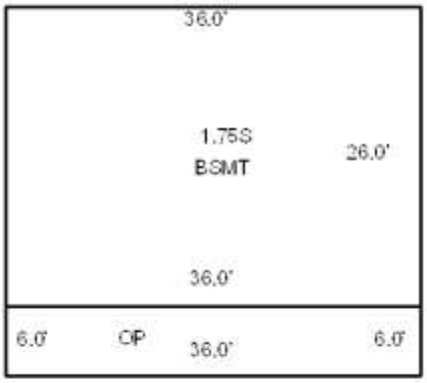
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	332,997

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	281,549

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2005	216	B 100	11.866	Avg.	89%	100%	95%	10.033
1,638 SFLA							Outbuilding Total		10,033

Accpt Land	88,600	Accepted Bldg	291,600	Total	380,200



SKETCH CALCULATIONS	Area
Outbuilding Are	
21 Open Frame Porch	
A1 : 36.0 x 6.0 =	216.0
	216.0
15 1.75 Story/BSMT	
A2 : 36.0 x 26.0 =	936.0
	936.0
Total Outbuilding Are	**1152.0**

Name: JONES, BRIAN W
YOUNG, JENNIFER M
Map/Lot: 001-067-2-1
Account: 2367 Card: 1 of 1 Location: 147 SOMERSWORTH RD

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1 VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/24/2005
Sale Price	239,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	BK14410PG553
Reference 2	LOT SIZE:2.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Homesite (Fract)	74,130.00	89,368	100%		89,368
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.50					Land Total	100,918

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade C 110	Base	303,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	6,468
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

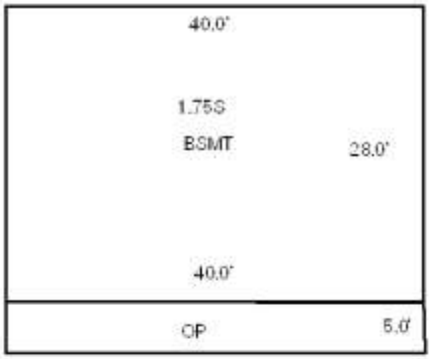
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	325,076

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	105%	303,784

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2005	200	C 110	9.297	Avg.	89%	100%	105%	8,688
1,960 SFLA							Outbuilding Total		8,688

Accpt Land	100,900	Accepted Bldg	312,500	Total	413,400



SKETCH CALCULATIONS		Area
	A1 : 0.5 x 39.9x0.1 = A2 : 0.5 x 0.1x4.9 = A3 : 39.9 x 4.9 = 21 Open Frame Porch	2.0 0.4 195.3 197.7
	A4 : 40.0 x 28.0 = 15 1.75 Story/BSMT	1120.0 1120.0
	Total Outbuilding Are	**1317.7**

Map/Lot: 002-059-2-1
Account: 2368 Card: 1 of 1 Location: 249 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	04/29/2009
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15622P163
Reference 2	LOT SIZE:1.07
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.07	Acres-Homesite (Fract)	78,185.00	86,587	100%		86,587
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.07					Land Total	97,037

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 1/2 Story	1,140 Sqft	Grade C 110	Base	287,173
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,881
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,643
Rooms	0				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

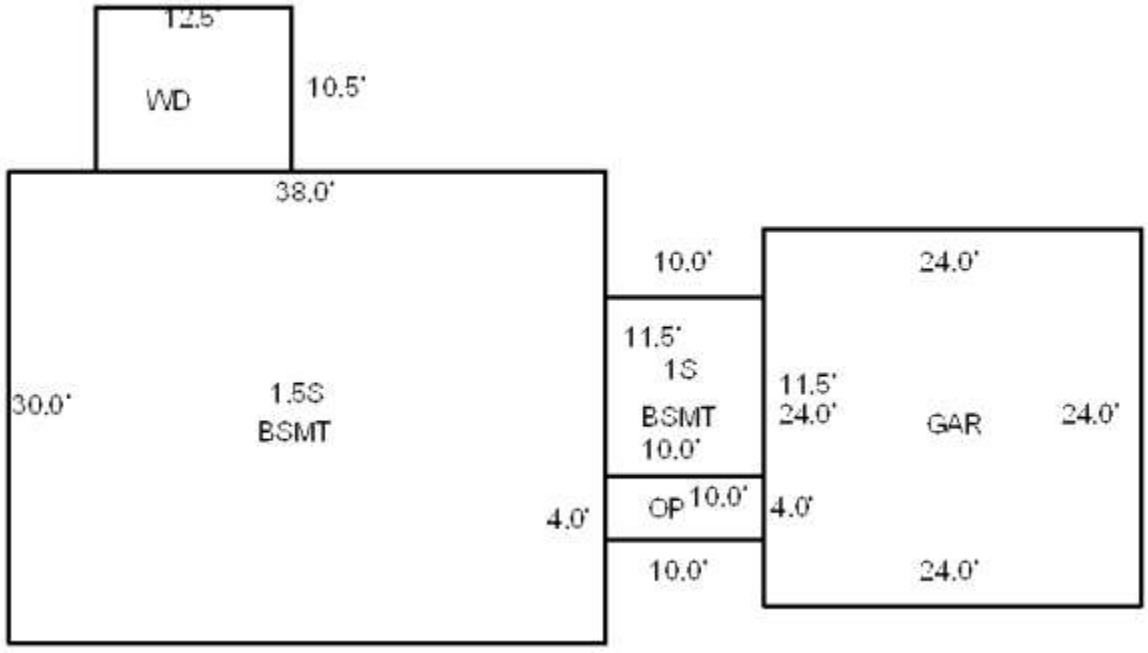
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	309,217

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	261,443

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2005	131	C 110	1.805	Avg.	89%	100%	95%	1.526
1 STORY/BASEMENT	2005	120	C 110	13.947	Avg.	89%	100%	95%	11.792
Open Frame Porch	2005	40	C 110	1.859	Avg.	89%	100%	95%	1.572
1.50 ST GARAGE..	2005	576	C 110	30.645	Avg.	89%	100%	95%	25.910
1,830 SFLA							Outbuilding Total		40,800

Accpt Land	97,000	Accepted Bldg	302,200	Total	399,200


12.5'
WD
10.5'
38.0'
30.0'
1.5S
BSMT
4.0'
10.0'
11.5'
1S
BSMT
10.0'
OP
10.0'
10.0'
24.0'
11.5'
24.0'
GAR
24.0'
4.0'
24.0'

Map/Lot: 009-006-06
Account: 2369 Card: 1 of 1 Location: 1431 LEBANON RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography
Utilities
Street

Sale Data

Sale Date	07/08/2005
Sale Price	289,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B14534P934
Reference 2 LOT SIZE: 4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
Total Acres 4.00					Land Total	107,505

Dwelling Description / **Replacement Cost New**

Ranch	One Story	2,080 Sqft	Grade C 100	Base	314,535
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,120
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	6,240
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

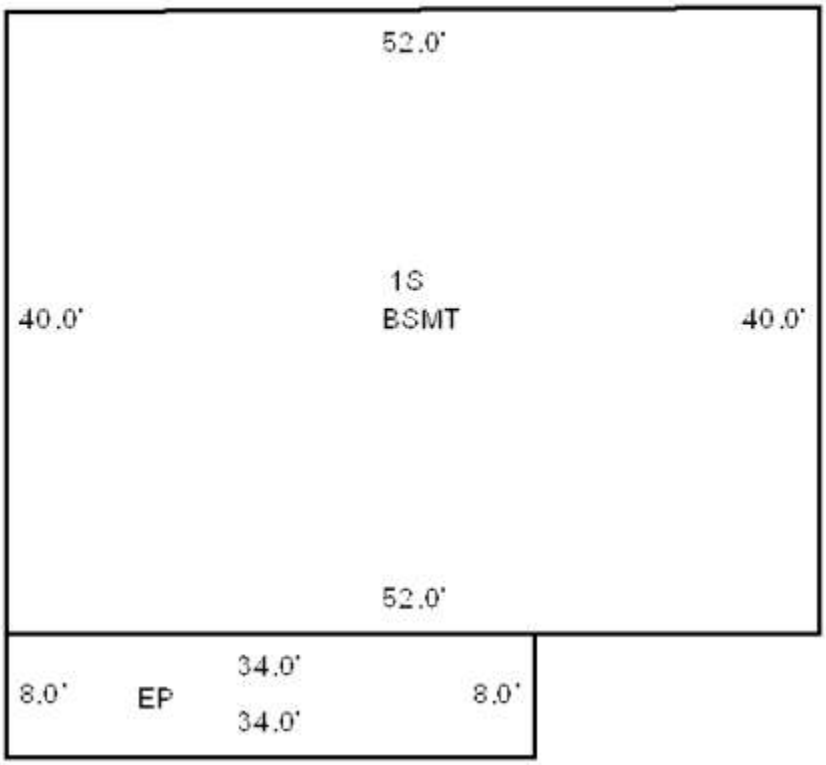
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	335,775

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	283,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2005	272	C 100	11.495	Avg.	89%	100%	95%	9,719
2,080 SFLA							Outbuilding Total		9,719

Accpt Land	107,500	Accepted Bldg	293,600	Total	401,100


52.0'
1S
40.0'
BSMT
40.0'
52.0'
34.0'
8.0'
EP
8.0'
34.0'

Account: 2370 Card: 1 of 1 Map/Lot: 005-046 Location: 80 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17774P155
Reference 2	LOT SIZE:3.68
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/27/2021
Sale Price	450,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade C 110	Base	271,187
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,544
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,178
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

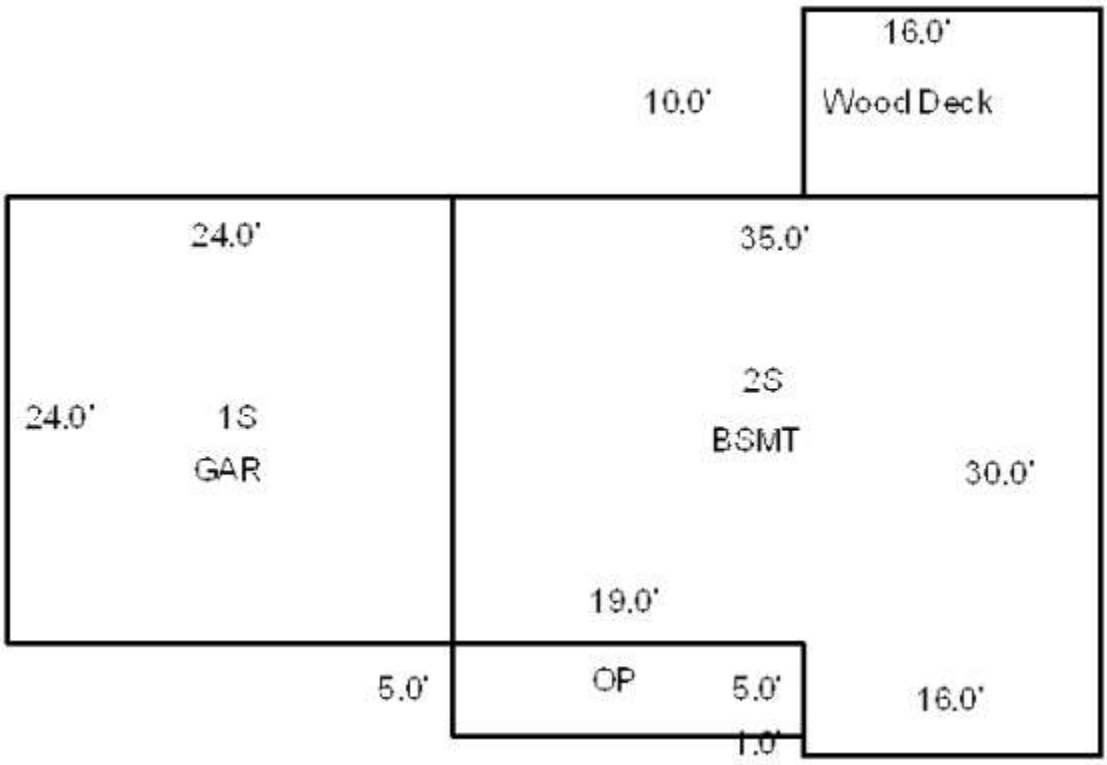
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	296,333

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	250,550

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1/2S AD/GAR.....	2005	576	C 110	43.744	Ava.	89%	85%	95%	31.437
Open Frame Porch	2005	95	C 110	4.416	Ava.	89%	100%	95%	3.734
Wood Deck	2005	160	C 110	2.206	Ava.	89%	100%	95%	1.865
Jacuzzi #	2005	1	C 110	3.630	Ava.	89%	100%	95%	3.069
Frame Shed	2010	216	C 110	3.718	Ava.	89%	100%	95%	3.144
AB.GR. POOL.....	2010	1	C 110	0	Ava.	89%	100%	95%	0
2,160 SFLA							Outbuilding Total		43,249

Accpt Land	106,700	Accepted Bldg	293,800	Total	400,500


16.0'
10.0'
Wood Deck
24.0'
35.0'
2S
24.0'
1S
BSMT
GAR
30.0'
19.0'
5.0'
OP
5.0'
16.0'
1.0'

Account: 2372 Card: 1 of 1 Map/Lot: 018-002-3 Location: 34 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	12/15/2004
Sale Price	160,695
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Arms Length Sale

Reference 1	B14326P49
Reference 2	LOT SIZE: .5
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.50	Acres-Homesite (Fract)	74,130.00	76,082	100%		76,082
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.50					Land Total	87,632

Dwelling Description

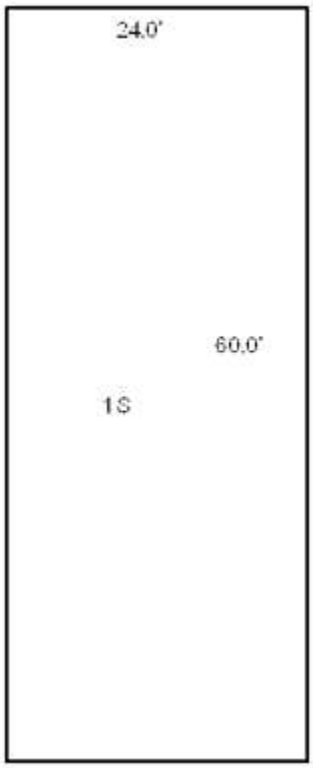
				Replacement Cost New	
Other	One Story	1,440 Sqft	Grade C 100	Base	180,348
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,600
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,440	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	192,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	95%	105%	171,294

Accpt Land	87,600	Accepted Bldg	171,300	Total	258,900


24.0'
60.0'
1S

Account: 2373 Card: 1 of 1 Map/Lot: 001-044-2
Location: RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	
Street	
Reference 1	B17119P534; B17566P839
Reference 2	LOT SIZE:1.49
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/22/2015
Sale Price	14,400
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.49	Acres-Homesite (Fract)	61,200.00	70,059	25%	Size/Shape	17,515
Total Acres 1.49					Land Total	17,515

Accpt Land	17,500	Accepted Bldg	0	Total	17,500

Map/Lot: 001-044-3
Account: 2374 Card: 1 of 1 Location: 250 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Septic
Street	Paved

Sale Data

Sale Date	06/30/2004
Sale Price	0
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Related Parties

Reference 1	BK14223PG944
Reference 2	LOT SIZE:2.66
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.66	Acres-Homesite (Fract)	61,200.00	74,239	100%		74,239
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 2.66					Land Total	87,439

Dwelling Description / **Replacement Cost New**

Conventional	One & 1/2 Story	1,400 Sqft	Grade C 110	Base	319,649
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	1,155
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,930
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

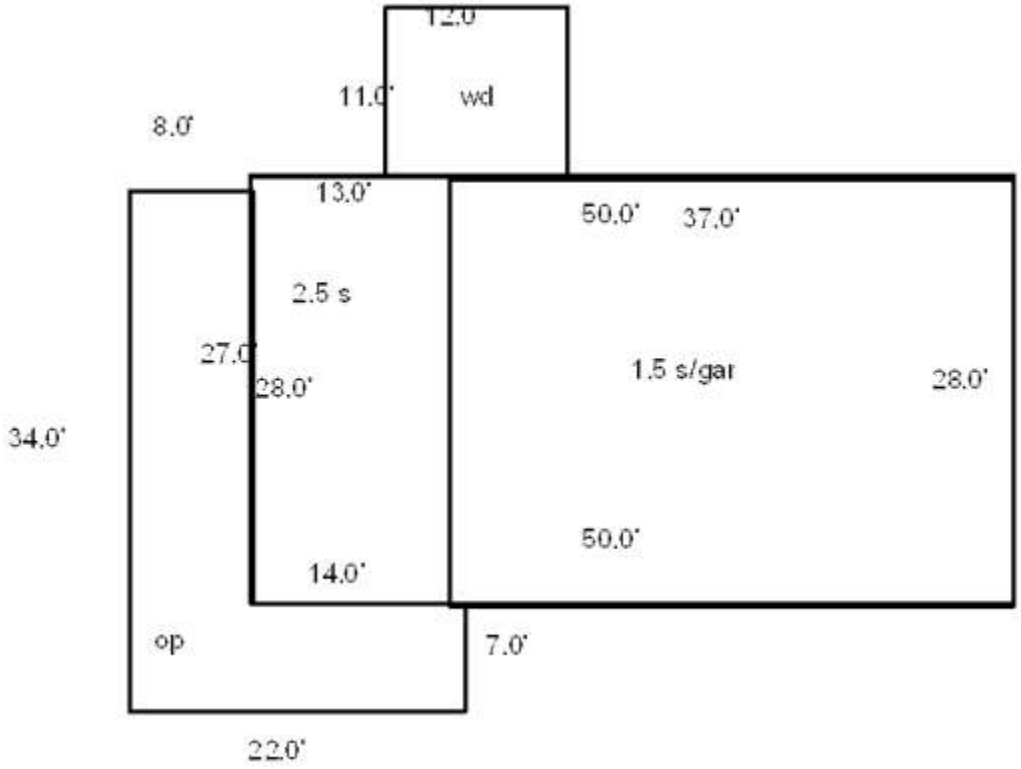
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	339,350

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	293,368

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2008	364	C 110	36.668	Avg.	91%	100%	95%	31.700
Frame Garage	2008	1036	C 110	41.702	Avg.	91%	100%	95%	36.052
Open Frame Porch	2008	370	C 110	17.200	Avg.	91%	100%	95%	14.869
Wood Deck	2008	132	C 110	1.819	Avg.	91%	100%	95%	1.572
2,464 SFLA							Outbuilding Total		84,193

Accpt Land	87,400	Accepted Bldg	377,600	Total	465,000


12.0'
11.0'
wd
8.0'
13.0'
50.0'
37.0'
2.5 s
27.0'
28.0'
1.5 s/gar
28.0'
34.0'
50.0'
14.0'
op
7.0'
22.0'

Map/Lot: 001-071-4
Account: 2375 Card: 1 of 1 Location: 220 BUFFUM RD

Neighborhood 4	BUFFUM RD
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & Septic
Street	Semi-Improved

Sale Data

Sale Date	12/06/2004
Sale Price	25,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	
Validity	Related Parties

Reference 1	BK14310PG384
Reference 2	LOT SIZE:2.7
Tran/Land/Bldg	101 1 11
X.....	UCX Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.70	Acres-Homesite (Fract)	78,185.00	94,984	100%		94,984
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.70					Land Total	105,434

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,304 Sqft	Grade C 110	Base	345,838
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Crawl	Basement	1,076
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,606
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

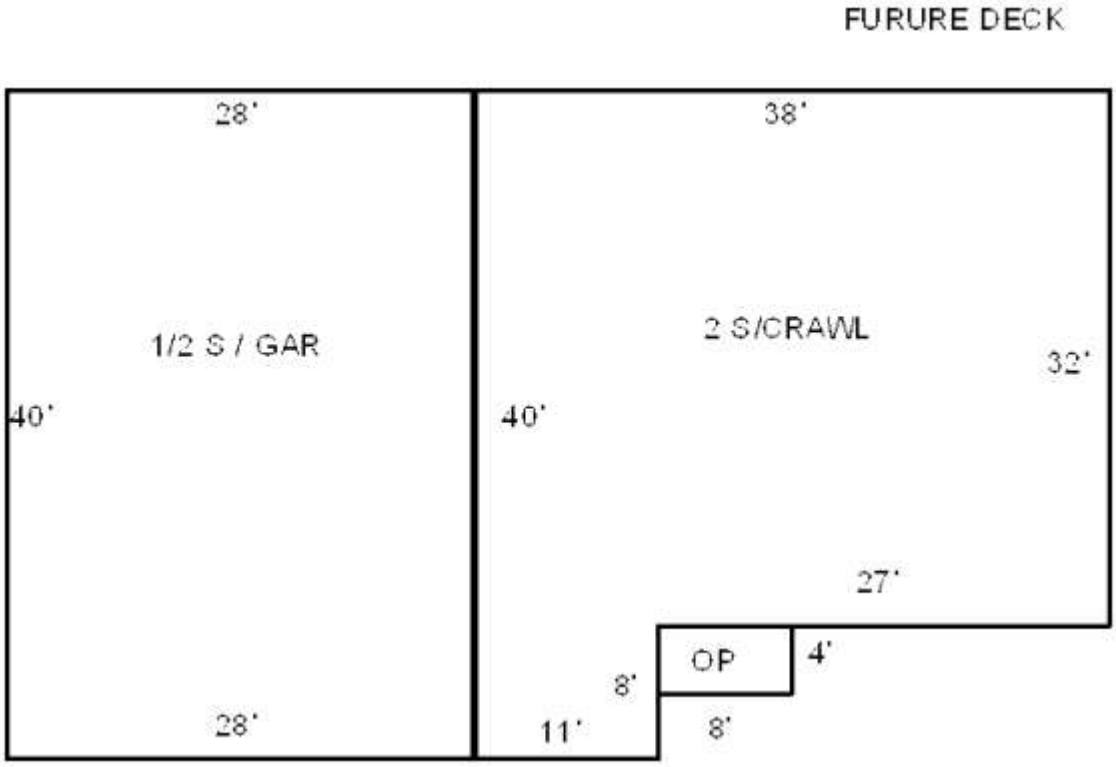
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Field8	376,695

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	325,653

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	2008	1120	C 110	51.895	Avg.	91%	100%	95%	44.863
Open Frame Porch	2008	32	C 110	1.488	Avg.	90%	100%	95%	1.272
2,608 SFLA							Outbuilding Total		46,135

Accpt Land	105,400	Accepted Bldg	371,800	Total	477,200


FURURE DECK
28'
38'
1/2 S / GAR
2 S/CRAWL
32'
40'
40'
27'
OP
4'
8'
28'
11'
8'

Name: CLOUGH, BRIAN B
CLERMONT, ANNETTE M
Account: 2376 Card: 1 of 1 Map/Lot: 002-032-2
Location: 41 LINSCOTT RD

Neighborhood 10	LINSCOTT RD
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	02/05/2007
Sale Price	228,517
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15076P642
Reference 2	LOT SIZE:1.5
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.50	Acres-Homesite (Fract)	78,185.00	89,562	100%		89,562
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.50					Land Total	100,012

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,008 Sqft	Grade C 110	Base	196,482
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,326
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

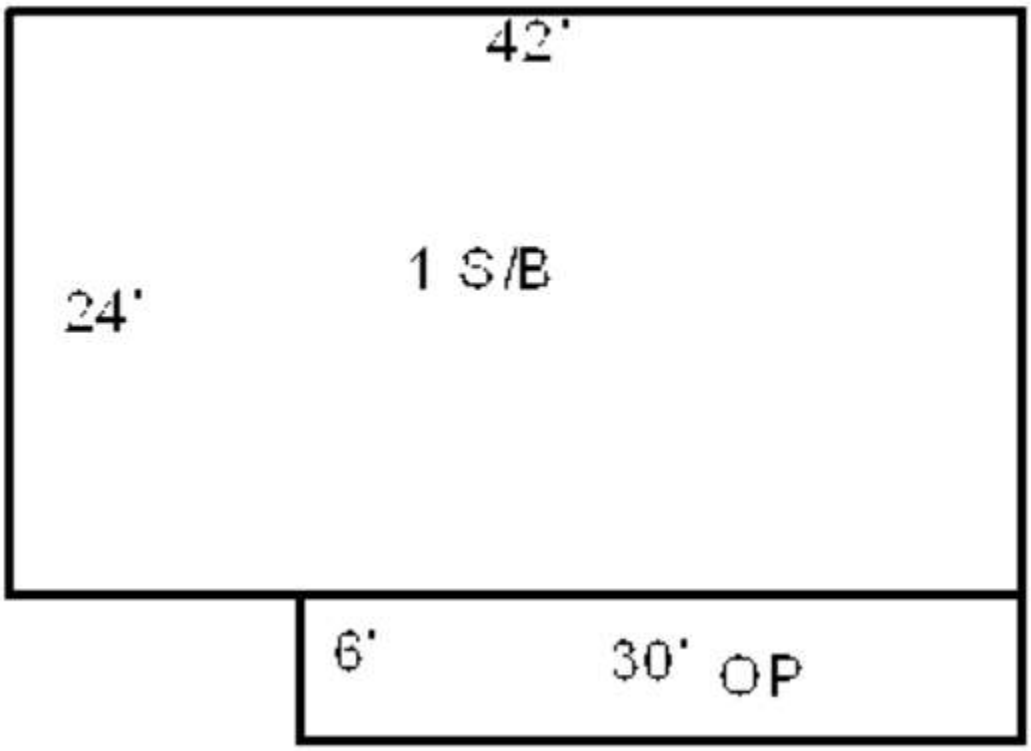
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	201,471

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	172,258

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	180	C 110	8.368	Avg.	90%	100%	95%	7.154
Frame Shed	2006	160	C 110	2.754	Avg.	90%	100%	95%	2.355
1,008 SFLA							Outbuilding Total		9,509

Accpt Land	100,000	Accepted Bldg	181,800	Total	281,800


42'
1 S/B
24'
6'
30' OP

Name: ABBOTT, ROBERT B JR
ABBOTT, TINA LOUISE
Map/Lot: 004-069-5
Account: 2378 Card: 1 of 1 Location: 157 BOYLE RD

Neighborhood 64 BOYLE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities
Street Paved

Sale Data

Sale Date 06/13/2018
Sale Price 0
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Related Parties

Reference 1 B17733P4
Reference 2 LOT SIZE:3.67
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	702 Sqft	Grade C 110	Base	195,753
Exterior	OTHER	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,158
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,475
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,158
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

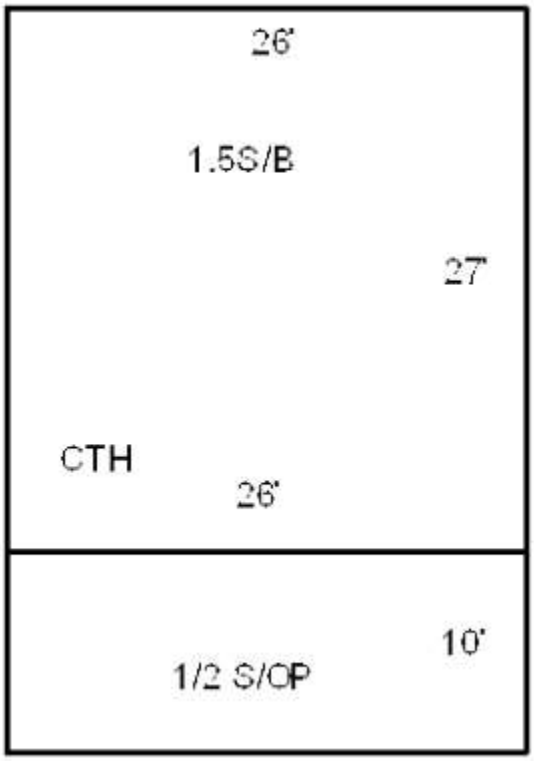
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	205,036

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	175,306

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1/2 STORY	2007	260	C 110	11.197	Avg.	90%	100%	95%	9.573
Open Frame Porch	2007	260	C 110	12.087	Avg.	90%	100%	95%	10.334
1,183 SFLA							Outbuilding Total		19,907

Accpt Land 106,700 Accepted Bldg 195,200 Total 301,900


26'
1.5S/B
27'
CTH
26'
10'
1/2 S/OP

Name: DUMONT, STEPHEN P
DUMONT, BRIGETTE B

Map/Lot: 006-010-3
Account: 2379 Card: 1 of 1 Location: 12 CHERRY TREE LN

Neighborhood 25	OAK WOODS RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	03/31/2010
Sale Price	74,100
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15843P90
Reference 2	LOT SIZE:3.7
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	72,675.00	91,117	100%		91,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.70					Land Total	106,792

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,012 Sqft	Grade B 100	Base	397,687
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	1,962
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,847
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

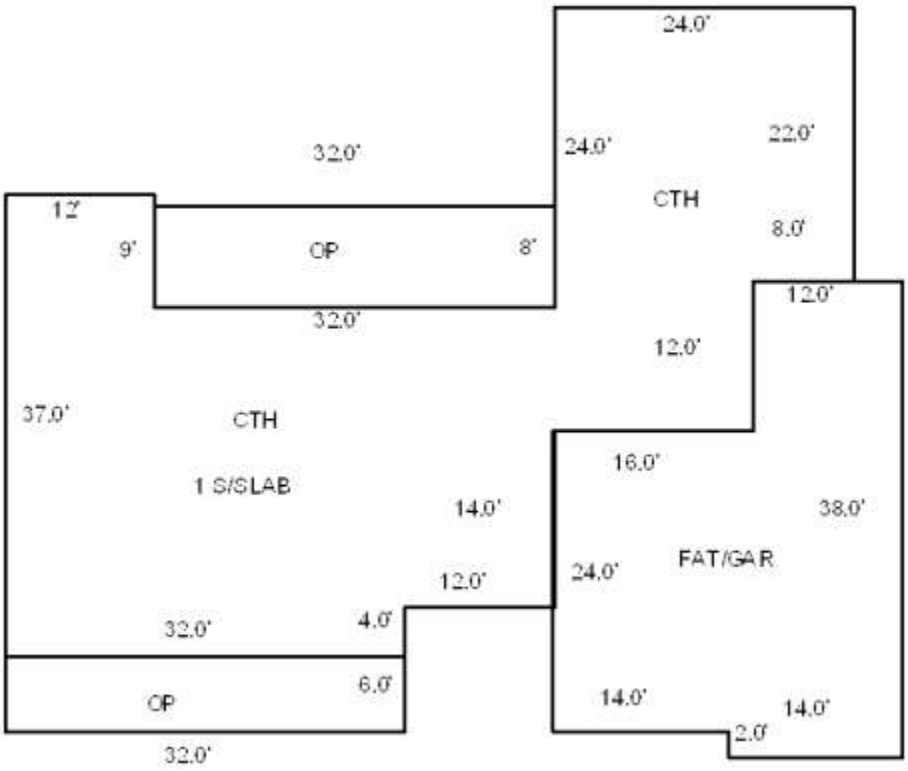
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	417,792

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	361,181

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2009	844	B 100	40.296	Avg.	91%	100%	95%	34.836
Open Frame Porch	2009	256	B 100	14.065	Avg.	91%	100%	95%	12.159
OPEN PORCH	2009	192	B 100	10.706	Avg.	91%	100%	95%	9.255
Finished Attic	2009	704	B 100	25.782	Avg.	91%	100%	95%	22.289
2,188 SFLA							Outbuilding Total		78,539

Accpt Land	106,800	Accepted Bldg	439,700	Total	546,500


24.0'
32.0'
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12'
9'
OP
8'
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1 S/SLAB
14.0'
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FAT/GAR
24.0'
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OP
14.0'
14.0'
2.0'
32.0'

Name: OSBORNE, JENNICA M
OSBOURNE, KEVIN M
Map/Lot: 008-010-1
Account: 2380 Card: 1 of 1 Location: 763 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	09/17/2009
Sale Price	372,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE: 5.68
Tran/Land/Bldg	101 1 11
X.....	OB Y..... SF
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.68	Acres-Rear Land 1-10	1,710.00	3,160	100%		3,160
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.68					Land Total	110,665

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,120 Sqft	Grade B 100	Base	395,141
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	9,100
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	30,888
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

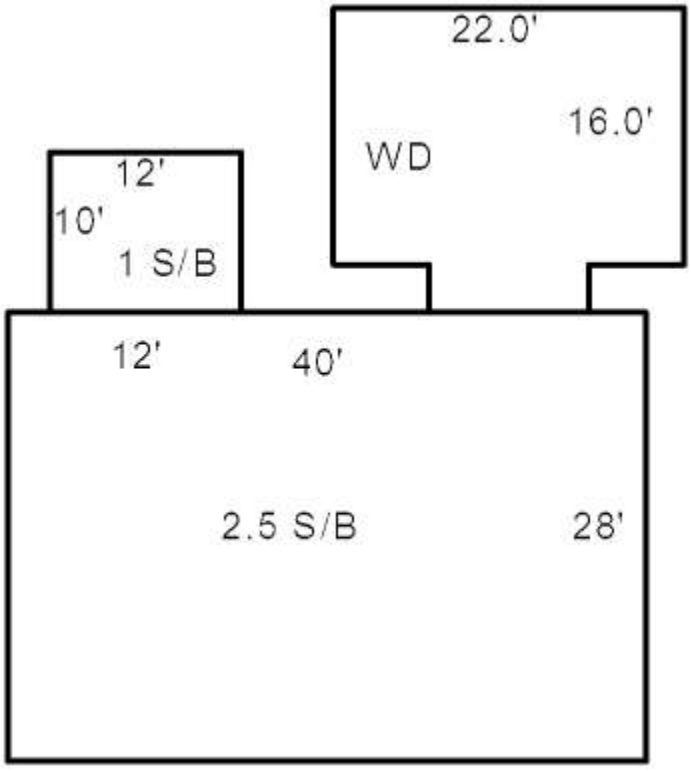
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	445,178

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	380,627

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2007	120	B 100	16,483	Avg.	90%	100%	95%	14,093
Frame Shed	2007			- - - - S O U N D V A L U E - - - -					500
Wood Deck	2007	352	B 100	5,734	Avg.	90%	100%	95%	4,903
1.25 ST GARAGE..	2020	1080	C 100	45,520	Avg.	97%	100%	95%	41,946
2,920 SFLA							Outbuilding Total		61,442

Accpt Land 110,700 Accepted Bldg 442,100 Total 552,800


22.0'
16.0'
WD
12'
10'
1 S/B
12'
40'
2.5 S/B
28'

Account: 2382 Card: 1 of 1 Map/Lot: 010-004-2-1 Location: 337 FOX FARM HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/11/2017
Sale Price	92,000
Sale Type	Land Only
Financing	Private Finance
Verified	Buyer
Validity	Related Parties

Reference 1	B17623P131
Reference 2	LOT SIZE: 4.21
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	85 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.21	Acres-Rear Land 1-10	1,710.00	395	100%		395
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.21					Land Total	107,900

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,048 Sqft	Grade A 100	Base	420,821
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,515
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	0% None	Heat	7,336
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	12,672
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	9,680
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

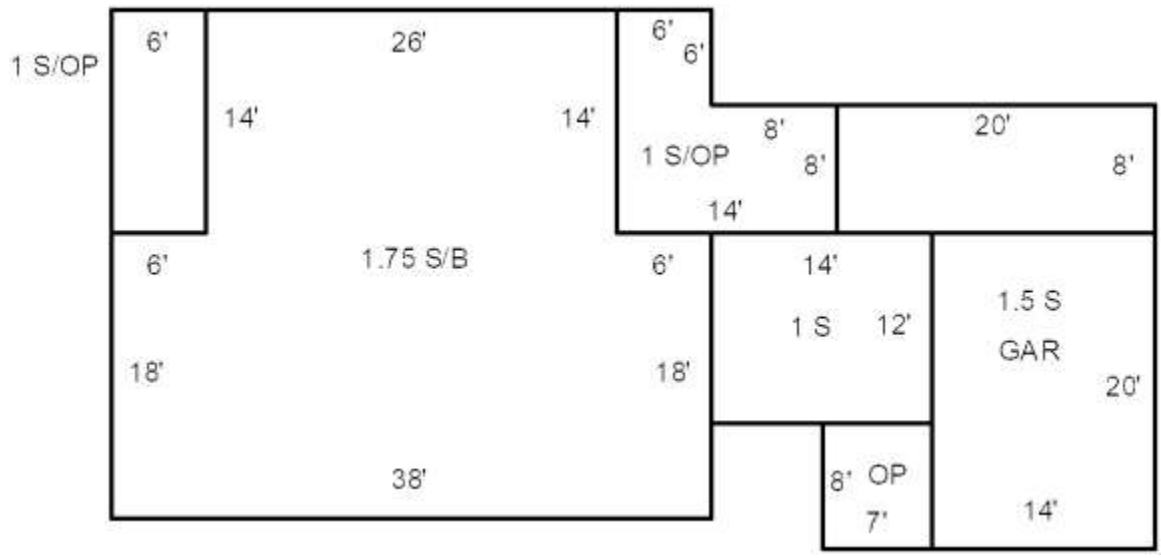
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	453,024

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	413,158

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2018	328	A 100	55.450	Avg.	96%	100%	95%	50.570
1 STORY	2018	84	A 100	12.309	Avg.	96%	100%	95%	11.226
1S/OP	2018	148	A 100	24.766	Avg.	96%	100%	95%	22.586
1.50 ST GARAGE..	2018	280	A 100	22.414	Avg.	96%	100%	95%	20.441
Open Frame Porch	2018	64	A 100	4.328	Avg.	96%	100%	95%	3.947
Open Frame Porch	2018	56	A 100	3.787	Avg.	96%	100%	95%	3.454
BSMT ENTRY.....	2018	66	A 100	1.653	Avg.	96%	100%	95%	1.508
SOLAR CL2 /KW	2018			- - - - S O U N D V A L U E - - - -					9.000
2,246 SFLA							Outbuilding Total		122,732

Accpt Land	107,900	Accepted Bldg	535,900	Total	643,800


1 S/OP
6'
26'
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GAR
20'
18'
18'
38'
8'
OP
7'
14'

PROPERTY MANAGEMENT Map/Lot: 004-022-03L
Account: 2391 Card: 1 of 1 Location: 220 LEBANON RD

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C FARM & FOREST
Topography	
Utilities	
Street	
Reference 1	B00000P000; CELL TOWER ON WATER TANK
Reference 2	LEASED
Tran/Land/Bldg	600 16 98
X.....	OK Y..... 0
Exemption(s)	Land Schedule 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
TOWER.....	2005			- - - - S O U N D V A L U E - - - -					60,000
								Outbuilding Total	60,000

Accpt Land	0	Accepted Bldg	60,000	Total	60,000

Map/Lot: 001-022-1
Account: 2402 Card: 1 of 1 Location: 7 CAHOON LN

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	NoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/01/2017
Sale Price	0
Sale Type	
Financing	
Verified	
Validity	Other Non Valid

Reference 1	B14594P0139, B17545P760 QC
Reference 2	LOT SIZE: 3.18
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.18	Acres-Homesite (Fract)	78,185.00	96,551	100%		96,551
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.18					Land Total	107,001

Dwelling Description / **Replacement Cost New**

Other	One Story	1,440 Sqft	Grade D 100	Base	144,279
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete Block	Basement	Slab	Basement	576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,456
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	6,336
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

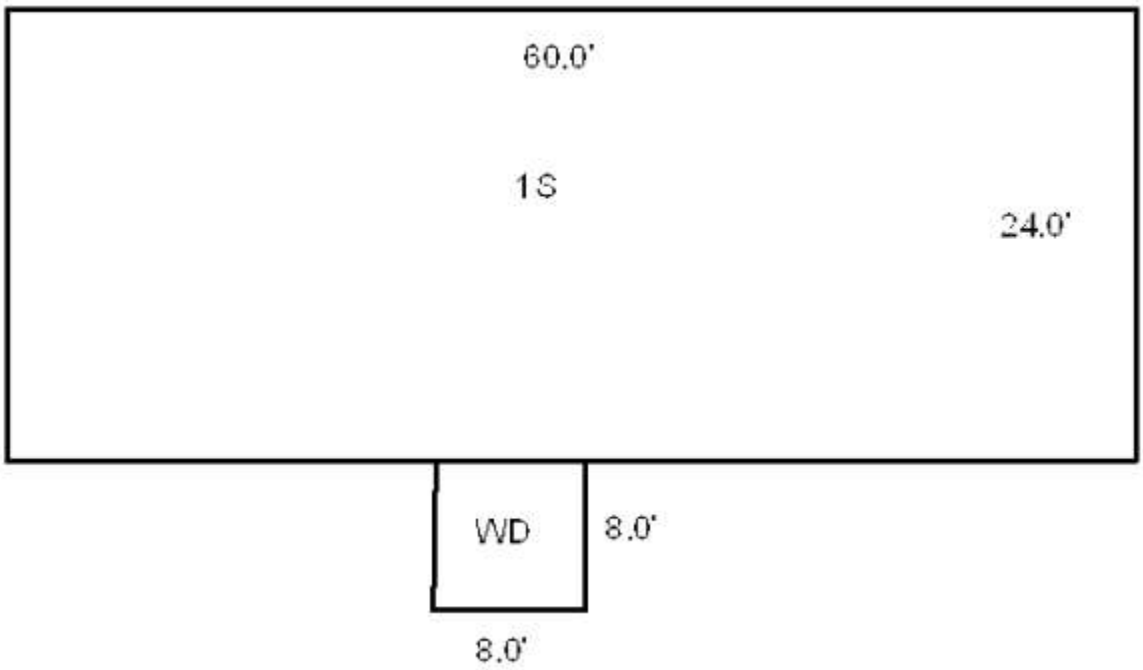
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	154,647

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	95%	95%	124,216

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2005	64	D 100	642	Avg.	88%	100%	95%	537
1,440 SFLA							Outbuilding Total		537

Accpt Land	107,000	Accepted Bldg	124,800	Total	231,800


60.0'
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8.0'
8.0'

Name: COWAN WENDY P.
COWAN, STANLEY H
Account: 2403 Card: 1 of 1 Map/Lot: 001-049-2
Location: 195 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Above Street
Utilities	Well & Septic
Street	No Street
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B15119P411
Reference 2	LOT SIZE: 1.72
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Sale Data

Sale Date	03/28/2007
Sale Price	320,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.72	Acres-Homesite (Fract)	61,200.00	71,072	100%		71,072
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.72					Land Total	84,272

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	1,064 Sqft	Grade B 90	Base	331,865
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,867
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,633
Heating	100% HW BB	Cooling	0% None	Heat	7,469
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

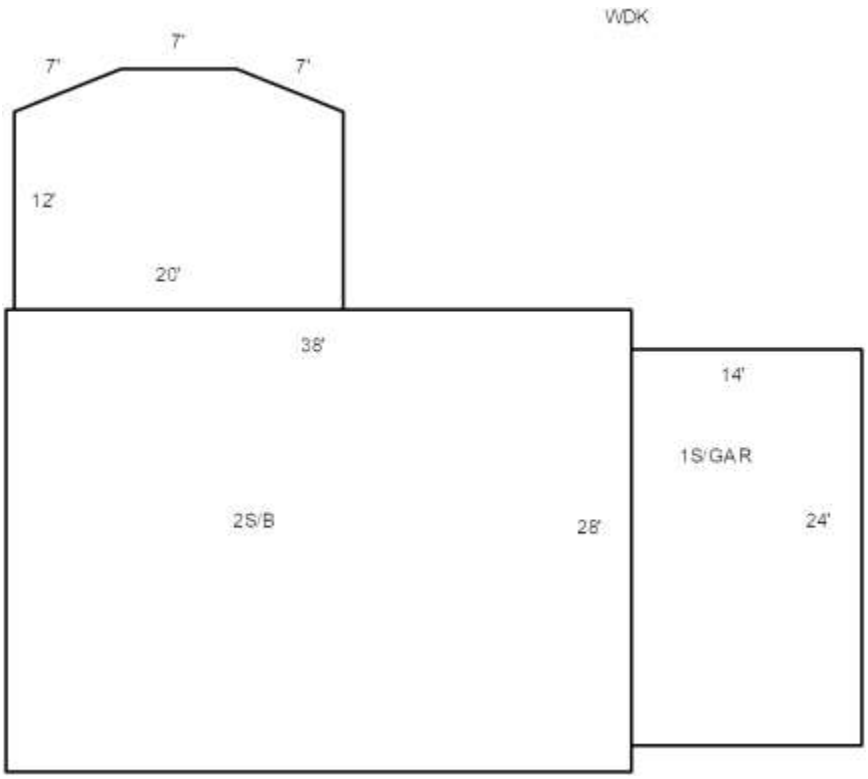
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	361,278

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	305,461

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S AD/GAR.....	2005	336	B 90	41.538	Avg.	89%	100%	95%	35.121
WOOD DECK	2022	275	B 90	4.032	Avg.	89%	100%	95%	3.409
Frame Shed	2008	384	C 110	6.611	Avg.	89%	100%	95%	5.590
2,464 SFLA							Outbuilding Total		44,120

Accpt Land	84,300	Accepted Bldg	349,600	Total	433,900


WDK
7'
7'
7'
12'
20'
38'
14'
1S/GAR
2S/B
28'
24'

Name: SARGENT, LUCY
BEEM, STEVEN

Map/Lot: 010-004-2-2
Account: 2404 Card: 1 of 1 Location: 335 FOX FARM HILL RD

Neighborhood 22	FOX FARM HILL RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	07/29/2014
Sale Price	160,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Other Source
Validity	Other Non Valid

Reference 1	B16862P43
Reference 2	LOT SIZE: 5.83
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.83	Acres-Rear Land 1-10	1,710.00	3,442	100%		3,442
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.83					Land Total	110,947

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	916 Sqft	Grade B 100	Base	316,981
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,786
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,252
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

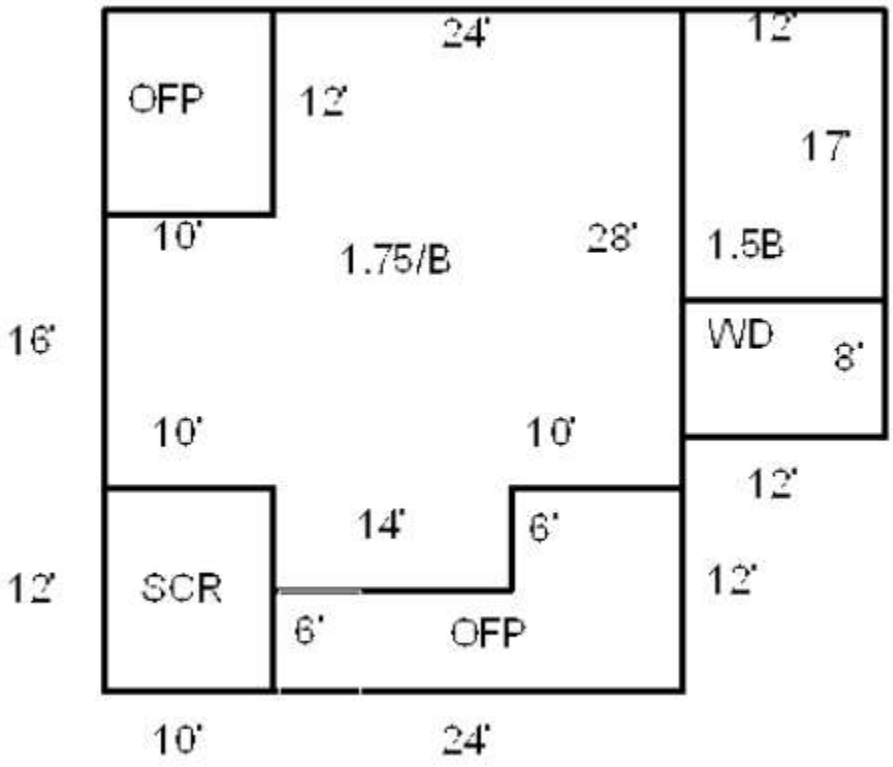
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	350,044

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	60%	95%	179,573

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2006	204	B 100	28.022	Avg.	90%	60%	95%	14.375
OPEN SCR PORCH	2006	120	B 100	7.379	Avg.	90%	60%	95%	3.786
Open Frame Porch	2006	204	B 100	11.207	Avg.	90%	60%	95%	5.749
OPEN PORCH	2006	120	B 100	6.750	Avg.	90%	60%	95%	3.463
OPEN PORCH	2006	120	B 100	6.750	Avg.	90%	60%	95%	3.463
1,807 SFLA							Outbuilding Total		30,836

Accpt Land	110,900	Accepted Bldg	210,400	Total 321,300


24'
12'
OFP
12'
17'
10'
1.75/B
28'
1.5B
16'
WD
8'
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10'
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6'
12'
SCR
12'
6'
OFP
10'
24'

Account: 2406 Card: 1 of 1 Map/Lot: 001-039 Location: ELM ST

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography		Sale Date	03/21/2003
Utilities		Sale Price	0
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B12649P151		
Reference 2	LOT SIZE: 18.23		
Tran/Land/Bldg	130 1 99		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 2		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
4.23	Acres-Rear Land 11-20	1,425.00	6,631	100%		6,631
Total Acres 18.23				Land Total		130,503

Accpt Land 130,500 Accepted Bldg 0 Total 130,500

Map/Lot: 004-017-2
Account: 2407 Card: 1 of 1 Location: BUTLER RD

Neighborhood 47 VALLEY

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B14574P340
Reference 2 LOT SIZE: .69
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Sale Data

Sale Date	08/22/2005
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.69	Acres-Homesite (Fract)	74,130.00	78,573	50%		39,286
Total Acres 0.69					Land Total	39,286

Accpt Land	39,300	Accepted Bldg	0	Total	39,300

Map/Lot: 004-017-3
Account: 2408 Card: 1 of 1 Location: VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Rolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Paved

Reference 1 B14574P0342
Reference 2 LOT SIZE: 23.44
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	08/22/2005
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Split/Assemblage

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
9.44	Acres-Rear Land 11-20	950.00	9,865	100%		9,865
Total Acres 23.44					Land Total	120,505

Accpt Land 120,500 Accepted Bldg 0 Total 120,500

Map/Lot: 007-014-2
Account: 2410 Card: 1 of 1 Location: 1203 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Below Street
Utilities Well & Septic
Street Gravel

Sale Data

Sale Date	07/22/2005
Sale Price	87,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B14541P152
Reference 2 LOT SIZE: 3.68
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Vacant Lot (Frac	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	896 Sqft	Grade C 100	Base	235,420
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,704
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	246,748

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	100%	95%	208,625

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ENC.PORCH/BSMT	2005	112	C 100	10.476	Avg.	89%	100%	95%	8,858
1,568 SFLA								Outbuilding Total	8,858

Accpt Land 106,700 Accepted Bldg 217,500 Total 324,200

8'
EFP/B
14'
28'
1.75/B
32'

Map/Lot: 002-022-1
Account: 2411 Card: 1 of 1 Location: GREAT WORKS ESTATES

Neighborhood 75	GREAT WORKS ESTATES
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewer
Street	No Street
Reference 1	
Reference 2	LOT SIZE: 63.19
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/12/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	80,325.00	101,496	80%	Access	81,197
10.00	Acres-Rear Land 1-10	1,890.00	20,790	100%		20,790
10.00	Acres-Rear Land 11-20	1,050.00	11,550	100%		11,550
39.19	Acres-Rear 21+	735.00	31,685	100%		31,685
Total Acres 63.19				Land Total		145,222

Accpt Land 145,200 Accepted Bldg 0 Total 145,200

Map/Lot: 002-031-1
Account: 2412 Card: 1 of 1 Location: DYER ST

Neighborhood 44 DYER ST

Zoning/Use INDUSTRIAL VILLAGE A, B, C
Topography
Utilities All Public
Street Paved

Reference 1 B3125P294
Reference 2 LOT SIZE: 33.18
Tran/Land/Bldg 430 4 99
X..... OV Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
7.98	Acres-Homesite (Fract)	82,300.00	111,428	100%		111,428
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
15.90	Acres-Rear Land 11-20	1,500.00	26,235	100%		26,235
Total Acres 33.88				Land Total		164,063

Land 687,500 Bldg Override 0 Total 687,500

Name: ABBOTT, TIMOTHY J
ABBOTT, ALICIA J
Map/Lot: 007-014-1
Account: 2413 Card: 1 of 1 Location: 1205 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Level
Utilities Well & SepticSeptic
Street Gravel

Sale Data

Sale Date	08/22/2016
Sale Price	59,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17305P514
Reference 2 LOT SIZE: 3.68
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade C 110	Base	308,513
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,848
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,392
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

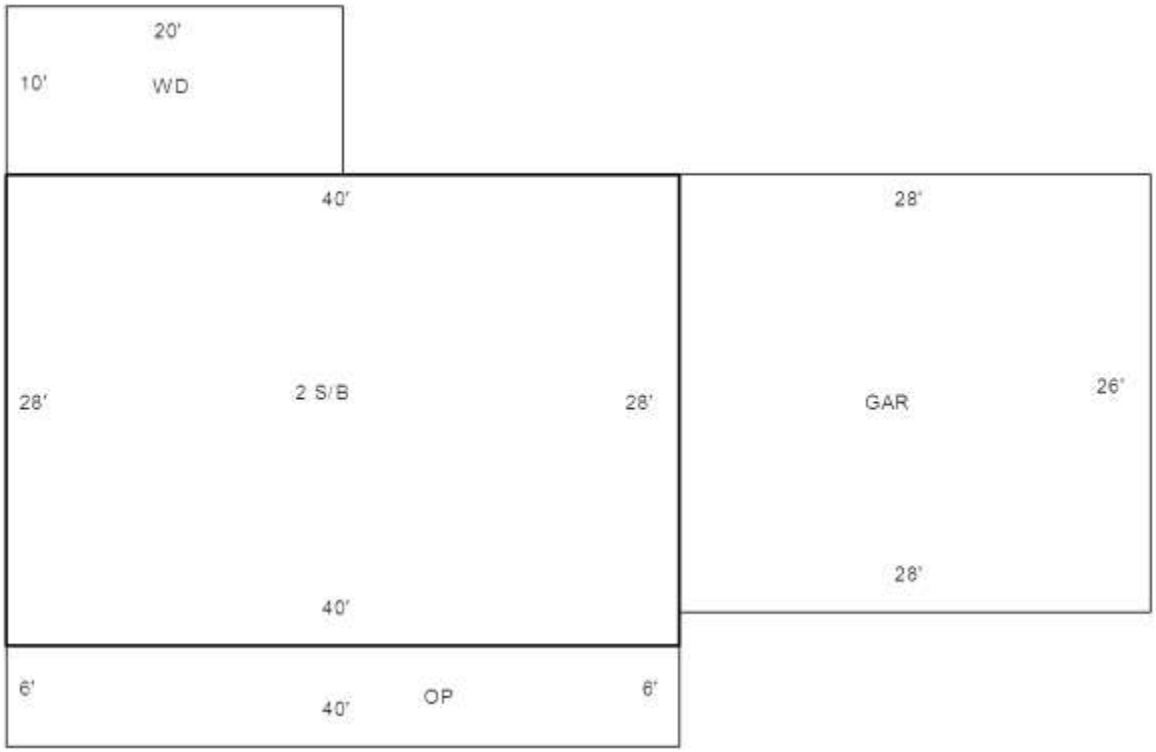
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	332,273

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	95%	299,876

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2017	240	C 110	11.156	Avg.	95%	100%	95%	10.068
Frame Garage	2017	728	C 110	29.502	Avg.	95%	100%	95%	26.626
Wood Deck	2017	200	C 110	2.757	Avg.	95%	100%	95%	2.488
2,240 SFLA							Outbuilding Total		39,182

Accpt Land	106,700	Accepted Bldg	339,100	Total	445,800


20'
10'
WD
40'
28'
2 S/B
28'
40'
28'
GAR
26'
28'
6'
40'
OP
6'

Map/Lot: 001-067-4
Account: 2418 Card: 1 of 1 Location: 119 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	09/01/2006
Sale Price	337,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Arms Length Sale

Reference 1	B14945P212
Reference 2	LOT SIZE: 3.95
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.95	Acres-Homesite (Fract)	78,185.00	98,668	90%	Restrictio	88,801
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.95					Land Total	99,251

Dwelling Description / **Replacement Cost New**

Conventional	Two Story	1,064 Sqft	Grade C 110	Base	297,152
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,756
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,022
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

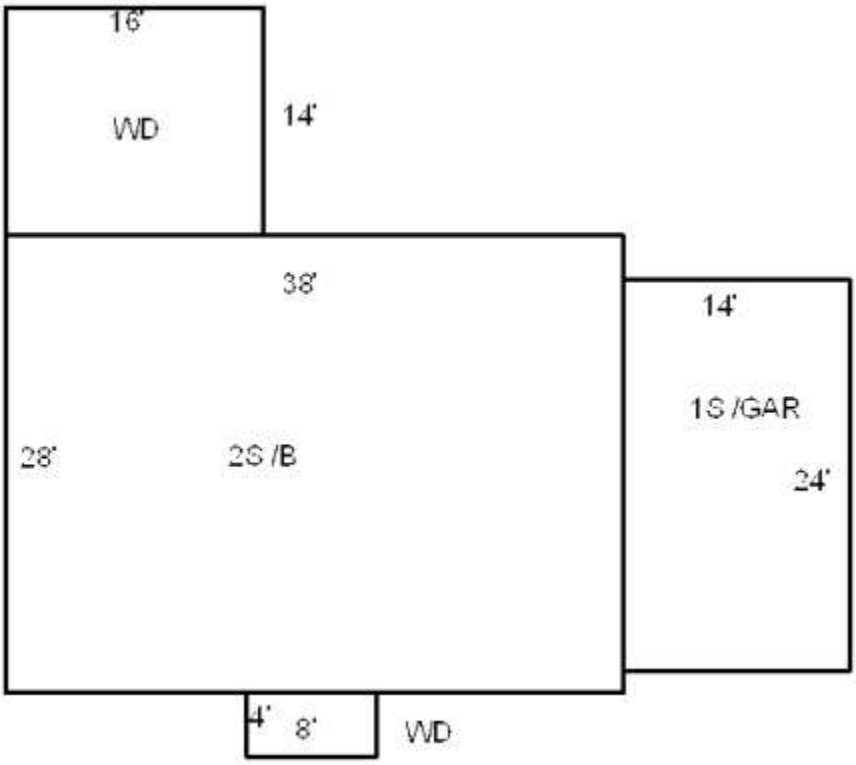
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	314,642

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	269,019

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S AD/GAR.....	2006	336	C 110	39.052	Avg.	90%	100%	95%	33.390
Wood Deck	2006	224	C 110	3.088	Avg.	90%	100%	95%	2.640
WOOD DECK	2006	32	C 110	441	Avg.	90%	100%	95%	377
2,464 SFLA							Outbuilding Total		36,407

Accpt Land	99,300	Accepted Bldg	305,400	Total	404,700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WD
14'
38'
14'
1S /GAR
28'
2S /B
24'
4'
8'
WD

Map/Lot: 003-029-1
Account: 2419 Card: 1 of 1 Location: 61 DIAMOND HILL RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography
Utilities
Street

Reference 1 B4891P178
Reference 2 LOT SIZE: 12.5
Tran/Land/Bldg 101 1 99
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	90%	Access	81,171
8.50	Acres-Rear Land 1-10	2,400.00	22,440	95%	Wetland	21,318
Total Acres 12.50					Land Total	102,489

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,260 Sqft	Grade C 110	Base	231,627
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,079
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,158
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

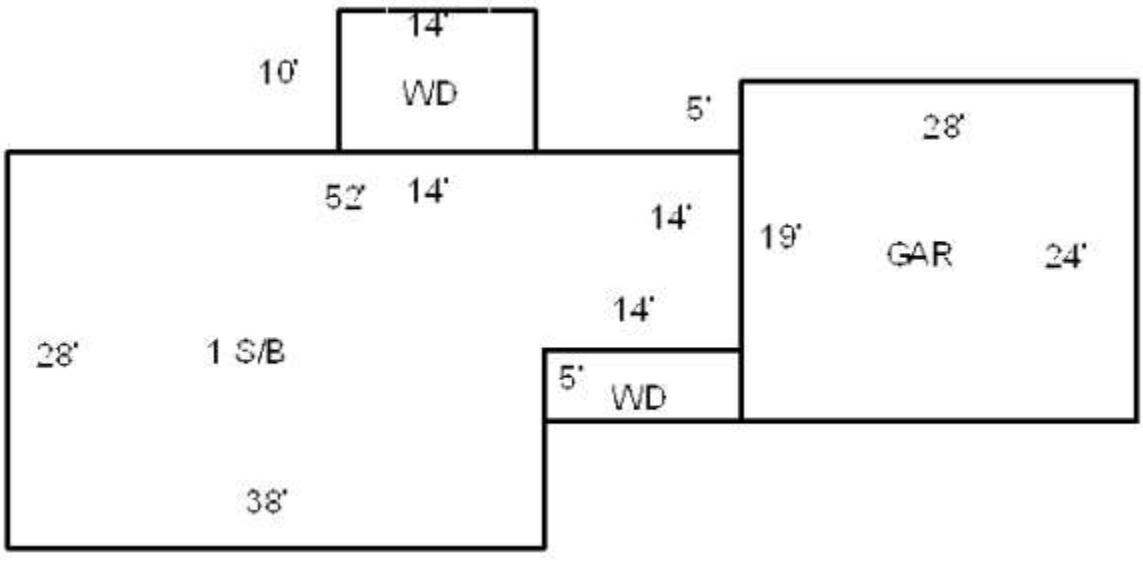
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	246,576

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	100%	221,918

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2006	672	C 110	27.284	Avg.	90%	100%	100%	24.556
Wood Deck	2006	70	C 110	965	Avg.	90%	100%	100%	868
WOOD DECK	2006	140	C 110	1.929	Avg.	90%	100%	100%	1.736
Frame Shed	2016	720	C 100	11.268	Avg.	95%	50%	100%	5.352
1,260 SFLA							Outbuilding Total		32,512

Accpt Land 102,500 Accepted Bldg 254,400 Total 356,900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10'
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28'
52'
14'
14'
19'
GAR
24'
14'
28'
1 S/B
5'
WD
38'

Map/Lot: 001-067-2-2
Account: 2420 Card: 1 of 1 Location: 145 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	07/12/2005
Sale Price	275,500
Sale Type	Land & Buildings
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	B14535P0079
Reference 2	LOT SIZE: 20.01 (MERGE FY22)
Tran/Land/Bldg	101 1 11
X.....	MRG Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	100%		98,792
10.00	Acres-Rear Land 1-10	2,280.00	25,080	100%		25,080
6.01	Acres-Rear Land 11-20	1,425.00	9,421	100%		9,421
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 20.01					Land Total	143,743

Dwelling Description / **Replacement Cost New**

Cape Cod	One & 3/4 Story	974 Sqft	Grade C 110	Base	274,538
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,607
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,623
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

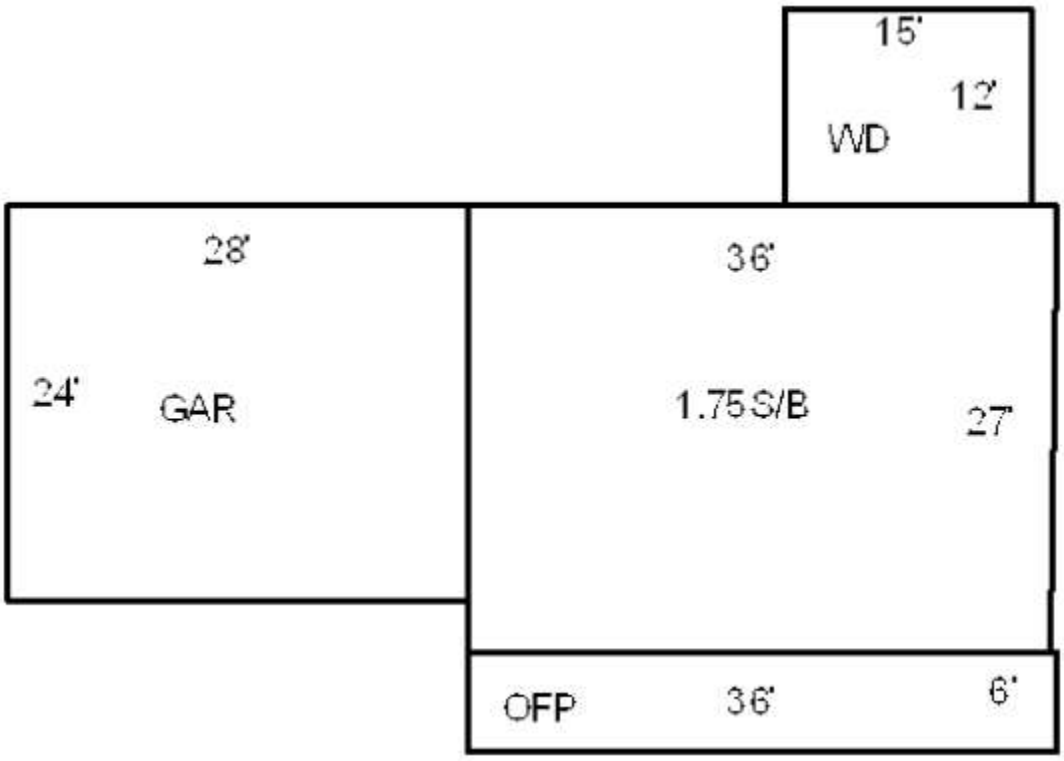
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2005	0	TYPICAL	TYPICAL	Average	Typical	287,576

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	89%	100%	95%	243,146

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	2005	672	C 110	27.284	Avg.	89%	100%	95%	23,069
Open Frame Porch	2005	216	C 110	10.041	Avg.	89%	100%	95%	8,489
WOOD DECK	2005	180	C 110	2.480	Avg.	89%	100%	95%	2,097
1,704 SFLA							Outbuilding Total		33,655

Accpt Land	143,700	Accepted Bldg	276,800	Total	420,500


15'
12'
WD
28'
36'
24'
GAR
1.75 S/B
27'
OFP
36'
6'

Name: MORRILL, JESSE
MORRILL, REBEKAH
Map/Lot: 008-016-2
Account: 2422 Card: 1 of 1 Location: 862 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	07/17/2012
Sale Price	53,900
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B16368P528
Reference 2 LOT SIZE: 4 AC
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.00					Land Total	107,505

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	728 Sqft	Grade C 100	Base	204,922
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,092
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,822
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

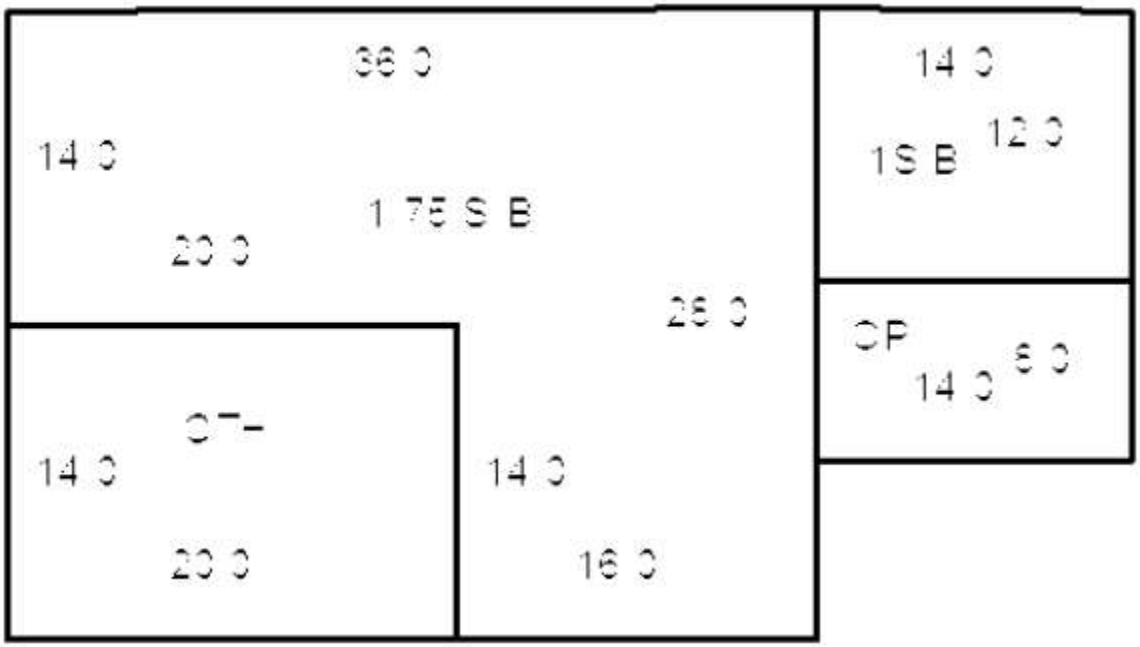
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	223,036

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	93%	100%	95%	197,052

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST CATH/BSMT	2013	280	C 100	33.569	Avg.	93%	100%	95%	29.658
1 STORY/BSMT	2013	168	C 100	17.751	Avg.	93%	100%	95%	15.683
Open Frame Porch	2013	112	C 100	4.733	Avg.	93%	100%	95%	4.182
Frame Garage	2013	832	C 100	30.565	Avg.	93%	100%	95%	27.004
Frame Shed	2016	396	C 100	6.197	Avg.	95%	100%	95%	5.593
1,722 SFLA							Outbuilding Total		82,120

Accpt Land 107,500 Accepted Bldg 279,200 Total 386,700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1 75 S B
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Account: 2425 Card: 1 of 1 Map/Lot: 000-002 Location: TRANSMISSION

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	FARM & FOREST
Topography	
Utilities	
Street	
Reference 1	B00000P0000
Reference 2	LOT SIZE: TRANS/DIST
Tran/Land/Bldg	600 16 98
X.....	UTIL Y..... OV
Exemption(s)	Land Schedule 0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Pipeline.....	0			- - - - S O U N D V A L U E - - - -					3,253,700
								Outbuilding Total	3,253,700

Accpt Land	0	Accepted Bldg	3,253,700	Total	3,253,700

Map/Lot: 006-005-2
Account: 2429 Card: 1 of 1 Location: 220 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Reference 1 B14851P156
Reference 2 LOT SIZE: 5.78 NEW 2007
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.78	Acres-Rear Land 1-10	1,710.00	3,348	20%	Wetland	670
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.78					Land Total	108,175

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,008 Sqft	Grade C 110	Base	262,572
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,663
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,990
Rooms	5				
Bedrooms	2	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	11,616
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

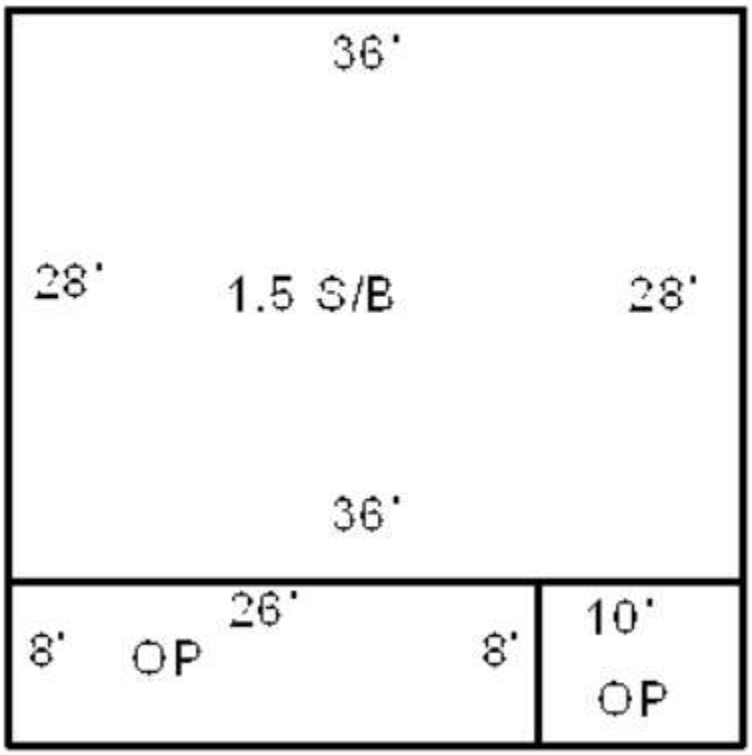
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	280,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	240,119

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN PORCH/BSMT	2007	80	C 110	5.100	Avg.	90%	100%	95%	4,360
Open Frame Porch	2007	208	C 110	9.669	Avg.	90%	100%	95%	8,267
1,512 SFLA							Outbuilding Total		12,627

Accpt Land 108,200 Accepted Bldg 252,700 Total 360,900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28'
1.5 S/B
28'
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10'
OP

Map/Lot: 003-068-1
Account: 2432 Card: 1 of 1 Location: 257 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use VILLAGE A, B, C
Topography Rolling
Utilities
Street Paved

Reference 1 B14924P447
Reference 2 LOT SIZE: .75 NEW 2007
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.75	Acres-Homesite (Fract)	74,130.00	79,231	100%		79,231
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.75					Land Total	90,781

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,438 Sqft	Grade C 100	Base	233,138
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,157
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,314
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

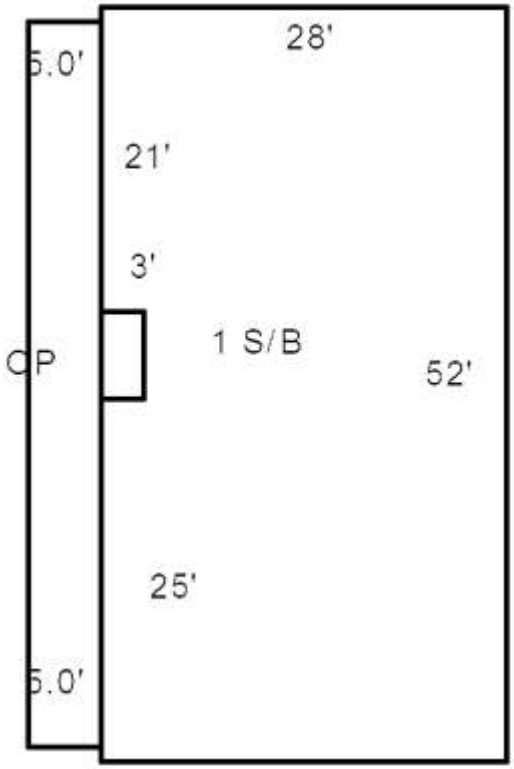
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	247,529

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	105%	233,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN PORCH	2006	18	C 100	882	Avg.	90%	100%	105%	834
Frame Garage	2007	896	C 100	32.870	Avg.	90%	100%	105%	31.062
Open Frame Porch	2006	250	C 100	10.565	Avg.	90%	100%	105%	9.983
1,438 SFLA							Outbuilding Total		41,879

Accpt Land 90,800 Accepted Bldg 275,800 Total 366,600


28'
5.0'
21'
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OP
52'
25'
5.0'

Neighborhood 19	BEECH RIDGE RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	Below Street	Sale Date	06/30/2006
Utilities	Well & Septic	Sale Price	16,000
Street	Paved	Sale Type	Land Only
		Financing	
		Verified	
		Validity	Related Parties
Reference 1	B14884P918		
Reference 2	LOT SIZE: 5.26		
Tran/Land/Bldg	101 1 11		
X.....	corr	Y.....	0
Exemption(s)	1 0 0	Land Schedule	1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.26	Acres-Rear Land 1-10	1,710.00	2,370	100%		2,370
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.26					Land Total	109,875

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	812 Sqft	Grade C 110	Base	242,188
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,340
Fin. Basement Area	980 Sqft, Grade C	Basement Gar	None	Fin Bsmt	19,404
Heating	100% HW BB	Cooling	0% None	Heat	4,689
Rooms	7	HEARTHS		HEARTHS	880
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	17,424
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

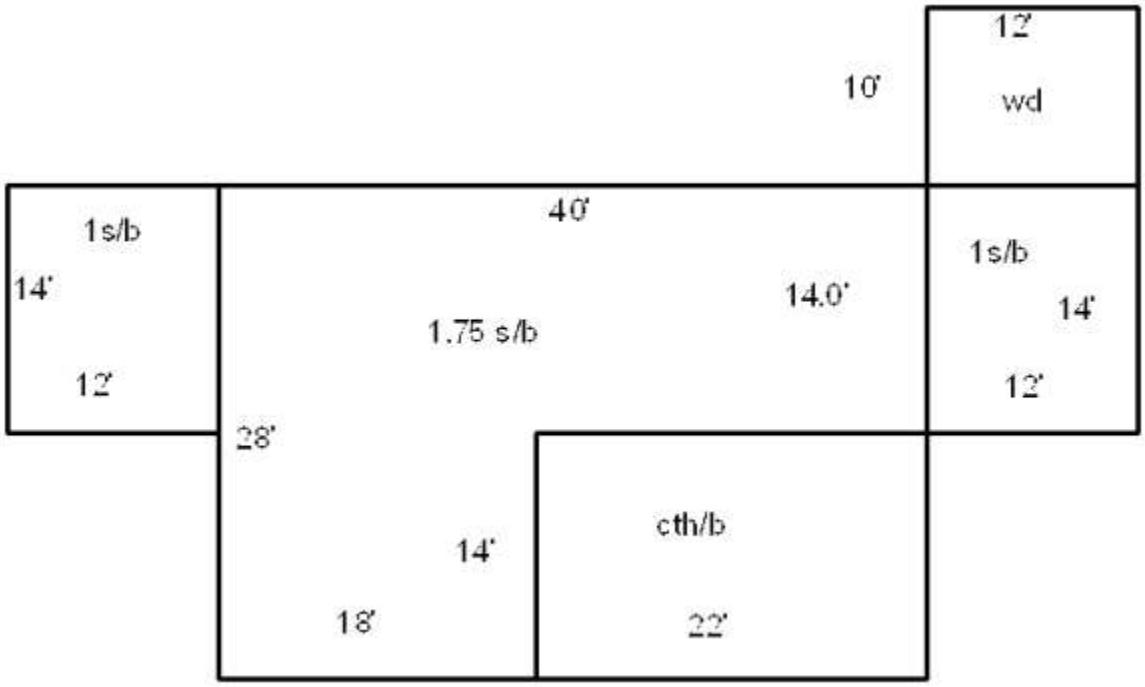
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	285,925

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	247,182

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2008	168	C 110	19.526	Avg.	91%	100%	95%	16,881
1 Story/BSMT	2008	168	C 110	19.526	Avg.	91%	100%	95%	16,881
Wood Deck	2008	120	C 110	1.654	Avg.	91%	100%	95%	1,430
1 ST CATH/BSMT	2008	308	C 110	40.619	Avg.	91%	100%	95%	35,115
Wood Deck	2008	140	C 110	1.929	Avg.	91%	100%	95%	1,667
2,065 SFLA							Outbuilding Total		71,974

Accpt Land 109,900 Accepted Bldg 319,200 Total 429,100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40'
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14'
1.75 s/b
12'
12'
28'
cth/b
14'
18'
22'

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography
Utilities
Street

Reference 1 B16752P980
Reference 2 LOT SIZE: 7.44 NEW 2007 PT 5-52
Tran/Land/Bldg 131 1 0
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	12/12/2013
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
7.44	Acres-Rear Land 1-10	1,710.00	13,995	100%		13,995
Total Acres 7.44				Land Total		13,995

Accpt Land	14,000	Accepted Bldg	0	Total	14,000

Map/Lot: 010-021-1
Account: 2435 Card: 1 of 1 Location: 591 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	09/05/2006
Sale Price	100,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Split/Assemblage

Reference 1	B14949P857
Reference 2	LOT SIZE: 50.49
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
26.49	Acres-Rear 21+	665.00	19,377	100%		19,377
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	50%		7,838
Total Acres 50.49					Land Total	148,305

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	2,149 Sqft	Grade B 100	Base	561,631
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	4,191
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	12,574
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	27,456
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

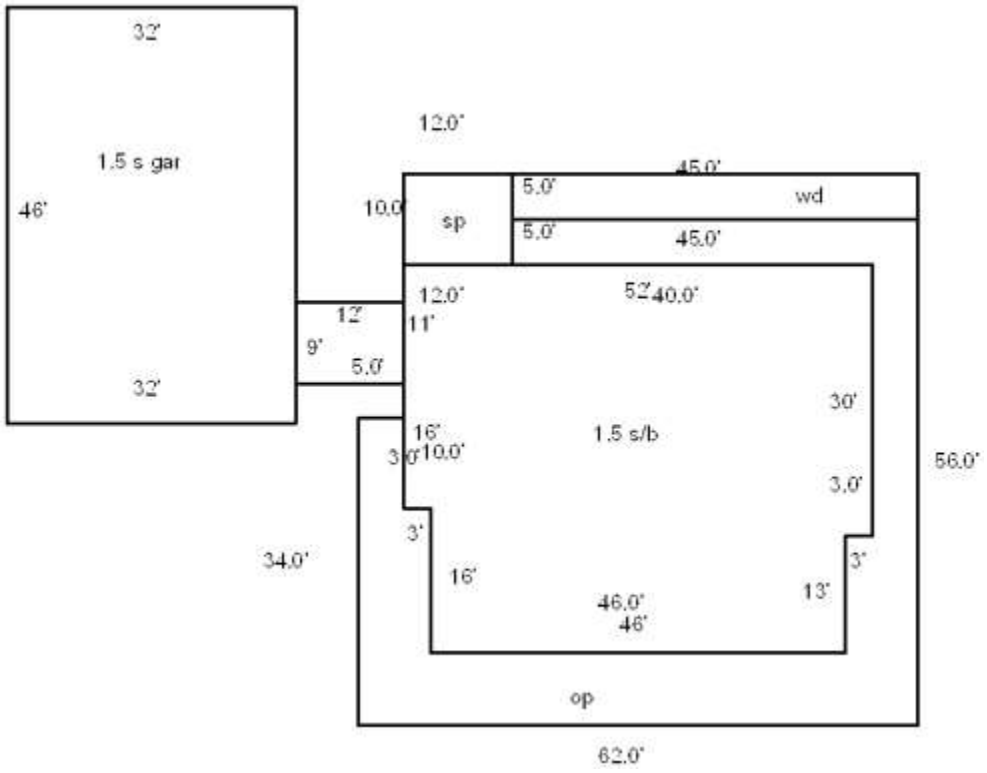
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	605,852

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	523,759

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BASEMENT	2008	108	B 100	14.834	Avg.	91%	100%	95%	12.824
1.50 ST GARAGE..	2008	1472	B 100	90.717	Avg.	91%	100%	95%	78.424
OPEN SCR PORCH	2008	120	B 100	7.379	Avg.	91%	100%	95%	6.379
WOOD DECK	2008	225	B 100	3.665	Avg.	91%	100%	95%	3.168
Open Frame Porch	2008	1153	B 100	63.344	Avg.	91%	100%	95%	54.761
3,332 SFLA							Outbuilding Total		155,556

Accpt Land	148,300	Accepted Bldg	679,300	Total	827,600


32'
1.5 s gar
46'
32'
12.0'
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45.0'
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wd
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5.0'
30'
16'
1.5 s/b
3'
10.0'
56.0'
3.0'
3'
34.0'
16'
3'
13'
46.0'
46'
op
62.0'

Account: 2437 Card: 1 of 1 Map/Lot: 001-022-2 Location: 8 CAHOON LN

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & Septic
Street	Gravel
Reference 1	B16825P472
Reference 2	LOT SIZE: 2.0
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Sale Data

Sale Date	05/23/2014
Sale Price	220,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	80%	Access	73,741
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	84,191

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	952 Sqft	Grade C 100	Base	249,484
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Field8	264,544

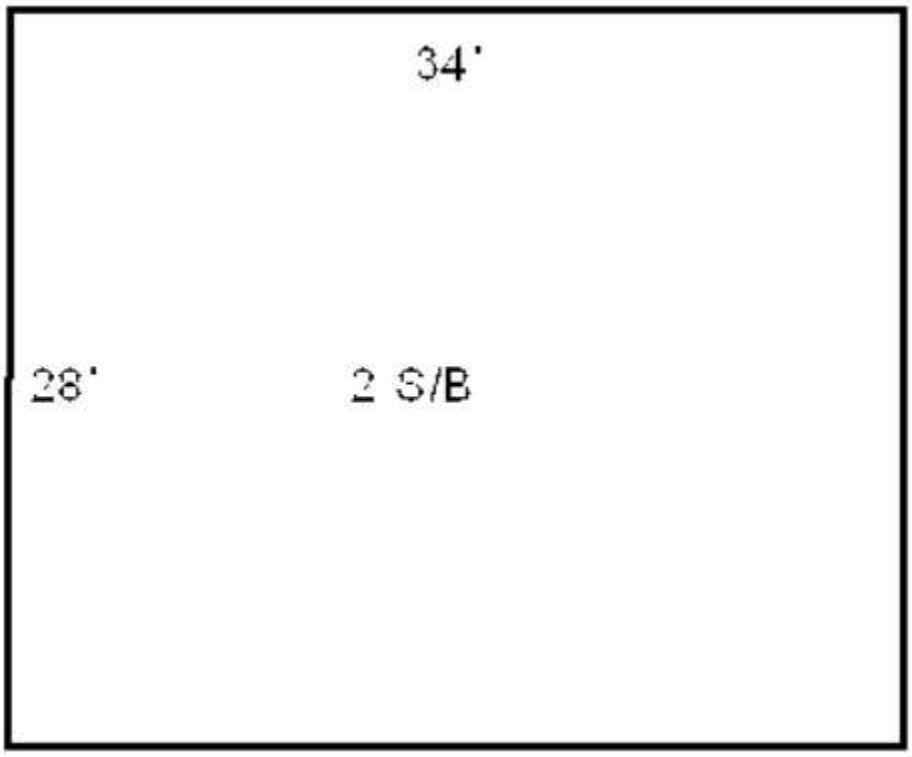
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	226,185

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2011	112	C 100	1.753	Avg.	92%	100%	95%	1.532
1,904 SFLA							Outbuilding Total		1,532

Accpt Land	84,200	Accepted Bldg	227,700	Total	311,900

PURELY
ORGANIC


34'
28'
2 S/B

Account: 2438 Card: 1 of 1 Map/Lot: 010-059-2 Location: 318 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street

Sale Data

Sale Date	09/23/2014
Sale Price	250,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Reference 1 B16896P335
Reference 2 4.46 AC
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
0.78	Acres-Rear Land 1-10	1,710.00	1,467	100%	Size/Shape	1,467
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.46					Land Total	108,209

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,280 Sqft	Grade B 100	Base	411,024
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,496
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	11,315
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

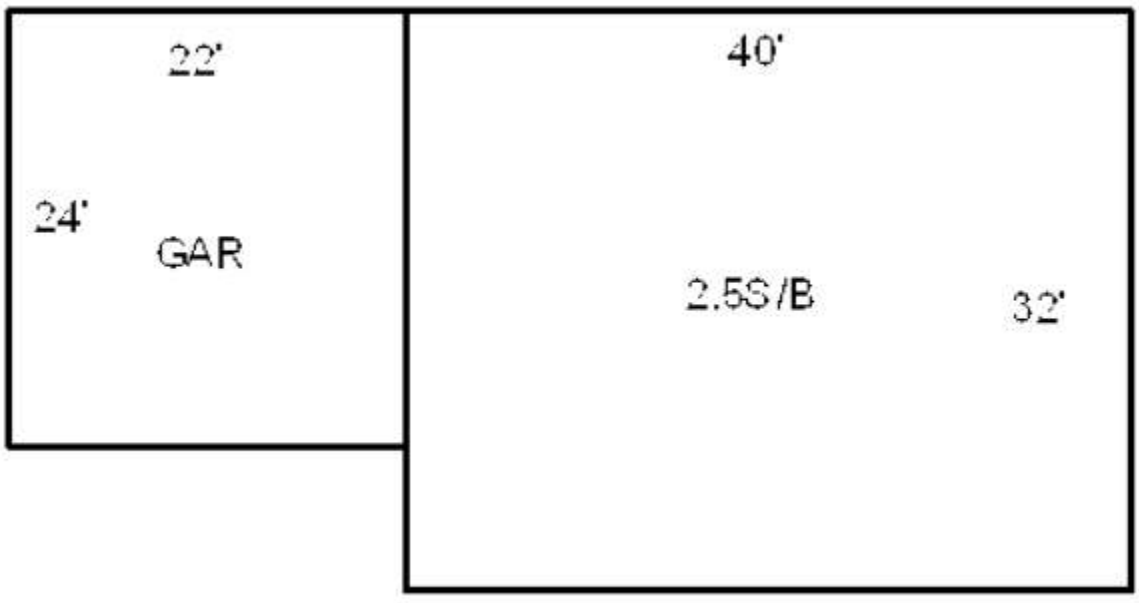
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	443,035

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Overbuilt	None	90%	90%	95%	340,915

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2006	528	B 100	25,503	Avg.	90%	90%	95%	19,625
2,560 SFLA							Outbuilding Total		19,625

Accpt Land 108,200 Accepted Bldg 360,500 Total 468,700


22'
40'
24'
GAR
2.5S/B
32'

Map/Lot: 002-034-1
Account: 2439 Card: 1 of 1 Location: 94 LINSCOTT RD

Neighborhood 10 LINSCOTT RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	05/02/2022
Sale Price	335,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1
Reference 2 LOT SIZE: 1.17 NEW 2007 PT 11732/5
Tran/Land/Bldg 101 1 11
X..... P Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.17	Acres-Homesite (Fract)	78,185.00	87,364	100%		87,364
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.17					Land Total	97,814

Dwelling Description

Conventional	One Story	1,008 Sqft	Grade C 100	Replacement Cost New Base	162,382
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

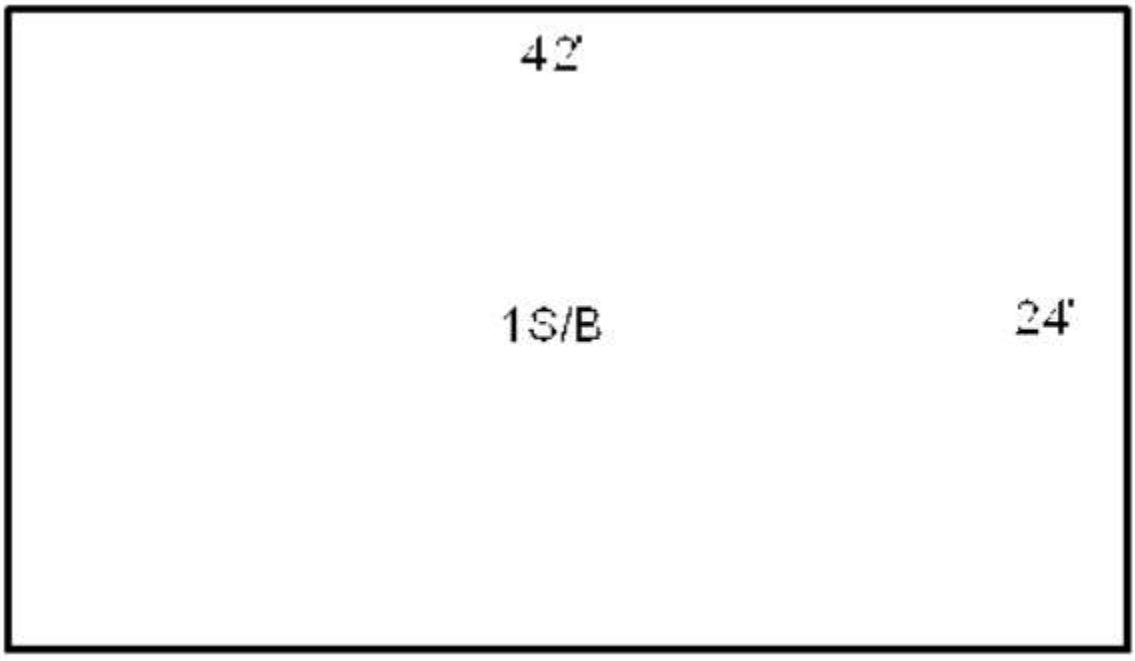
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	166,918

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	90%	100%	95%	142,715

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CATH XTRA FEATURE	2007	400	C 100	5.692	Avg.	90%	100%	95%	4.867
Wood Deck	2007	200	C 100	2.506	Avg.	90%	100%	95%	2.142
1,008 SFLA							Outbuilding Total		7,009

Accpt Land 97,800 Accepted Bldg 149,700 Total 247,500


42'
1S/B
24'

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	08/06/2021
Sale Price	144,450
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	LOT SIZE: 2 AC
Reference 2	
Tran/Land/Bldg	101 1 11
X.....	LOT Y..... 0
Exemption(s)	1 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	100%		92,176
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	102,626

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	956 Sqft	Grade B 100	Base	325,288
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	1,864
Fin. Basement Area	196 Sqft, Grade C	Basement Gar	None	Fin Bsmt	3,881
Heating	100% HW BB	Cooling	100% None	Heat	7,457
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

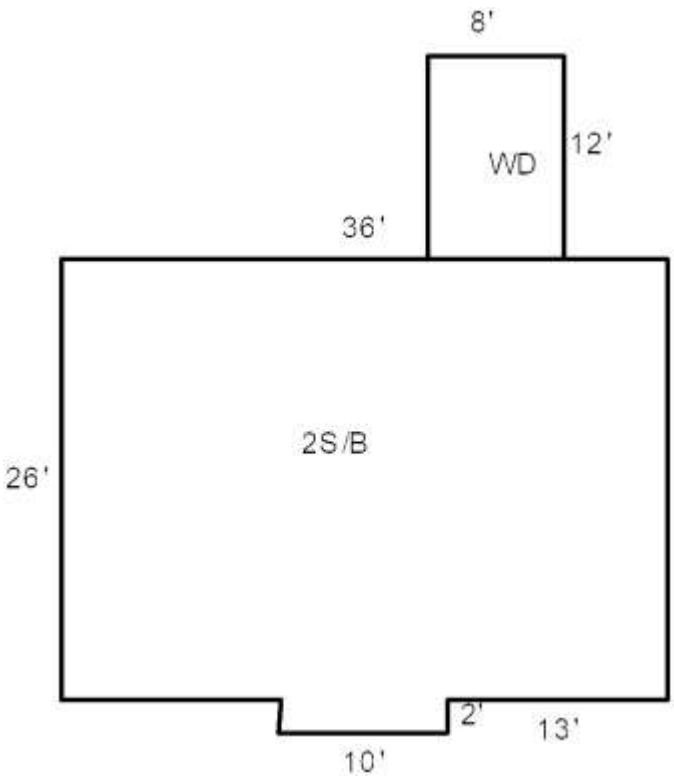
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	TYPICAL	Average	Typical	356,651

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	328,654

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2021	96	B 100	1.564	Avg.	97%	100%	95%	1.441
Frame Shed	2021	220	C 100	3.443	Avg.	100%	100%	95%	3.271
1,912 SFLA							Outbuilding Total		4,712

Accpt Land	102,600	Accepted Bldg	333,400	Total	436,000


8'
12'
WD
36'
2S/B
26'
2'
13'
10'

Name: GRAY, MATTHEW D
GRAY, CARRIE A
Map/Lot: 003-003-1
Account: 2441 Card: 1 of 1 Location: 68 OLD ROUTE 9

Neighborhood 46 SOMERSWORTH

Zoning/Use	RESIDENTIAL 2 VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/24/2007
Sale Price	90,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15076P24
Reference 2	LOT SIZE: 7.32 NEW LOT 2007
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
3.32	Acres-Rear Land 1-10	3,045.00	11,120	100%		11,120
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 7.32					Land Total	116,338

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,280 Sqft	Grade B 100	Base	428,149
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,496
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	12,480
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

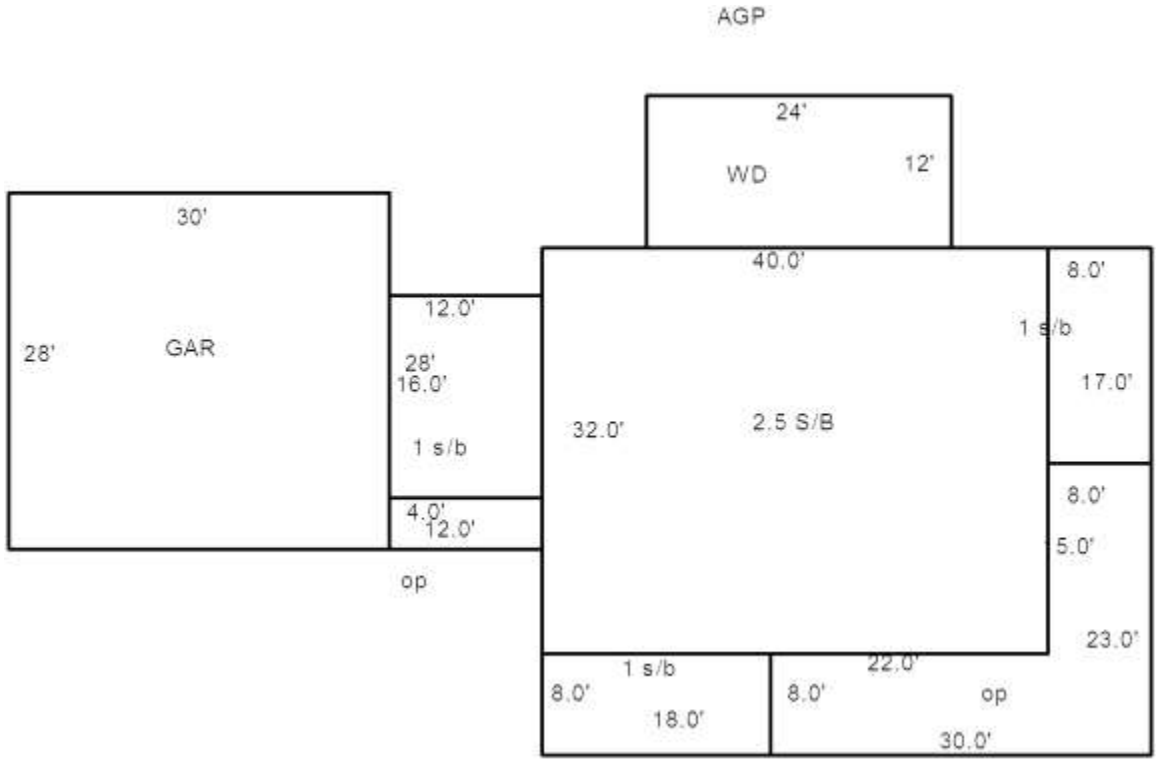
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	461,286

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	98%	105%	431,944

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
TWO STORY FRAME	2008	136	B 100	28.643	Avg.	91%	98%	105%	26.821
1 STORY/BSMT	2008	144	B 100	19.780	Avg.	91%	98%	105%	18.522
1 STORY/BASEMENT	2008	192	B 100	26.373	Avg.	91%	98%	105%	24.695
Open Frame Porch	2008	360	B 100	19.778	Avg.	91%	98%	105%	18.520
OPEN PORCH	2008	48	B 100	2.794	Avg.	91%	98%	105%	2.617
Frame Garage	2008	840	B 100	40.109	Avg.	91%	98%	105%	37.557
Wood Deck	2008	288	B 100	4.692	Avg.	91%	98%	105%	4.394
3,808 SFLA							Outbuilding Total		133,126

Accpt Land 116,300 Accepted Bldg 565,100 Total 681,400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17.0'
32.0'
2.5 S/B
1 s/b
8.0'
4.0'
12.0'
5.0'
op
23.0'
1 s/b
22.0'
8.0'
8.0'
op
18.0'
30.0'

Map/Lot: 003-061-1
Account: 2442 Card: 1 of 1 Location: 353 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2 FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	02/15/2011
Sale Price	180,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16051P389
Reference 2	LOT SIZE: 3.29 NEW 2007 PT 3-61; 8010/273
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.29	Acres-Homesite (Fract)	72,675.00	90,053	100%		90,053
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.29					Land Total	105,728

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,040 Sqft	Grade C 100	Base	182,677
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,560
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,120
Rooms	3				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

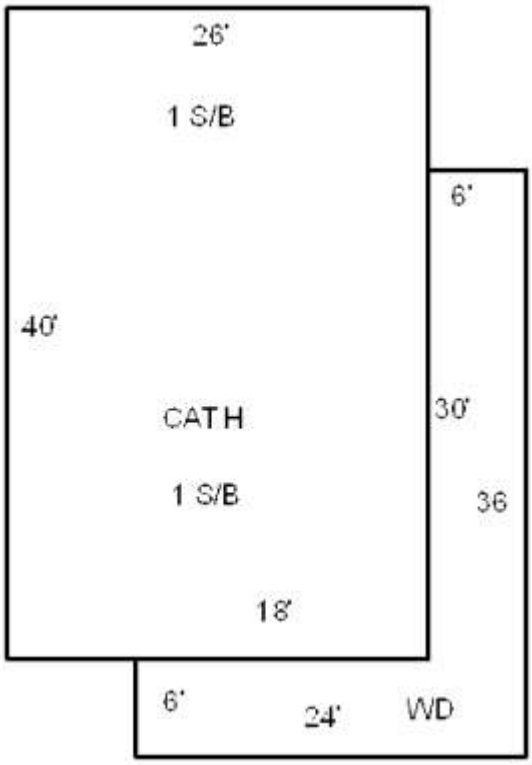
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	187,357

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	161,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2008	324	C 100	4.060	Avg.	91%	100%	95%	3.510
1,040 SFLA							Outbuilding Total		3,510

Accpt Land	105,700	Accepted Bldg	165,500	Total	271,200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1 S/B
6'
40'
CATH
30'
1 S/B
36
18'
6'
24'
WD

Account: 2443 Card: 1 of 1 Map/Lot: 003-061-2 Location: 351 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/12/2007
Sale Price	70,000
Sale Type	Land Only
Financing	
Verified	
Validity	Other Non Valid

Reference 1	B15059P977
Reference 2	LOT SIZE: 2.73 NEW 2007 PT 3-61
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.73	Acres-Homesite (Fract)	72,675.00	88,388	100%		88,388
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 2.73					Land Total	104,063

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	721 Sqft	Grade C 115	Base	237,917
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,244
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,975
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,180
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

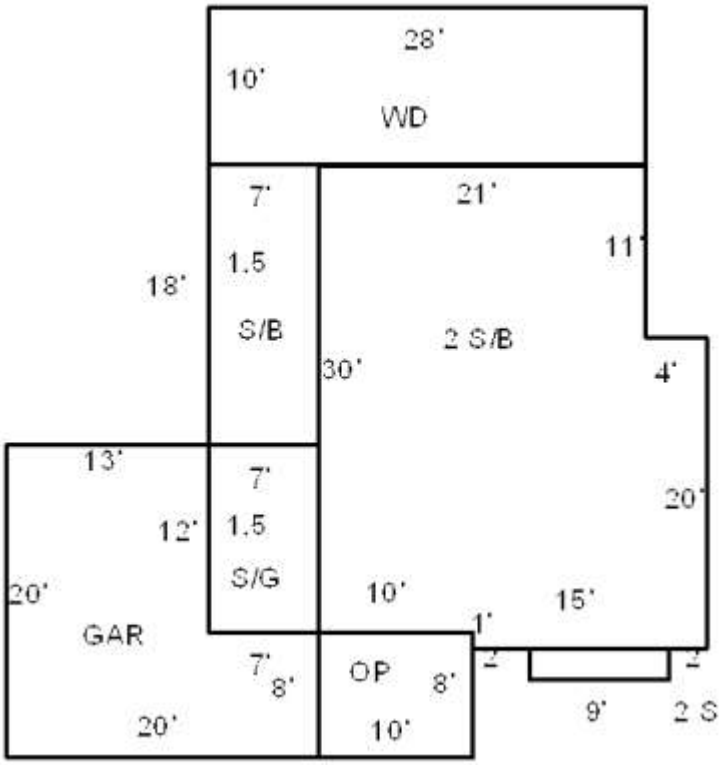
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	259,316

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	224,179

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.5 Story/BSMT	2008	126	C 115	21.435	Avg.	91%	100%	95%	18.531
1/2S AD/GAR.....	2008	84	C 115	6.669	Avg.	91%	100%	95%	5.766
Frame Garage	2008	316	C 115	13.782	Avg.	91%	100%	95%	11.915
Wood Deck	2008	280	C 115	4.034	Avg.	91%	100%	95%	3.487
Open Frame Porch	2008	80	C 115	3.888	Avg.	91%	100%	95%	3.361
TWO STORY FRAME	2008	18	C 115	3.353	Avg.	91%	100%	95%	2.898
1.75 ST GARAGE..	2008	1800	C 100	94.988	Avg.	90%	80%	95%	64.971
1,709 SFLA								Outbuilding Total	110,929

Accpt Land 104,100 Accepted Bldg 335,100 Total 439,200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10'
WD
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21'
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15'
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GAR
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8'
OP
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9'
2 S
20'
10'

Neighborhood 50 MILL LANE

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticSeptic
Street Gravel

Sale Data

Sale Date 02/15/2007
Sale Price 145,000
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B15087P552
Reference 2 LOT SIZE: 13.28 NEW 2007 PT 6-24-1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.28	Acres-Rear Land 1-10	1,710.00	17,456	100%		17,456
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 13.28					Land Total	124,961

Dwelling Description

				Replacement Cost New	
Log Home	One & 1/2 Story	1,408 Sqft	Grade B 120	Base	409,800
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,295
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	6,178
Heating	100% HW BB	Cooling	0% None	Heat	9,884
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

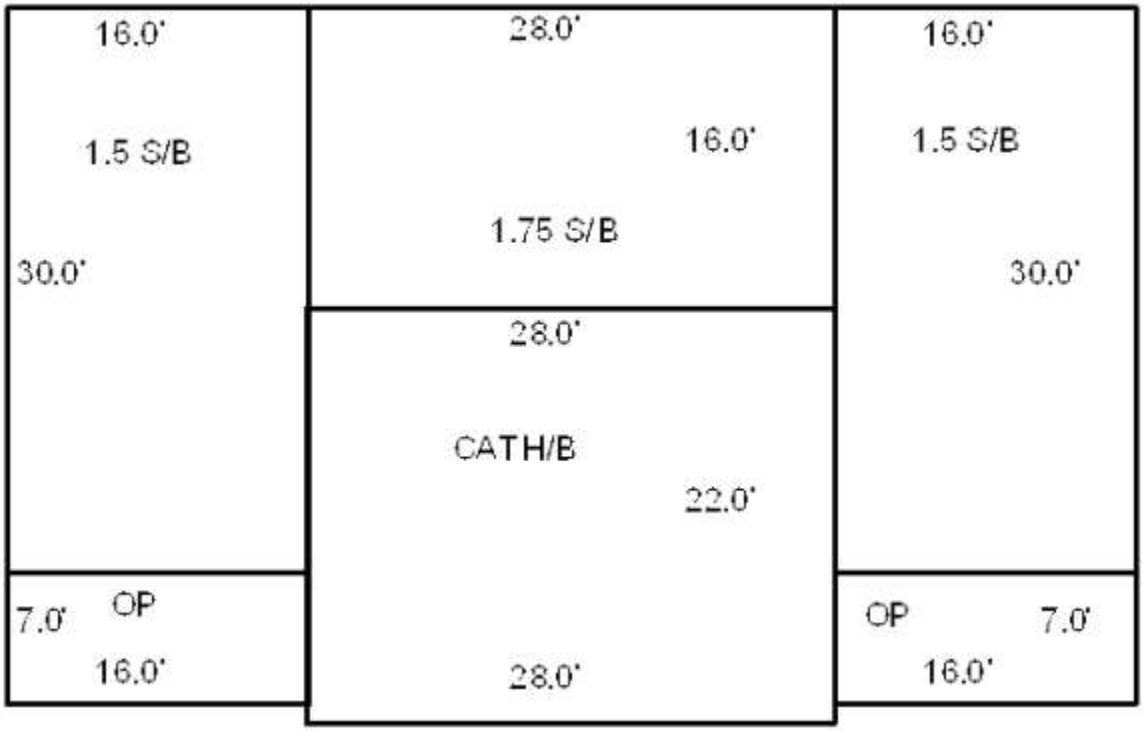
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	449,749

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	388,808

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2009	616	B 120	115.210	Avg.	91%	100%	95%	99.599
Open Frame Porch	2009	112	B 120	7.384	Avg.	91%	100%	95%	6.383
OPEN PORCH	2009	112	B 120	7.572	Avg.	91%	100%	95%	6.546
Wood Deck	2009	120	B 120	2.346	Avg.	91%	100%	95%	2.028
2,728 SFLA							Outbuilding Total		114,556

Accpt Land 125,000 Accepted Bldg 503,400 Total 628,400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CATH/B
22.0'
16.0'
1.5 S/B
30.0'
7.0'
OP
16.0'
28.0'
OP
7.0'
16.0'

Name: QUALLS, MATTHEW R
QUALLS, QIANA B
Map/Lot: 008-052-2
Account: 2446 Card: 1 of 1 Location: 538 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography Below Street
Utilities Well & SepticSeptic
Street Paved

Sale Data

Sale Date	10/28/2009
Sale Price	396,300
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15753P117
Reference 2 LOT SIZE: 9.39
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.39	Acres-Rear Land 1-10	1,710.00	10,139	100%		10,139
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.39					Land Total	117,644

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade B 100	Base	364,606
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,736
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

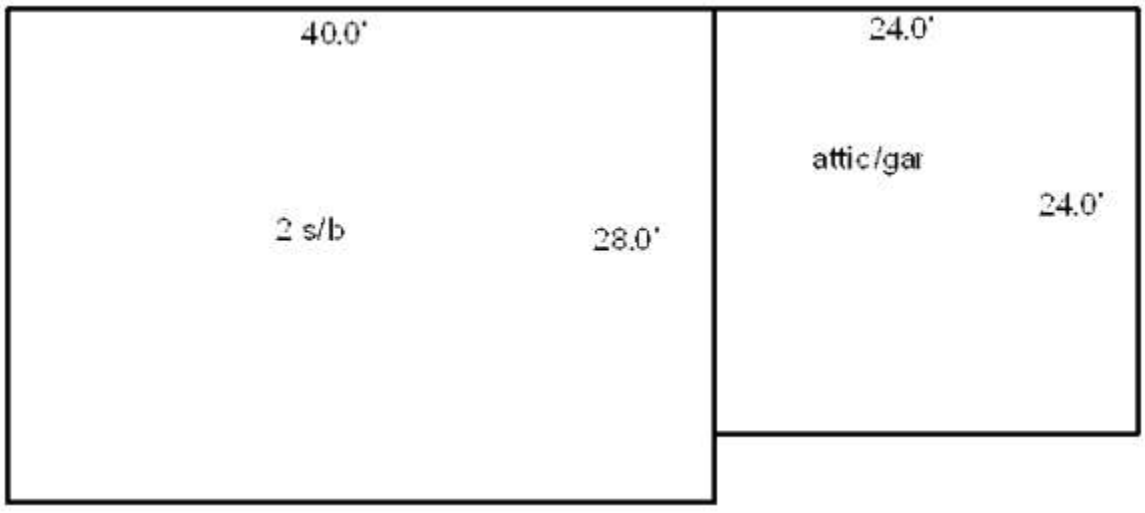
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	396,118

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	342,444

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	2009	576	B 100	32,037	Avg.	91%	100%	95%	27,696
2,240 SFLA						Outbuilding Total			27,696

Accpt Land 117,600 Accepted Bldg 370,100 Total 487,700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attic/gar
24.0'
2 s/b
28.0'

Name: MORSE, CYNTHIA A
MORSE, SCOTT B
Map/Lot: 001-043-K
Account: 2447 Card: 1 of 1 Location: 297 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	
Street	Gravel

Sale Data

Sale Date	06/06/2007
Sale Price	300,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15177P580 FKA: 001-043-01-1
Reference 2	LOT SIZE: 2.42 NEW 2007 PT 1-43-2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.42	Acres-Homesite (Fract)	61,200.00	73,540	95%	Size/Shape	69,863
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 2.42					Land Total	83,063

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	964 Sqft	Grade C 105	Base	264,282
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,518
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,073
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	16,632
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

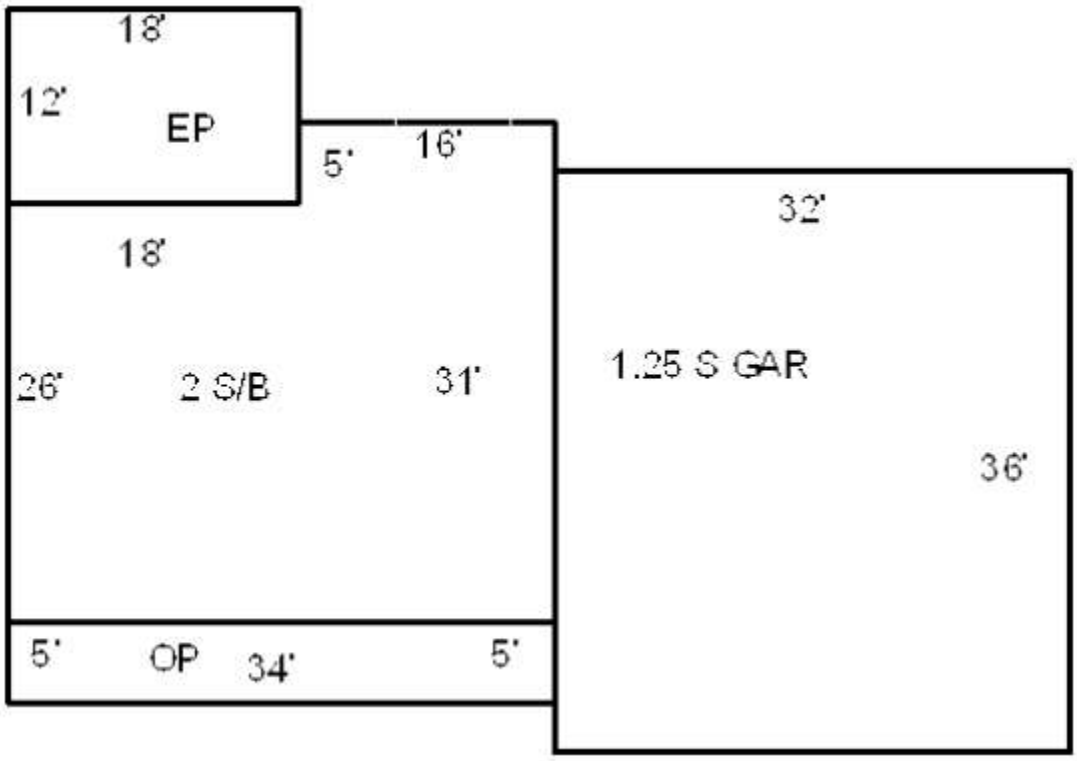
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	288,505

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	95%	246,672

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	2006	1152	C 105	50.927	Avg.	90%	100%	95%	43.542
Open Frame Porch	2006	170	C 105	7.543	Avg.	90%	100%	95%	6.450
Encl Frame Porch	2006	216	C 105	18.072	Avg.	90%	100%	95%	15.452
1,928 SFLA							Outbuilding Total		65,444

Accpt Land	83,100	Accepted Bldg	312,100	Total	395,200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12'
EP
5'
16'
18'
26'
2 S/B
31'
32'
1.25 S GAR
36'
5'
OP
34'
5'

Name: ZUCCO, CLEOFAS MAURI
ZUCCO, DORIS C
Map/Lot: 005-046-2-1
Account: 2449 Card: 1 of 1 Location: 10 PORTER FARM WY

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/26/2018
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17650P407 UNIT1
Reference 2	LOT SIZE: (43 association land)
Tran/Land/Bldg	120 1 18
X.....	127 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	71,250.00	78,375	100%		78,375
Total Acres 0.00					Land Total	78,375

Dwelling Description

Condo	Two Story	1,008 Sqft	Grade B 100	Replacement Cost New Base	287,092
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,862
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

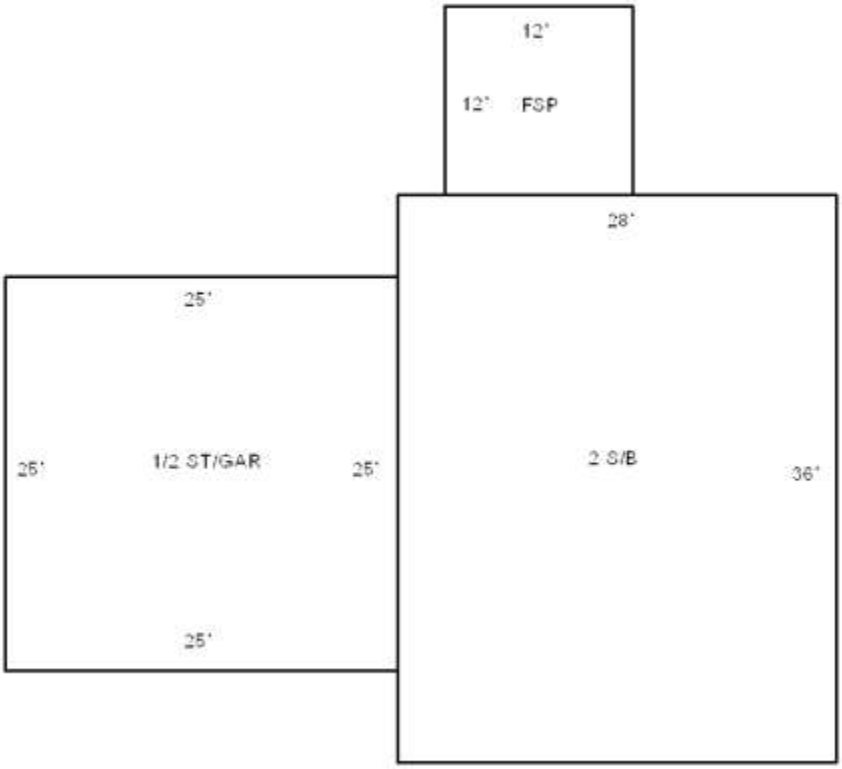
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	321,945

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	95%	95%	261,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
OPEN SCR PORCH	2006	144	B 100	8.697	Avg.	90%	95%	95%	7,064
1.50 ST GARAGE..	2006	625	B 100	39.196	Avg.	90%	95%	95%	31,836
2,016 SFLA							Outbuilding Total		38,900

Accpt Land	78,400	Accepted Bldg	300,400	Total	378,800


12'
12'
FSP
28'
25'
25'
1/2 ST/GAR
25'
2 S/B
36'
25'

Name: KELLEY, EUGENE O
KELLEY, CHERYL J
Map/Lot: 005-046-2-2
Account: 2450 Card: 1 of 1 Location: 10 PORTER FARM WY

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	05/24/2018
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17705P503 UNIT 2
Reference 2	LOT SIZE: 43
Tran/Land/Bldg	120 1 18
X.....	5 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	71,250.00	78,375	100%		78,375
Total Acres 0.00					Land Total	78,375

Dwelling Description

				Replacement Cost New	
Condo	Two Story	1,008 Sqft	Grade B 100	Base	287,092
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,862
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

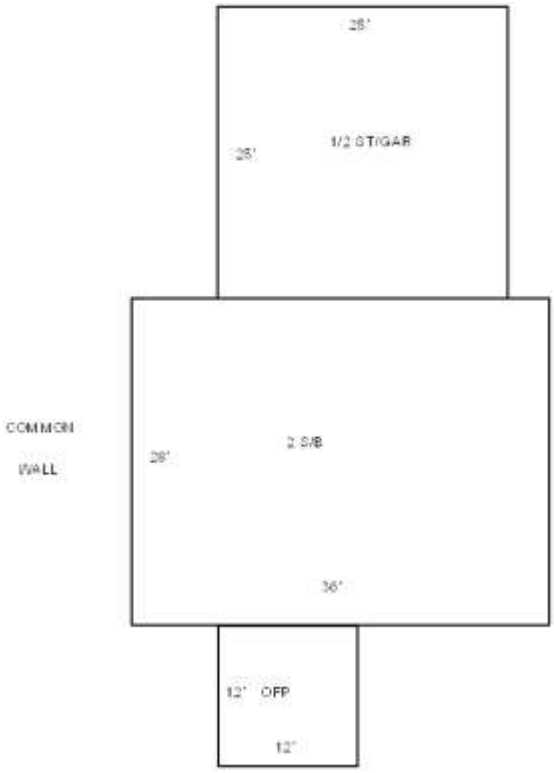
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	321,945

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	95%	95%	261,500

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.25 ST GARAGE..	2006	625	B 100	34.676	Avg.	90%	95%	95%	28,166
Open Frame Porch	2006	144	B 100	7.910	Avg.	90%	95%	95%	6,425
2,016 SFLA							Outbuilding Total		34,591

Accpt Land	78,400	Accepted Bldg	296,100	Total	374,500


28'
1/2 ST/GAR
28'
COMMON
WALL
2 S/B
28'
36'
12' OFP
12'

Name: HILFER, THOMAS C
HILFER, JESSICA MARIE
Map/Lot: 002-010-1-1
Account: 2451 Card: 1 of 1 Location: 122 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	10/01/2021
Sale Price	449,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17601P398
Reference 2	LOT SIZE: 1.41 AC
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.41	Acres-Homesite (Fract)	74,130.00	84,393	75%	Size/Shape	63,295
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.41					Land Total	74,845

Dwelling Description

				Replacement Cost New	
Contemporary	One Story	2,136 Sqft	Grade B 110	Base	418,125
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	2,291
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	11,912
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	26,426
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

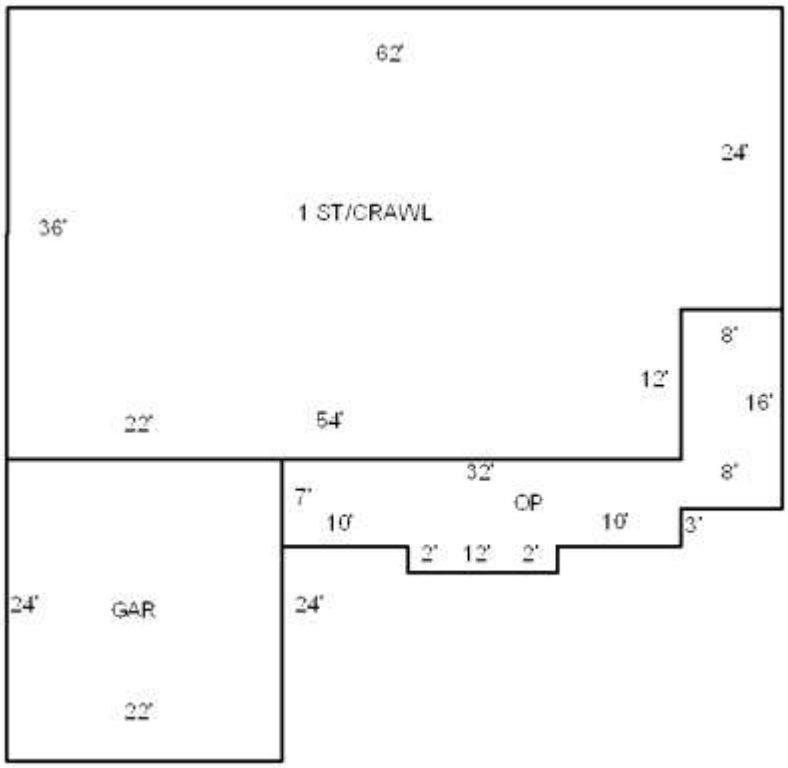
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	GOOD	GOOD	Average	Typical	458,754

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	Other.....	90%	100%	89%	368,494

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2006	376	B 110	22.723	Avg.	90%	100%	89%	18.253
Frame Garage	2006	528	B 110	28.053	Avg.	90%	100%	89%	22.534
Frame Shed	2006	96	B 110	2.148	Avg.	90%	100%	89%	1.725
2,136 SFLA							Outbuilding Total		42,512

Accpt Land	74,800	Accepted Bldg	411,000	Total	485,800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24'
1 ST/CRAWL
36'
8'
12'
16'
22'
54'
32'
8'
7'
OP
10'
10'
3'
2'
12'
2'
24'
GAR
24'
22'

Name: HUTCHINS, JOHN S
HUTCHINS, MACHELLE K
Map/Lot: 002-059-3
Account: 2458 Card: 1 of 1 Location: 231 WELLS ST

Neighborhood 66 WELLS ST

Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & Septic
Street	Gravel

Sale Data

Sale Date	10/29/2009
Sale Price	240,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B15751P663
Reference 2	LOT SIZE: 3.17
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.17	Acres-Homesite (Fract)	78,185.00	96,521	100%		96,521
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.17					Land Total	106,971

Dwelling Description

				Replacement Cost New	
Conventional	One & 3/4 Story	784 Sqft	Grade C 100	Base	204,846
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,176
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,116
Rooms	6				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	0	Plumbing	18,480
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

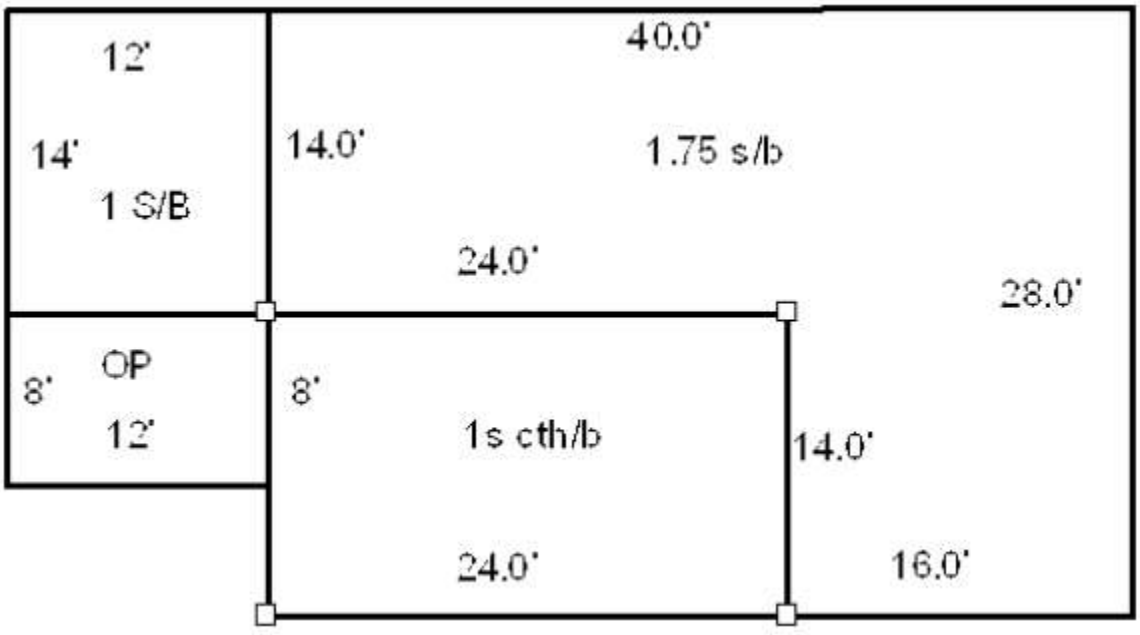
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2004	0	TYPICAL	TYPICAL	Average	Typical	228,618

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	89%	95%	95%	183,632

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST CATH/BSMT	2004	336	C 100	40.283	Avg.	89%	95%	95%	32.356
Open Frame Porch	2004	96	C 100	4.057	Avg.	89%	95%	95%	3.258
1 Story/BSMT	2004	168	C 100	17.751	Avg.	89%	95%	95%	14.258
1,876 SFLA							Outbuilding Total		49,872

Accpt Land	107,000	Accepted Bldg	233,500	Total	340,500


12'
40.0'
14'
14.0'
1.75 s/b
1 S/B
24.0'
28.0'
OP
8'
8'
12'
1s cth/b
14.0'
24.0'
16.0'

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	11/04/2015
Sale Price	114,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17131P125
Reference 2	LOT SIZE: 108
Tran/Land/Bldg	130 1 1
X.....	LAND Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	75%	Access	61,157
10.00	Acres-Rear Land 1-10	3,045.00	33,495	75%		25,121
10.00	Acres-Rear Land 11-20	1,260.00	13,860	75%		10,395
87.00	Acres-Rear 21+	735.00	70,340	100%		70,340
Total Acres 108.00					Land Total	167,013

Accpt Land	167,000	Accepted Bldg	0	Total	167,000

Map/Lot: 010-066-1
Account: 2461 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	
Street	Gravel

Sale Data

Sale Date	12/16/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	Deed of Distribution B18931P89
Reference 2	LOT SIZE:8.57
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%		45,915
4.57	Acres-Rear Land 1-10	1,710.00	8,596	50%		4,298
Total Acres 8.57					Land Total	50,213

Accpt Land	50,200	Accepted Bldg	0	Total	50,200

Neighborhood 25	OAK WOODS RD
Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	08/10/2007
Sale Price	71,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15232P491
Reference 2	LOT SIZE: 3.2 REMAINING PORTION
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.20	Acres-Homesite (Fract)	76,500.00	88,200	100%		88,200
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.20					Land Total	99,200

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,278 Sqft	Grade B 100	Base	264,131
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,492
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,154
Rooms	4				
Bedrooms	1	Add Fixtures	2		
Baths	1	Half Baths	1	Plumbing	13,728
Attic	Floor & Stairs			Attic	3,323
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

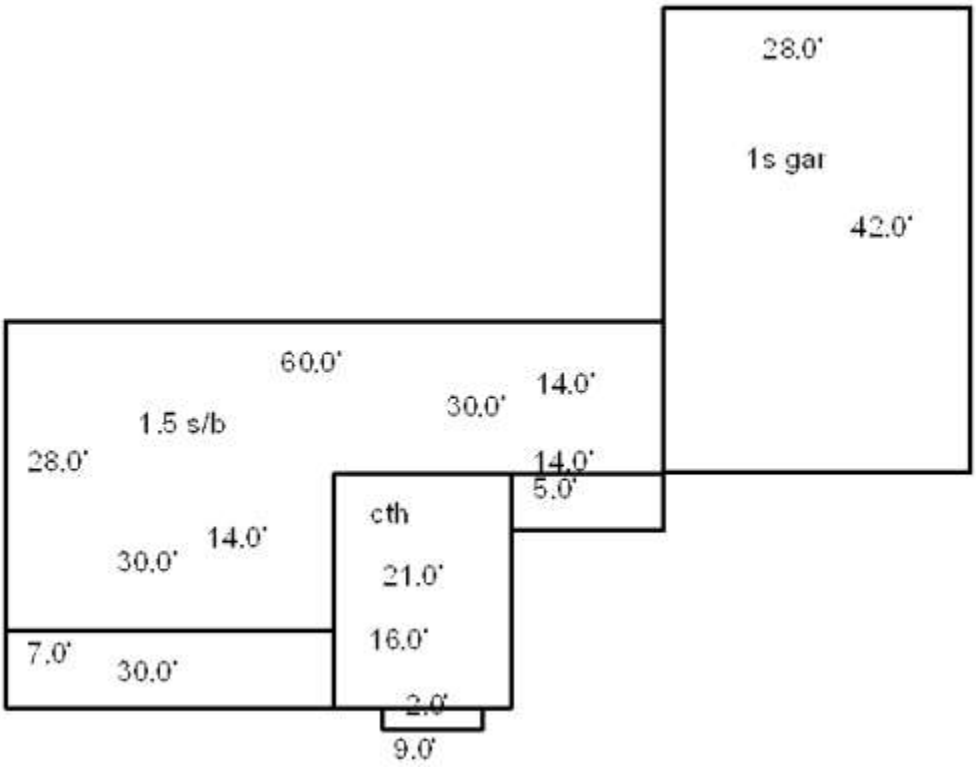
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	287,828

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	100%	264,802

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST CATH/BSMT	2010	336	B 100	52.368	Avg.	92%	100%	100%	48.179
Frame Garage	2010	1176	B 100	55.839	Avg.	92%	100%	100%	51.372
Open Frame Porch	2010	210	B 100	11.538	Avg.	92%	100%	100%	10.615
OPEN PORCH	2010	70	B 100	4.003	Avg.	92%	100%	100%	3.683
GAS FPL	2010	1	B 100	2.989	Avg.	92%	100%	100%	2.750
1,614 SFLA								Outbuilding Total	116,599

Accpt Land	99,200	Accepted Bldg	381,400	Total	480,600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Name: LEECH, ADAM W
LEECH, BARBARA J
Map/Lot: 003-005-2
Account: 2463 Card: 1 of 1 Location: 90 OLD ROUTE 9

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 2
Topography LevelRolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	02/29/2008
Sale Price	244,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15362P540
Reference 2 LOT SIZE: 3.04 SPLIT FROM 003-005-1
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.04	Acres-Homesite (Fract)	76,500.00	87,748	100%		87,748
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.04					Land Total	98,748

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	952 Sqft	Grade C 100	Base	249,484
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

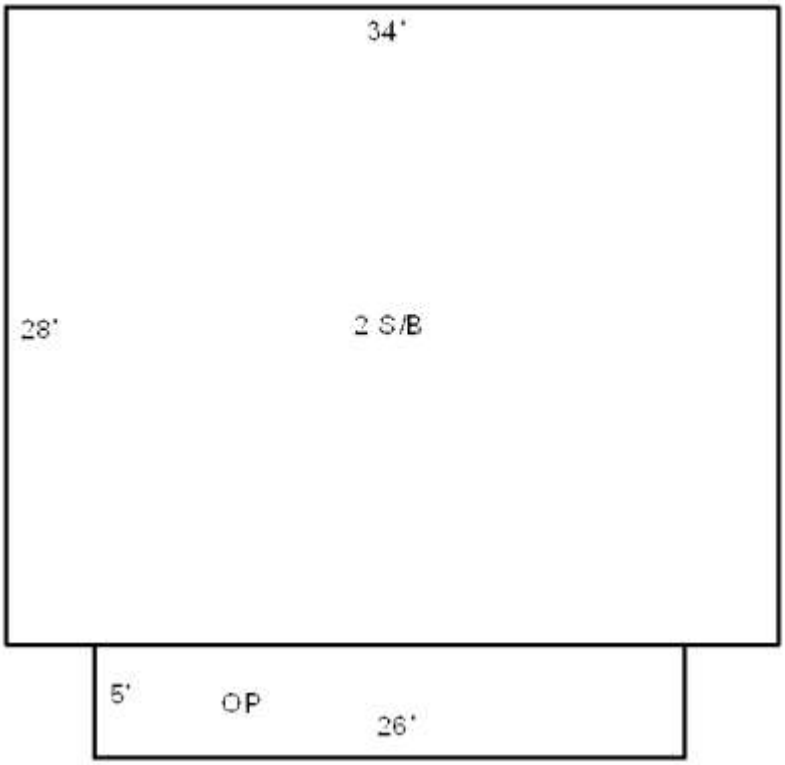
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2007	0	TYPICAL	TYPICAL	Average	Typical	261,904

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	100%	100%	235,714

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2007	130	C 100	5.494	Avg.	90%	100%	100%	4.945
1,904 SFLA							Outbuilding Total		4,945

Accpt Land	98,700	Accepted Bldg	240,700	Total	339,400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28'
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5'
OP
26'

Map/Lot: 008-026-1
Account: 2464 Card: 1 of 1 Location: 151 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticSeptic
Street Paved
PERMIT STATUS UC FOR APRIL 1

Reference 1 B17737P364
Reference 2 LOT SIZE: 3.67
Tran/Land/Bldg 101 1 11
X..... OB Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Sale Data

Sale Date	06/23/2018
Sale Price	232,300
Sale Type	Land & Buildings
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Log Home	One & 3/4 Story	432 Sqft	Grade B 100	Base	168,467
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	842
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	1,966
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

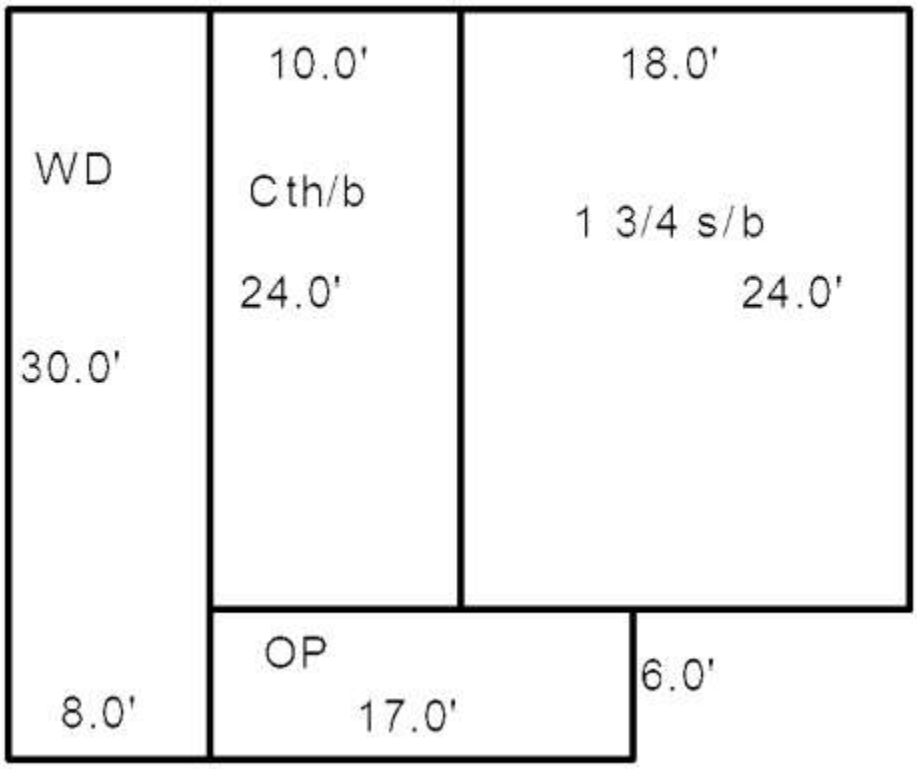
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	178,139

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	94%	100%	95%	159,078

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 ST CATH/BSMT	2015	240	B 100	37.406	Avg.	94%	100%	95%	33.404
Open Frame Porch	2015	102	B 100	5.604	Avg.	94%	100%	95%	5.005
Wood Deck	2015	240	B 100	3.909	Avg.	94%	100%	95%	3.490
GAS FPL	2015	1	B 100	2.989	Avg.	94%	100%	95%	2.670
Frame Shed	2020			----SOUND VALUE----					2.500
996 SFLA								Outbuilding Total	47,069

Accpt Land	106,700	Accepted Bldg	206,100	Total	312,800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Name: CHANDLER, KYLE O
CHANDLER, VANESSA M

Map/Lot: 005-059
Account: 2465 Card: 1 of 1 Location: TURKEY ST

Neighborhood 25	OAK WOODS RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	
Street	Paved
Reference 1	B17601P937
Reference 2	LOT SIZE: 22.31
Tran/Land/Bldg	130 1 0
X.....	22 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	11/09/2017
Sale Price	127,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
8.31	Acres-Rear Land 11-20	950.00	8,684	100%		8,684
Total Acres 22.31					Land Total	119,324

Accpt Land 119,300 Accepted Bldg 0 Total 119,300

Name: PERRY, BRIAN L
PERRY, DIANE K
Map/Lot: 004-080-1
Account: 2466 Card: 1 of 1 Location: 1 HARVEYS WAY

Neighborhood 64 BOYLE RD

Zoning/Use FARM & FOREST
Topography
Utilities
Street Paved

Sale Data

Sale Date	08/09/2017
Sale Price	235,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17534P794
Reference 2 LOT SIZE: 3.86
Tran/Land/Bldg 101 1 11
X..... 88 Y..... 0
Exemption(s) 1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.86	Acres-Homesite (Fract)	72,675.00	91,503	90%	Access	82,353
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.86					Land Total	98,028

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,516 Sqft	Grade C 100	Base	243,028
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,274
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,548
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

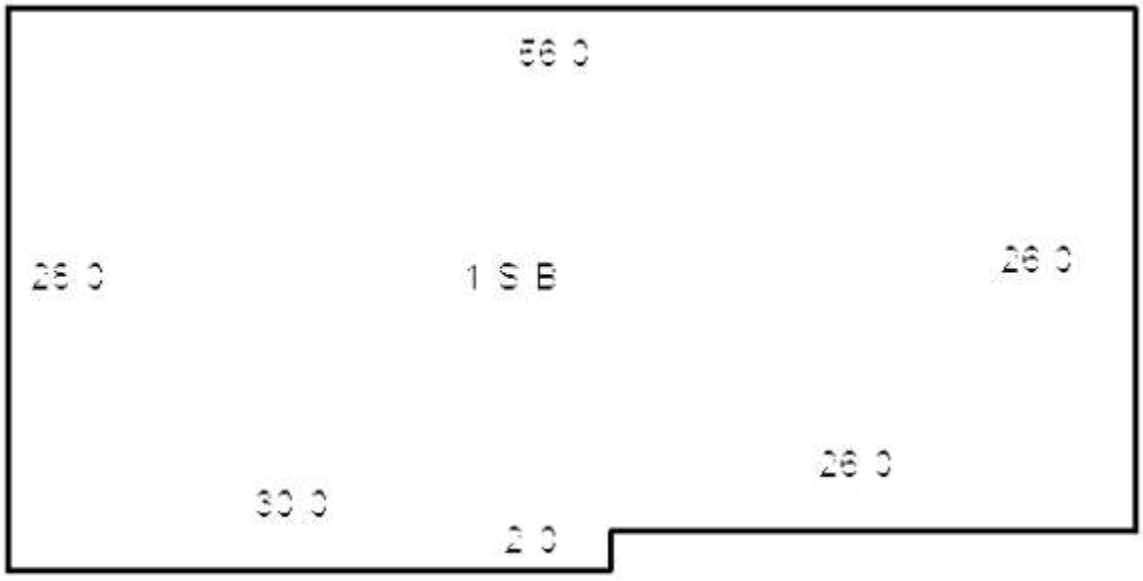
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1969	0	TYPICAL	TYPICAL	Average	Typical	257,770

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	71%	100%	95%	173,866

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Shed	2014	192	C 100	3.005	Avg.	93%	100%	95%	2.655
Frame Shed	2016	560	C 100	8.764	Avg.	95%	100%	95%	7.910
1,516 SFLA							Outbuilding Total		10,565

Accpt Land 98,000 Accepted Bldg 184,400 Total 282,400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2 0

Name: MILLS, SHANE T
TRUSSELLE, JESSICA L
Map/Lot: 003-055-5
Account: 2467 Card: 1 of 1 Location: 44 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use RESIDENTIAL 2
Topography
Utilities
Street

Sale Data

Sale Date	01/29/2008
Sale Price	59,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B15342P346 PORTION
Reference 2 LOT SIZE: 2.21
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.21	Acres-Homesite (Fract)	76,500.00	84,994	90%		76,495
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.21					Land Total	87,495

Dwelling Description

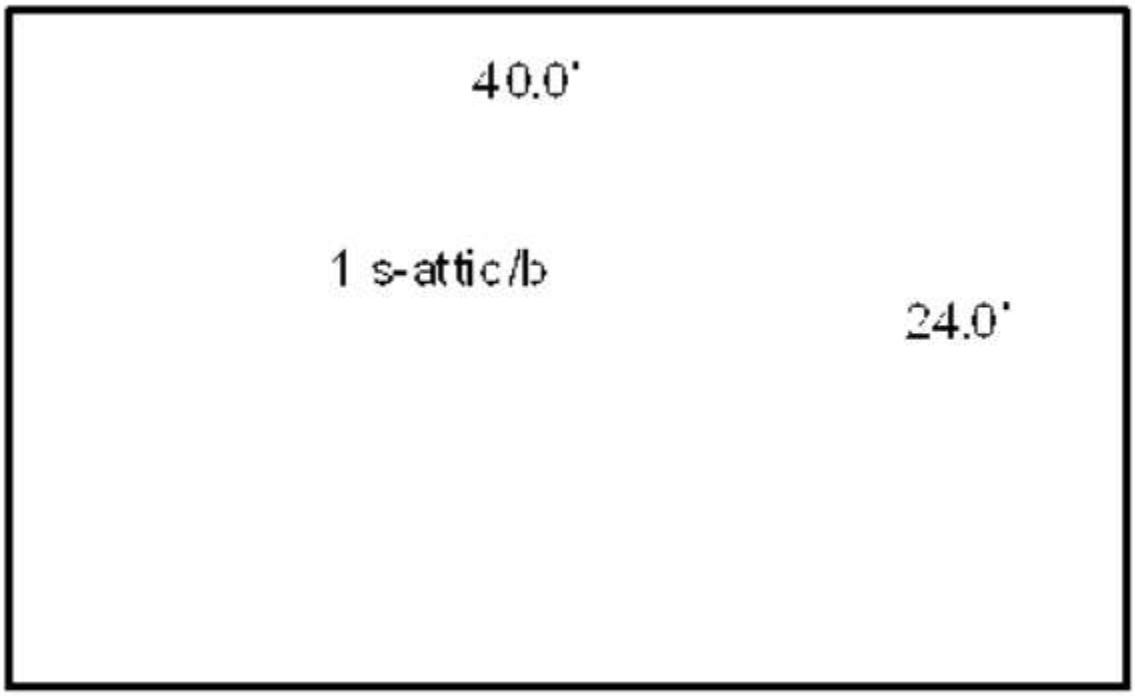
				Replacement Cost New	
Cape Cod	One Story	960 Sqft	Grade C 100	Base	164,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,440
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,880
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	1,920
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	960	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	170,932

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	100%	155,548

Accpt Land 87,500 Accepted Bldg 155,500 Total 243,000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Name: LAMBERT, MURIEL L
LAMBERT, GERRY M
Map/Lot: 006-089-1
Account: 2468 Card: 1 of 1 Location: 10 PHILLIPS WAY

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Gravel

Sale Data

Sale Date	03/07/2008
Sale Price	70,000
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B15368P765
Reference 2	LOT SIZE: 3.87
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.87	Acres-Homesite (Fract)	72,675.00	91,527	100%	Access	91,527
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.87					Land Total	107,202

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,064 Sqft	Grade C 110	Base	273,009
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,756
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,267
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

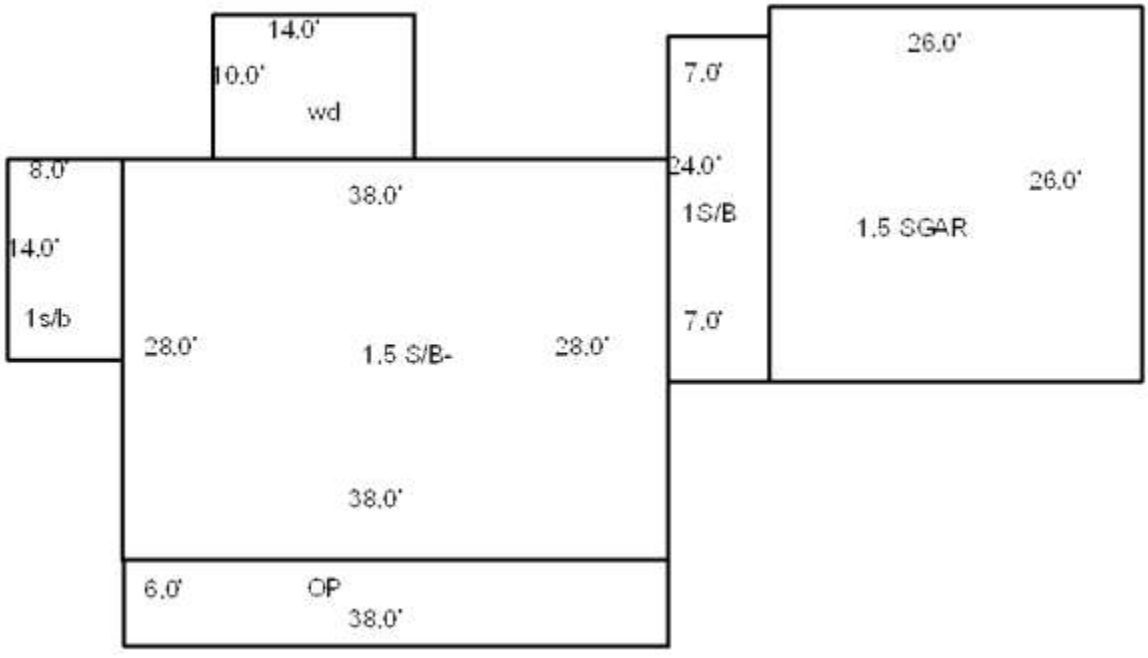
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Inadeq.	294,552

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	95%	95%	241,908

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BASEMENT	2008	280	C 110	32.544	Avg.	91%	95%	95%	26.727
1.50 ST GARAGE..	2008	676	C 110	35.792	Avg.	91%	95%	95%	29.395
Open Frame Porch	2008	228	C 110	10.598	Avg.	91%	95%	95%	8.704
1,876 SFLA							Outbuilding Total		64,826

Accpt Land	107,200	Accepted Bldg	306,700	Total	413,900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Name: GOODRICH, SPENCER E
GOODRICH, KAYLA R
Map/Lot: 006-089-2
Account: 2469 Card: 1 of 1 Location: 24 PHILLIPS WAY

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Gravel

Sale Data

Sale Date	04/07/2019
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17932P812
Reference 2	LOT SIZE: 3.87
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.87	Acres-Homesite (Fract)	72,675.00	91,527	100%		91,527
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.87					Land Total	107,202

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,006 Sqft	Grade B 90	Base	357,029
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,041
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

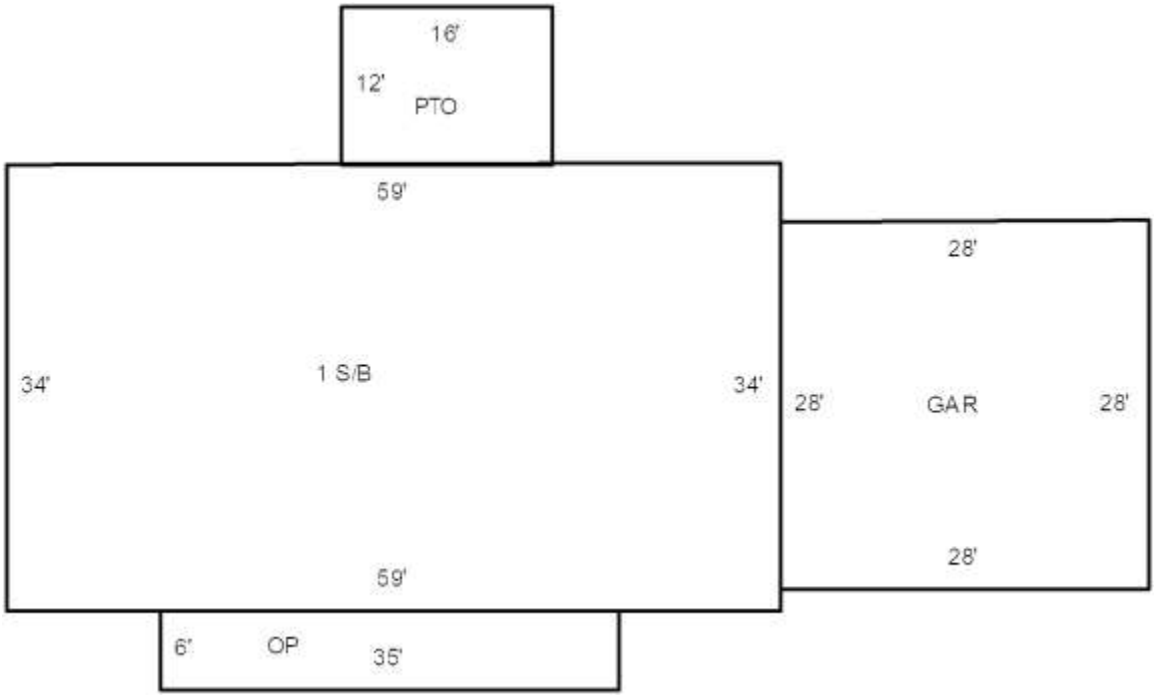
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	383,035

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	349,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2019	784	B 90	33.739	Avg.	96%	100%	95%	30.770
Open Frame Porch	2019	210	B 90	10.384	Avg.	96%	100%	95%	9.471
Patio	2019	192	B 90	1.407	Avg.	96%	100%	95%	1.283
GAS FPL	2019	1	B 90	2.690	Avg.	96%	100%	95%	2.453
2,006 SFLA							Outbuilding Total		43,977

Accpt Land	107,200	Accepted Bldg	393,300	Total	500,500


16'
12'
PTO
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34'
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28'
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6'
OP
35'

Name: RAND, DONNA M. & RAND, SCOTT L.
DUBAY, REBECCA S

Map/Lot: 008-086-2
Account: 2470 Card: 1 of 1 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
Reference 1	B18029P218
Reference 2	LOT SIZE: 5.05
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/16/2019
Sale Price	178,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.05	Acres-Rear Land 1-10	1,710.00	1,975	100%		1,975
Total Acres 5.05					Land Total	93,805

Accpt Land 93,800 Accepted Bldg 0 Total 93,800

Name: GALEUCIA, QUINTEN
O'BRIEN, CHELSI
Map/Lot: 010-046-3
Account: 2472 Card: 1 of 1 Location: 380 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Below Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	11/28/2019
Sale Price	379,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18133P581
Reference 2	LOT SIZE: 3.8 SPLIT FROM 010-046
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.80	Acres-Homesite (Fract)	72,675.00	91,360	100%		91,360
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.80					Land Total	107,035

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,036 Sqft	Grade B 100	Base	401,643
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,970
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,940
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

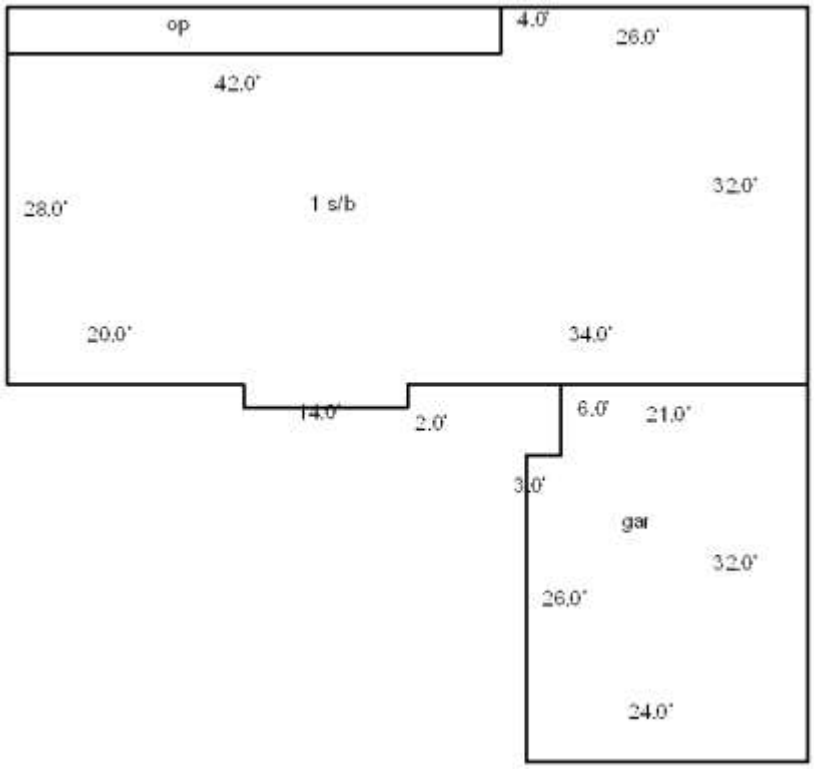
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	438,578

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	379,151

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2009	750	B 100	35.896	Avg.	91%	100%	95%	31.032
Open Frame Porch	2009	168	B 100	9.230	Avg.	91%	100%	95%	7.979
2,036 SFLA							Outbuilding Total		39,011

Accpt Land	107,000	Accepted Bldg	418,200	Total	525,200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32.0'
26.0'
24.0'

Name: SULLIVAN, DANIEL J
ZMYNDAK, ALEXANDRA MARIE
Map/Lot: 001-021-3
Account: 2473 Card: 1 of 1 Location: SHANA LN

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & Septic
Street	Paved
Reference 1	2021 DEED INCL 001-021-1
Reference 2	LOT SIZE: 1.14
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	04/28/2021
Sale Price	270,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.14	Acres-Homesite (Fract)	78,185.00	87,138	50%	View/Envir	43,569
Total Acres 1.14					Land Total	43,569

Accpt Land	43,600	Accepted Bldg	0	Total	43,600

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/26/2015
Sale Price	225,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17045P869
Reference 2	LOT SIZE: 1.86
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.86	Acres-Homesite (Fract)	76,500.00	83,542	100%		83,542
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.86					Land Total	94,542

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade C 100	Base	221,220
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,016
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	1,980
Heating	100% HW BB	Cooling	0% None	Heat	4,032
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

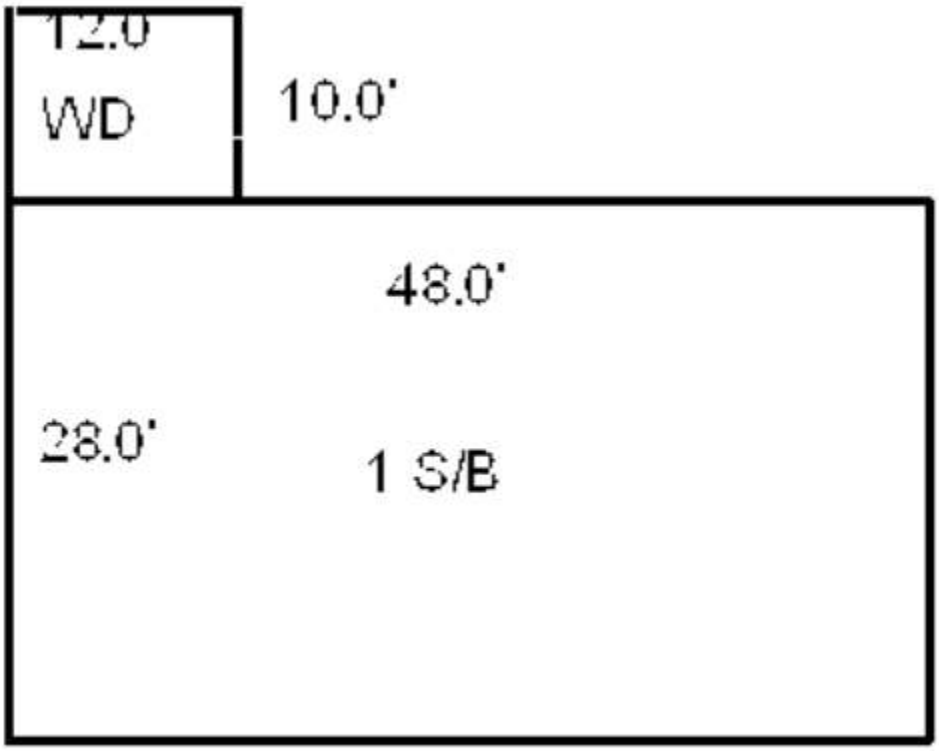
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2008	0	TYPICAL	TYPICAL	Average	Typical	237,168

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	100%	215,823

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2008	120	C 100	1.504	Avg.	91%	100%	100%	1.369
1,344 SFLA							Outbuilding Total		1,369

Accpt Land	94,500	Accepted Bldg	217,200	Total	311,700


12.0
WD
10.0'
48.0'
28.0'
1 S/B

Name: HALL, JASON R. & ELIZABETH
PERREAULT, CHRISTINE A
Map/Lot: 008-028-3
Account: 2475 Card: 1 of 1 Location: 206 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	10/26/2016
Sale Price	349,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17353P333
Reference 2	LOT SIZE: 3.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,008 Sqft	Grade C 100	Base	272,802
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-1	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,048
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	4	Half Baths	0	Plumbing	23,760
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

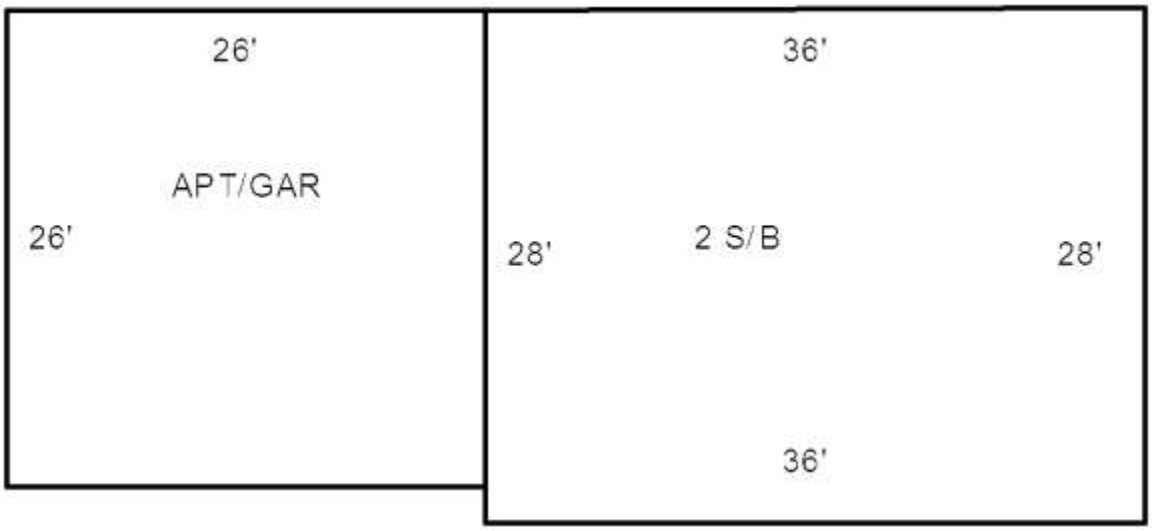
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	304,122

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	274,470

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4 S APT/GAR	2016	676	C 100	68.783	Avg.	95%	100%	95%	62.077
2,523 SFLA							Outbuilding Total		62,077

Accpt Land	106,700	Accepted Bldg	336,500	Total	443,200


26'
APT/GAR
26'
36'
28'
2 S/B
28'
36'

Map/Lot: 004-056-2
Account: 2476 Card: 1 of 1 Location: 52 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use RESIDENTIAL 2
Topography Level
Utilities NoWater/NoSewer
Street Paved

Sale Data

Sale Date	11/27/2012
Sale Price	51,000
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1 B16472P282
Reference 2 LOT SIZE: 2.6
Tran/Land/Bldg 101 1 11
X..... B Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.60	Acres-Homesite (Fract)	76,500.00	86,387	100%		86,387
Total Acres 2.60					Land Total	86,387

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,392 Sqft	Grade D 100	Base	181,845
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	835
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	2,784
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

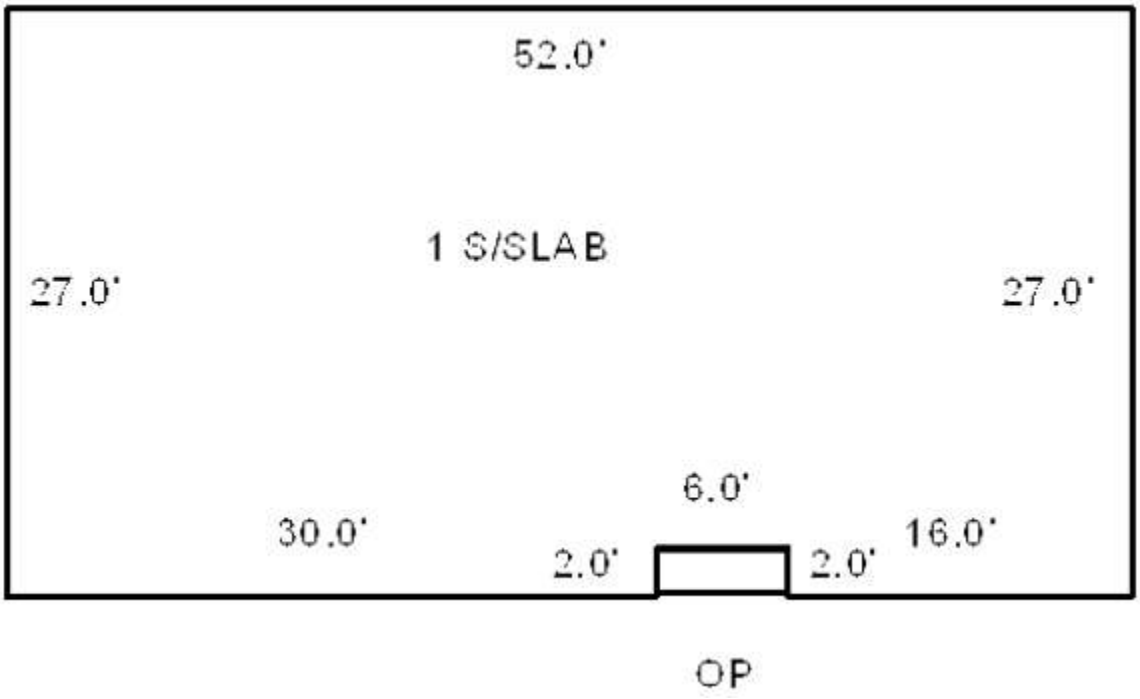
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	185,464

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	95%	100%	163,857

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
OPEN PORCH	2012	12	D 100	502	Avg.	93%	95%	100%	444
1,392 SFLA							Outbuilding Total		444

Accpt Land 86,400 Accepted Bldg 164,300 Total 250,700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30.0'
16.0'
2.0'
2.0'
OP

Account: 2477 Card: 1 of 1 Map/Lot: 019-035 Location: WELLS ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	
Street	Paved
Reference 1	B3174P82
Reference 2	LOT SIZE: .13
Tran/Land/Bldg	900 13 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.13	Acres-Rear Land 1-10	2,280.00	326	100%		326
Total Acres 0.13				Land Total		326

Accpt Land	300	Accepted Bldg	0	Total	300

Account: 2478 Card: 1 of 1 Map/Lot: 004-041C Location: HIGH ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	Above Street
Utilities	
Street	Paved
Reference 1	B00000P000
Reference 2	LOT SIZE: 19.8
Tran/Land/Bldg	900 12 0
X.....	0 Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
19.80	Acres-Rear Land 1-10	3,045.00	66,320	100%		66,320
Total Acres 19.80				Land Total		66,320

Accpt Land	66,300	Accepted Bldg		0 Total	66,300

Account: 2479 Card: 1 of 1 Map/Lot: 018-077C Location: MARKET ST

Neighborhood 40	MAIN & MARKET
Zoning/Use	COMMERCIAL
Topography	Above Street
Utilities	
Street	Paved
Reference 1	B0000P000
Reference 2	LOT SIZE: .18
Tran/Land/Bldg	900 12 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.18	Acres-NON CONFORMING	3,400.00	1,587	100%		1,587
Total Acres 0.18					Land Total	1,587

Accpt Land	1,600	Accepted Bldg	0	Total	1,600

Account: 2480 Card: 1 of 1 Map/Lot: 015-017 Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	
Street	Paved
Reference 1	B0000P000
Reference 2	LOT SIZE: 1.38
Tran/Land/Bldg	900 12 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.38	Acres-NON CONFORMING	3,570.00	4,056	100%		4,056
Total Acres 1.38				Land Total		4,056

Accpt Land	4,100	Accepted Bldg	0	Total	4,100

FRIENDS
BURYING GROUND

Account: 2481 Card: 1 of 1 Map/Lot: 024-013 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	Above Street
Utilities	
Street	Paved
Reference 1	B0000P000
Reference 2	LOT SIZE: 1.16
Tran/Land/Bldg	900 12 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.16	Acres-NON CONFORMING	3,570.00	3,986	100%		3,986
Total Acres 1.16					Land Total	3,986

Accpt Land	4,000	Accepted Bldg	0	Total	4,000

MOUNT
PLEASANT

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	Below Street
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	01/13/2015
Sale Price	184,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18083P235
Reference 2	LOT SIZE: 5.09
Tran/Land/Bldg	101 1 11
X.....	ADDX Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	74,130.00	87,396	100%		87,396
3.09	Acres-Rear Land 1-10	3,045.00	10,350	50%	Wetland	5,175
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.09					Land Total	104,121

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,188 Sqft	Grade C 100	Base	201,442
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,782
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,564
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

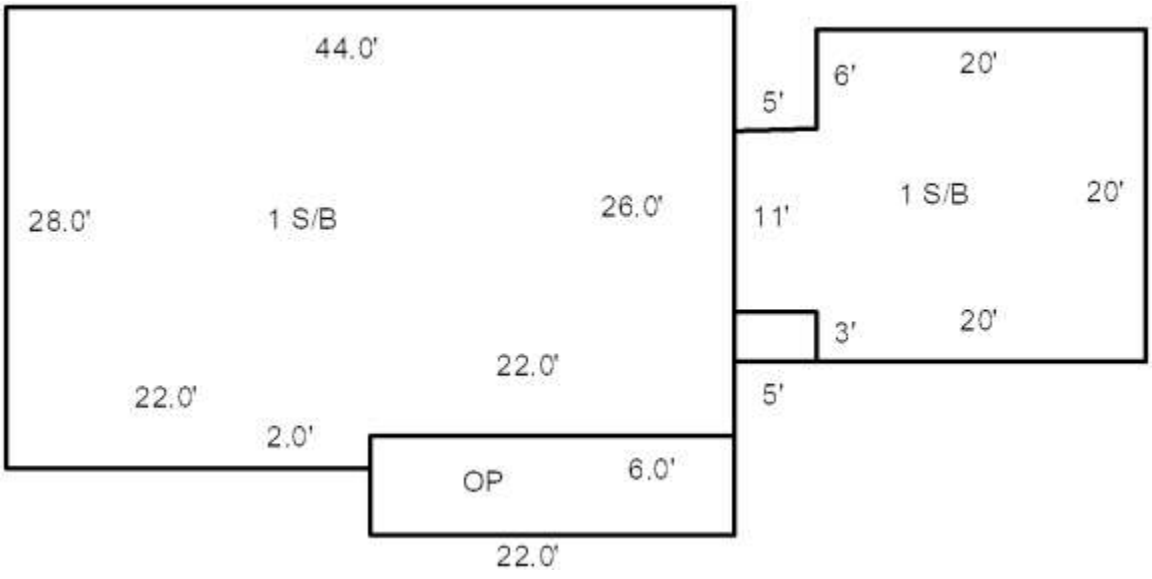
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Inadeq.	219,988

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	95%	105%	199,689

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2009	132	C 100	5,578	Avg.	91%	95%	105%	5,063
1 STORY/BSMT	2019	455	C 100	48,075	Avg.	91%	95%	105%	43,638
1,643 SFLA						Outbuilding Total			48,701

Accpt Land	104,100	Accepted Bldg	248,400	Total	352,500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11'
1 S/B
20'
3'
20'
5'

Account: 2483 Card: 1 of 1 Map/Lot: 006-002-4 Location: 119 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	09/18/2009
Sale Price	208,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15727P832
Reference 2	LOT SIZE: 3.88
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.88	Acres-Homesite (Fract)	72,675.00	91,551	100%		91,551
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.88					Land Total	107,226

Dwelling Description

				Replacement Cost New	
Cape Cod	One Story	1,008 Sqft	Grade C 100	Base	170,501
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,024
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Floor & Stairs			Attic	2,016
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

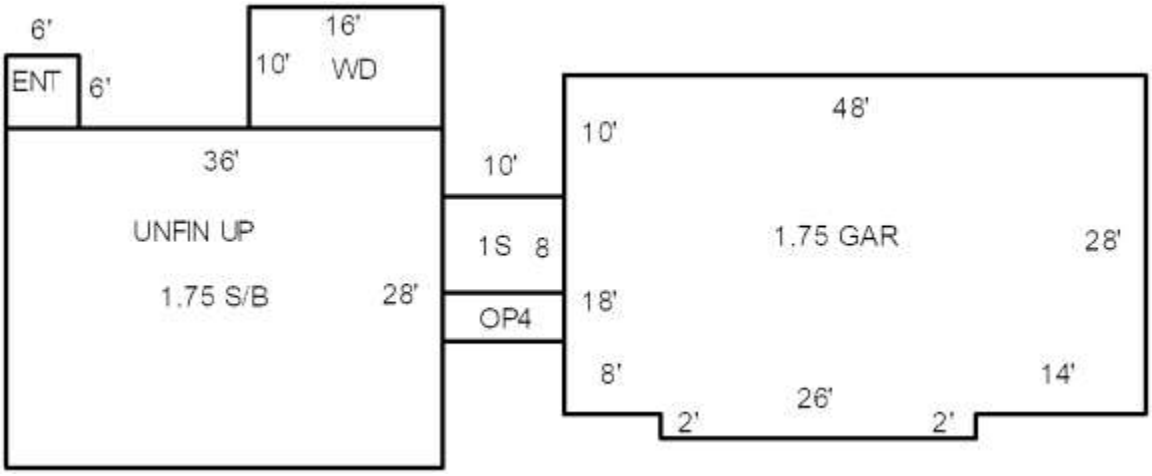
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	177,053

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	91%	100%	95%	153,062

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2009	80	C 100	7.326	Avg.	91%	100%	95%	6.334
STORAGE	2009	36	C 100	451	Avg.	91%	100%	95%	390
Open Frame Porch	2009	40	C 100	1.690	Avg.	91%	100%	95%	1.461
Wood Deck	2009	160	C 100	2.005	Avg.	91%	100%	95%	1.734
1.75 ST GARAGE..	2009	1396	C 100	73.900	Avg.	91%	100%	95%	63.887
1,088 SFLA							Outbuilding Total		73,806

Accpt Land	107,200	Accepted Bldg	226,900	Total	334,100


6'
ENT
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UNFIN UP
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48'
10'
1.75 GAR
28'
18'
8'
26'
14'
2'
2'

Account: 2484 Card: 1 of 1 Map/Lot: 001-041-1 Location: ELM ST

Neighborhood 13	LOWER MAIN
Zoning/Use	RESIDENTIAL 1 VILLAGE CENTER OVERLAY
Topography	Level
Utilities	
Street	
Reference 1	B14594P587
Reference 2	LOT SIZE: 16.5
Tran/Land/Bldg	900 13 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
16.50	ACRES-UTILITY ROW	1,050.00	19,058	100%		19,058
Total Acres 16.50					Land Total	19,058

Accpt Land	19,100	Accepted Bldg		0 Total	19,100

Account: 2485 Card: 1 of 1 Map/Lot: 018-041-1 Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	INDUSTRIAL
Topography	Level
Utilities	
Street	
Reference 1	B14594P587
Reference 2	LOT SIZE: 15
Tran/Land/Bldg	900 13 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	ACRES-UTILITY ROW	6,000.00	99,000	100%		99,000
Total Acres 15.00				Land Total		99,000

Accpt Land 99,000 Accepted Bldg 0 Total 99,000

Map/Lot: 018-121-1
Account: 2486 Card: 1 of 1 Location: MAIN ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	INDUSTRIAL VILLAGE A, B, C
Topography	Level
Utilities	
Street	
Reference 1	B14594P587
Reference 2	LOT SIZE: 15
Tran/Land/Bldg	900 13 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
15.00	ACRES-UTILITY ROW	1,050.00	17,325	100%		17,325
Total Acres 15.00				Land Total		17,325

Accpt Land	17,300	Accepted Bldg	0	Total	17,300

Map/Lot: 004-022-3
Account: 2488 Card: 1 of 1 Location: 220 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C FARM & FOREST
Topography	Level
Utilities	
Street	Paved
Reference 1	B7151P221
Reference 2	LOT SIZE 0.9
Tran/Land/Bldg	900 13 0
X.....	0 Y..... 0
Exemption(s)	12 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.90	Acres-Homesite (Fract)	72,675.00	79,105	100%		79,105
Total Acres 0.90					Land Total	79,105

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WATER TOWER.....	1985	1000	C 100	457,140	Avg.	77%	100%	95%	334,398
								Outbuilding Total	334,398

Accpt Land	79,100	Accepted Bldg	334,400	Total	413,500

Map/Lot: 010-071-01
Account: 2489 Card: 1 of 1 Location: TWOMBLEY RD

Neighborhood 21 MORRELL'S MILL RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities
Street

Reference 1 B15585P651
Reference 2 LOT SIZE: 3.19
Tran/Land/Bldg 130 1 0
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.19	Acres-Homesite (Fract)	72,675.00	89,775	50%	Access	44,888
Total Acres 3.19					Land Total	44,888

Accpt Land	44,900	Accepted Bldg	0	Total	44,900

Account: 2490 Card: 1 of 1 Map/Lot: 005-023-2
Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	
Street	
Reference 1	B15543P551
Reference 2	LOT SIZE: 51.99
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/09/2009
Sale Price	100,000
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
27.99	Acres-Rear 21+	665.00	20,475	100%		20,475
Total Acres 51.99				Land Total		118,607

Accpt Land 118,600 Accepted Bldg 0 Total 118,600

Name: EVANS, AUSTIN C
AUSTIN, TRISHA M

Map/Lot: 007-023-4
Account: 2491 Card: 1 of 1 Location: 1195 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B18159P465
Reference 2	LOT SIZE: 4.03
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/30/2020
Sale Price	267,500
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.03	Acres-Rear Land 1-10	1,710.00	56	100%		56
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.03					Land Total	107,561

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,104 Sqft	Grade C 100	Base	190,792
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,656
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	1,380
Rooms	4	HEARTHS		HEARTHS	800
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

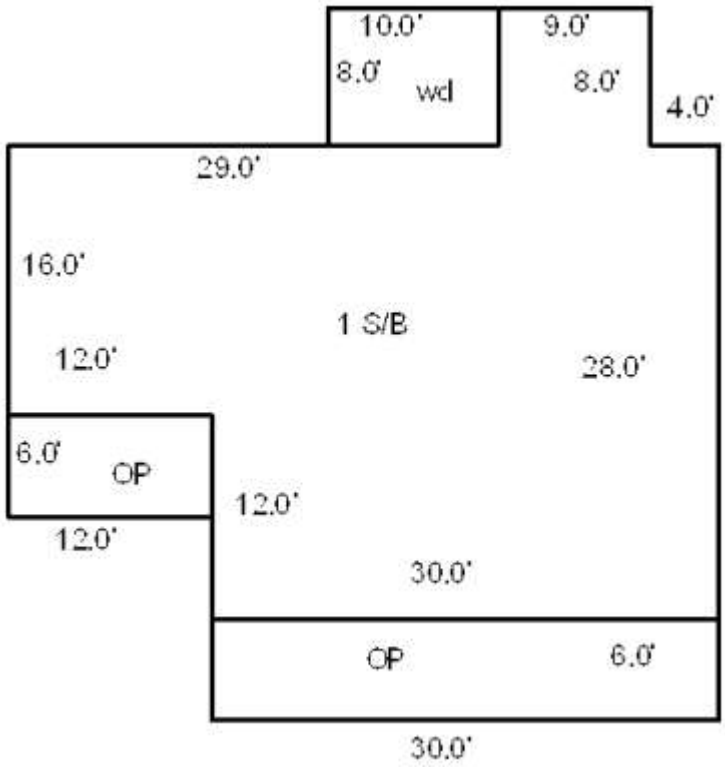
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	202,548

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	175,103

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2009	180	C 100	7.607	Avg.	91%	100%	95%	6,576
OPEN PORCH	2009	72	C 100	3.164	Avg.	91%	100%	95%	2,735
Wood Deck	2009	80	C 100	1.002	Avg.	91%	100%	95%	866
1.50 ST GARAGE..	2022	896	D 100	34.265	Avg.	91%	93%	95%	27,548
1,104 SFLA							Outbuilding Total		37,725

Accpt Land	107,600	Accepted Bldg	212,800	Total	320,400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Name: WALDRON, JOHN
WALDRON, KATHLEEN
Map/Lot: 009-024-04
Account: 2492 Card: 1 of 1 Location: 1556 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Above Street
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	03/08/2019
Sale Price	79,900
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 B17909P692
Reference 2 LOT SIZE: 6.4
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.40	Acres-Rear Land 1-10	1,710.00	4,514	100%		4,514
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.40					Land Total	112,019

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,120 Sqft	Grade B 100	Base	250,666
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,368
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

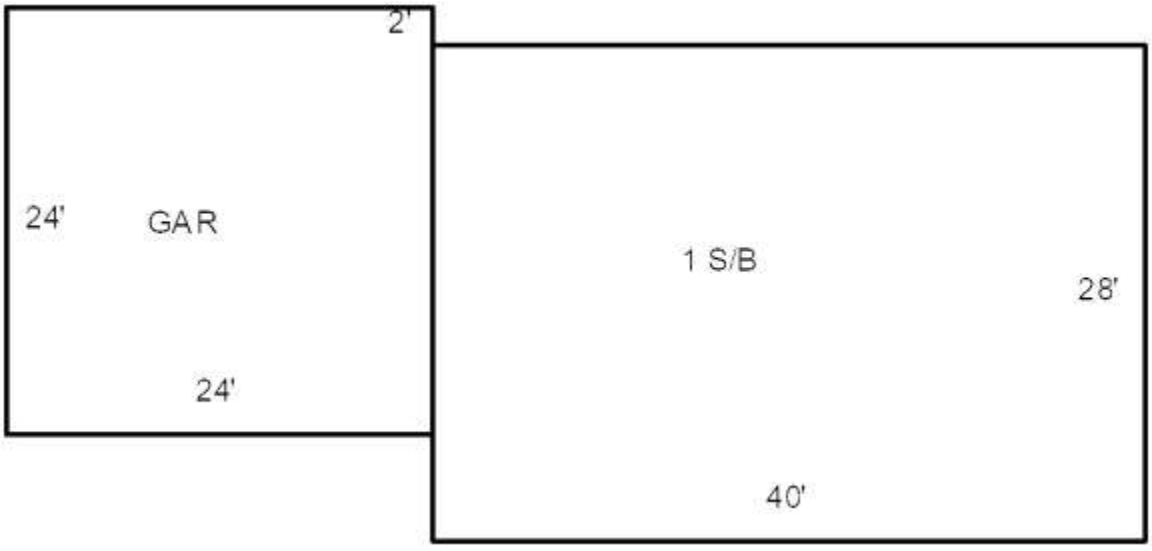
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	257,218

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	234,583

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2019	576	B 100	27.751	Avg.	96%	100%	95%	25,309
Wood Deck	2019	80	B 100	1.303	Avg.	96%	100%	95%	1,188
1,120 SFLA							Outbuilding Total		26,497

Accpt Land 112,000 Accepted Bldg 261,100 Total 373,100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Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Reference 1	B10367P038
Reference 2	LOT SIZE: 127.61
Tran/Land/Bldg	101 1 11
X.....	LAND Y..... 0
Exemption(s)	1 30 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
103.61	Acres-Rear 21+	665.00	75,791	100%		75,791
Total Acres 127.61					Land Total	212,556

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,743 Sqft	Grade C 110	Base	298,989
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,876
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,752
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

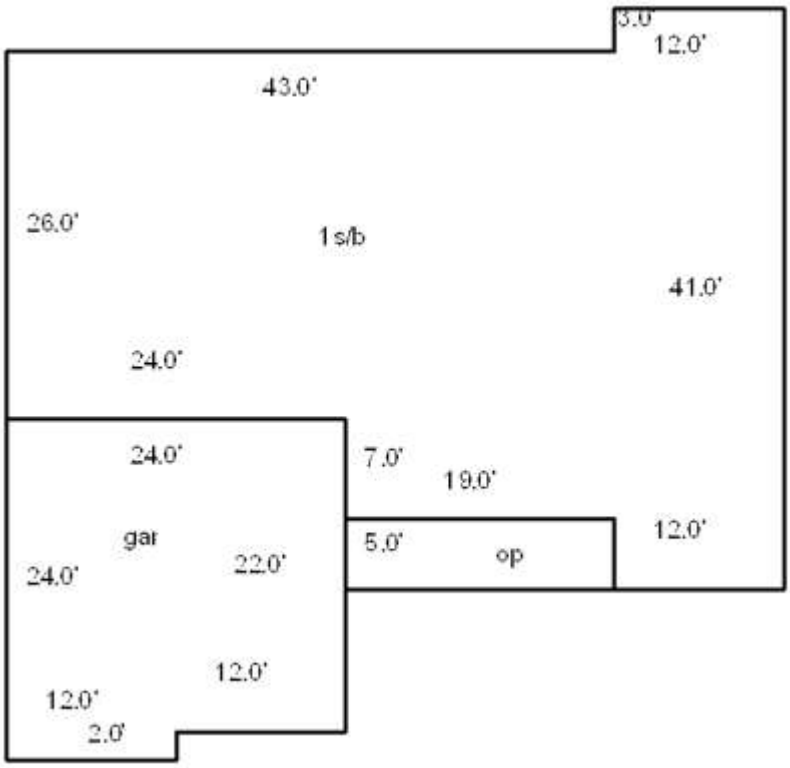
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2009	0	TYPICAL	TYPICAL	Average	Typical	307,617

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	91%	100%	95%	265,935

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2009	95	C 110	4.416	Avg.	91%	100%	95%	3.818
Frame Garage	2009	552	C 110	22.531	Avg.	91%	100%	95%	19.478
1,743 SFLA							Outbuilding Total		23,296

Accpt Land	212,600	Accepted Bldg	289,200	Total	501,800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Map/Lot: 001-028L
Account: 2495 Card: 1 of 1 Location: 324 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	
Street	Gravel
PERMIT STATUS	OPEN PERMITS
Reference 1	B00000P000; CELL TOWER
Reference 2	LEASED
Tran/Land/Bldg	600 16 98
X.....	UTIL Y..... OV
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	12/30/2020
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
Towers.....	0			- - - - S O U N D V A L U E - - - -					160,000
								Outbuilding Total	160,000

Accpt Land	0	Accepted Bldg	160,000	Total	160,000

Name: CALER, ALAN W
CALER, SUSAN D
Map/Lot: 004-007-A1
Account: 2496 Card: 1 of 1 Location: 254 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	06/24/2019
Sale Price	394,881
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17983P832
Reference 2	LOT SIZE: 15.70
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
1.70	Acres-Rear Land 11-20	1,500.00	2,805	100%		2,805
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 15.70					Land Total	130,395

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,568 Sqft	Grade B 100	Base	324,507
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,058
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,096
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

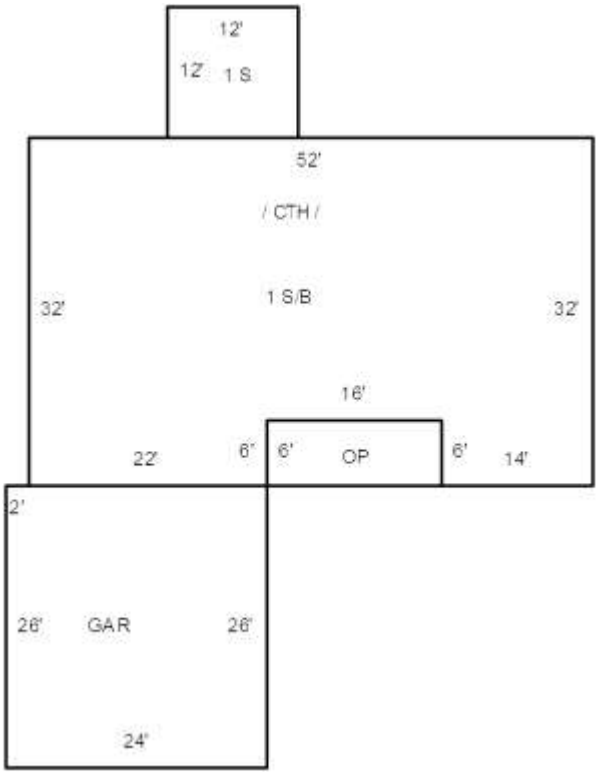
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	342,957

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	100%	329,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2019	144	B 100	17.144	Avg.	96%	100%	100%	16,458
Open Frame Porch	2019	96	B 100	5.274	Avg.	96%	100%	100%	5,063
Frame Garage	2019	624	B 100	29.998	Avg.	96%	100%	100%	28,798
CATH XTRA FEATURE	2019	480	B 100	8.879	Avg.	96%	100%	100%	8,524
1,712 SFLA							Outbuilding Total		58,843

Accpt Land	130,400	Accepted Bldg	388,100	Total	518,500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26'
24'

Name: DIXON, SCOTT M
DIXON, LARAE
Map/Lot: 004-006-02
Account: 2497 Card: 1 of 1 Location: 120 VALLEY RD

Neighborhood 47	VALLEY
Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	07/08/2020
Sale Price	309,631
Sale Type	Land & Buildings
Financing	Conventional
Verified	Other Source
Validity	Arms Length Sale

Reference 1	B18299P544
Reference 2	LOT SIZE: 4.09
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.09	Acres-Homesite (Fract)	74,130.00	93,877	100%		93,877
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 4.09					Land Total	105,427

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	780 Sqft	Grade B 90	Base	254,784
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,369
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,476
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

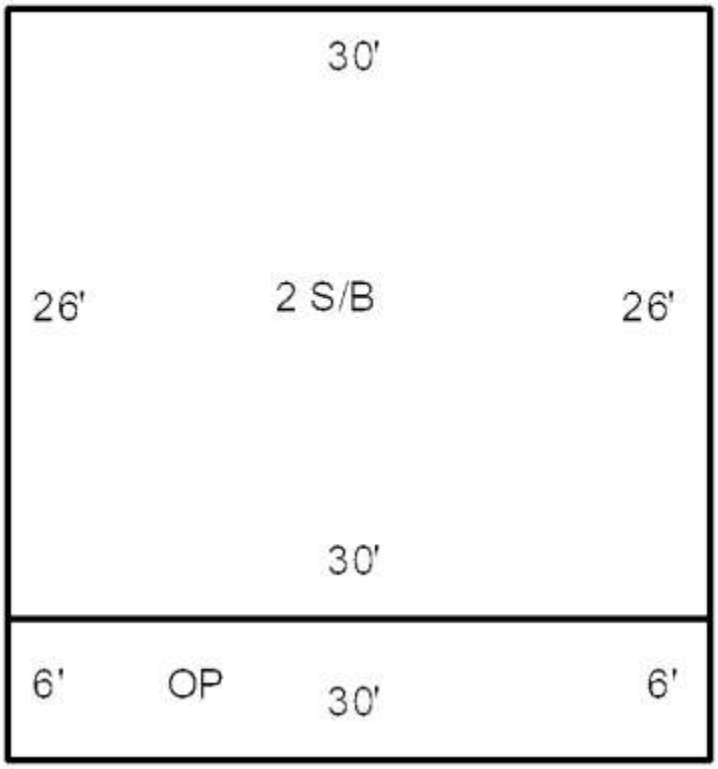
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	277,073

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	105%	282,199

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2020	180	B 90	8.900	Avg.	97%	100%	105%	9.065
1,560 SFLA							Outbuilding Total		9,065

Accpt Land	105,400	Accepted Bldg	291,300	Total	396,700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Map/Lot: 004-041-L
Account: 2499 Card: 1 of 1 Location: 26 STAPLES DR

Neighborhood 54 STAPLES

Zoning/Use VILLAGE A, B, C
Topography Rolling
Utilities Well & Septic
Street Gravel

Reference 1 LEASED LAND
Reference 2
Tran/Land/Bldg 300 2 76
X..... OB Y..... 0
Exemption(s) Land Schedule 4

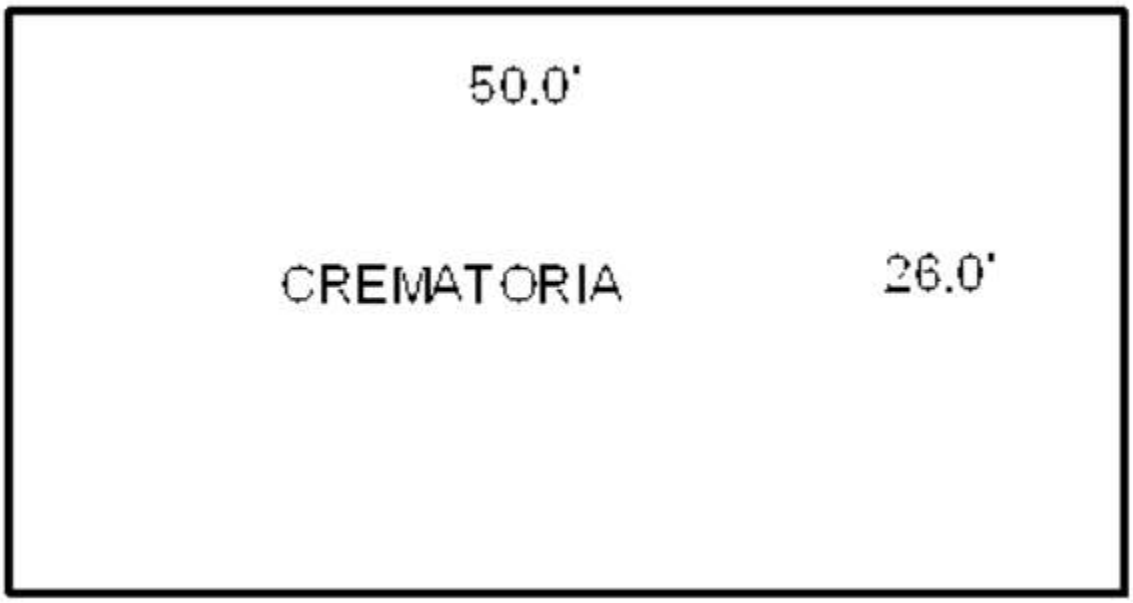
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.90	Acres-Homesite (Fract)	74,130.00	86,948	100%		86,948
Total Acres 1.90					Land Total	86,948

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
MAN WOOD.....	2009	1300	C 100	138.356	Avg.	91%	100%	105%	132.199
MAN WOOD.....	2020	576	C 100	68.041	Avg.	97%	100%	105%	69.300
							Outbuilding Total		201,499

Accpt Land	86,900	Accepted Bldg	201,500	Total 288,400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Name: PLASSE, JOSEPH W L
WOODFORD, CATHERINE E
Account: 2500 Card: 1 of 1
Map/Lot: 007-023-5
Location: 1175 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	11/02/2020
Sale Price	360,400
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 4.09 SPLIT FROM 7-23-4
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.09	Acres-Rear Land 1-10	1,710.00	169	100%		169
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.09					Land Total	107,674

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,120 Sqft	Grade C 100	Base	280,466
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,680
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,600
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	18,480
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

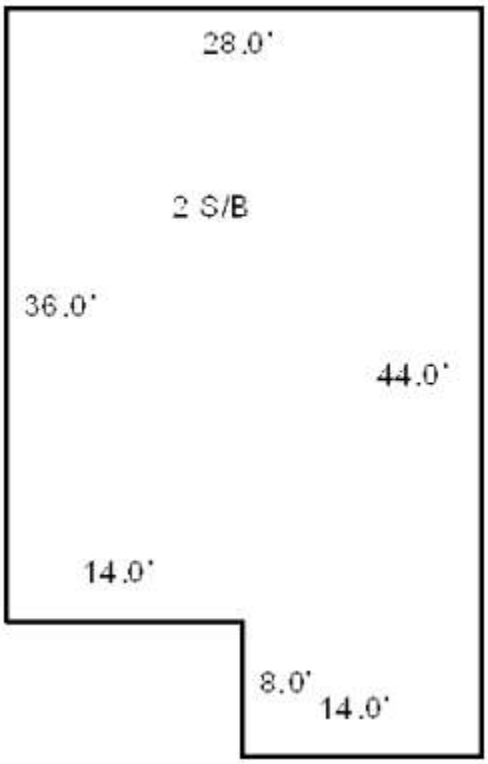
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	306,226

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	95%	270,551

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
GAS FPL	2012	1	C 100	2,299	Avg.	93%	100%	95%	2,031
PATIO	2012	100	C 100	626	Avg.	93%	100%	95%	553
2,240 SFLA							Outbuilding Total		2,584

Accpt Land	107,700	Accepted Bldg	273,100	Total	380,800


28.0'
2 S/B
36.0'
44.0'
14.0'
8.0'
14.0'

Name: BRONDER, RICHARD J JR
BRONDER, TERRI M
Map/Lot: 010-001-1
Account: 2501 Card: 1 of 1 Location: 265 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Septic
Street	Paved

Sale Data

Sale Date	05/06/2014
Sale Price	359,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16816P154
Reference 2	LOT SIZE: 12.64
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
8.64	Acres-Rear Land 1-10	1,710.00	16,252	100%		16,252
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 12.64					Land Total	123,757

Dwelling Description

				Replacement Cost New	
Cape Cod	Two Story	784 Sqft	Grade B 100	Base	319,432
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,529
Fin. Basement Area	1392 Sqft, Grade B	Basement Gar	None	Fin Bsmt	35,830
Heating	100% HW BB	Cooling	0% None	Heat	6,115
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	3	Half Baths	1	Plumbing	30,888
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

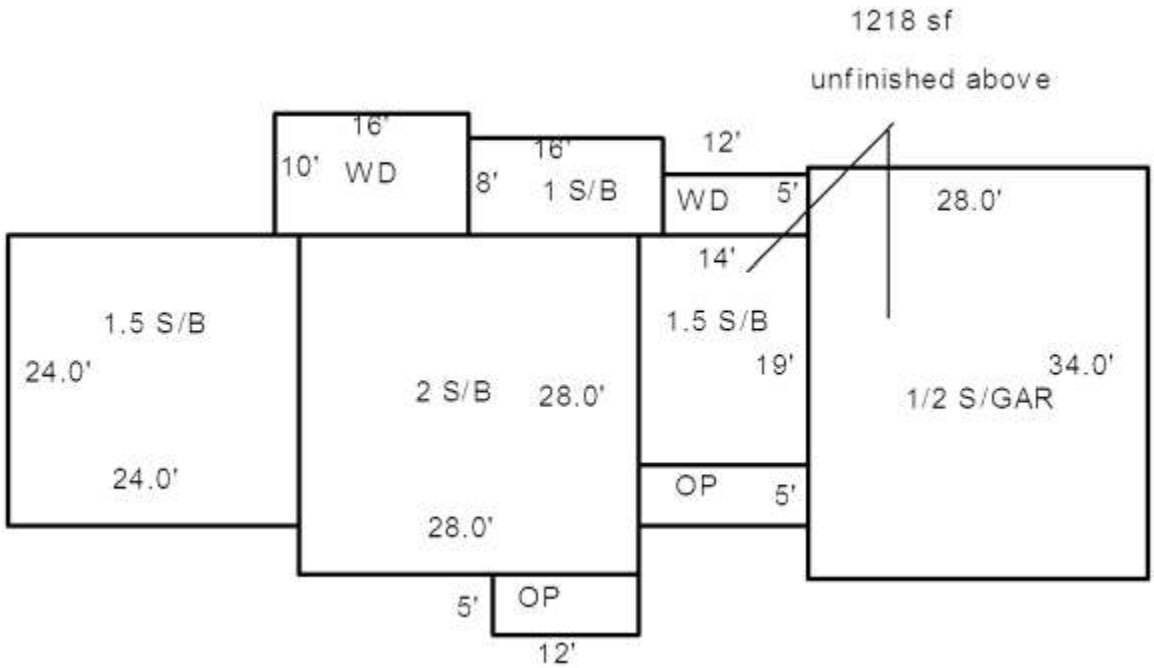
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	401,659

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	98%	95%	347,768

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2012	576	B 100	110.770	Avg.	93%	98%	95%	95,908
1 Story/BSMT	2012	266	B 100	36.538	Avg.	93%	98%	95%	31,635
Wood Deck	2012	160	B 100	2.606	Avg.	93%	98%	95%	2,257
WOOD DECK	2012	60	B 100	978	Avg.	93%	98%	95%	847
Open Frame Porch	2012	70	B 100	3.845	Avg.	93%	98%	95%	3,329
OPEN PORCH	2012	60	B 100	3.454	Avg.	93%	98%	95%	2,991
1S GAR/BSMT.....	2012	952	B 100	60.848	Avg.	93%	98%	95%	52,684
Unfinished Attic	2012	1218	B 100	9.912	Avg.	93%	98%	95%	8,582
2,698 SFLA								Outbuilding Total	198,233

Accpt Land 123,800 Accepted Bldg 546,000 Total 669,800


1218 sf
unfinished above
16'
10'
WD
16'
8'
1 S/B
12'
WD
5'
28.0'
14'
1.5 S/B
24.0'
24.0'
2 S/B
28.0'
28.0'
1.5 S/B
19'
34.0'
1/2 S/GAR
OP
5'
5'
OP
12'

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B15678P296
Reference 2 LOT SIZE: 32.4
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,350.00	14,850	100%		14,850
10.00	Acres-Rear Land 11-20	750.00	8,250	100%		8,250
12.40	Acres-Rear 21+	525.00	7,161	100%		7,161
Total Acres 32.40				Land Total		30,261

Accpt Land 30,300 Accepted Bldg 0 Total 30,300

Map/Lot: 010-060-14
Account: 2503 Card: 1 of 1 Location: 248 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17567P395
Reference 2 LOT SIZE: 15.19
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	09/14/2017
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.19	Acres-Rear Land 11-20	950.00	1,244	100%		1,244
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	25%		3,919
Total Acres 15.19					Land Total	115,803

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Percent Good Cond	Phy	Func	Econ	Value Rcnld
MAN WOOD.....	2010			- - - - S O U N D V A L U E - - - -					10,000
								Outbuilding Total	10,000

Accpt Land	115,800	Accepted Bldg	10,000	Total	125,800

Name: GAGNE, MATTHEW D
GAGNE, REBECCA L

Map/Lot: 006-039-3
Account: 2505 Card: 1 of 1 Location: 16 TWEED LN

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Gravel

Sale Data

Sale Date	06/25/2010
Sale Price	238,300
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B15888P361
Reference 2	LOT SIZE: 5.47
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%	Access	82,647
1.47	Acres-Rear Land 1-10	1,710.00	2,765	100%	Access	2,765
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.47					Land Total	101,087

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	952 Sqft	Grade C 100	Base	249,484
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,428
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

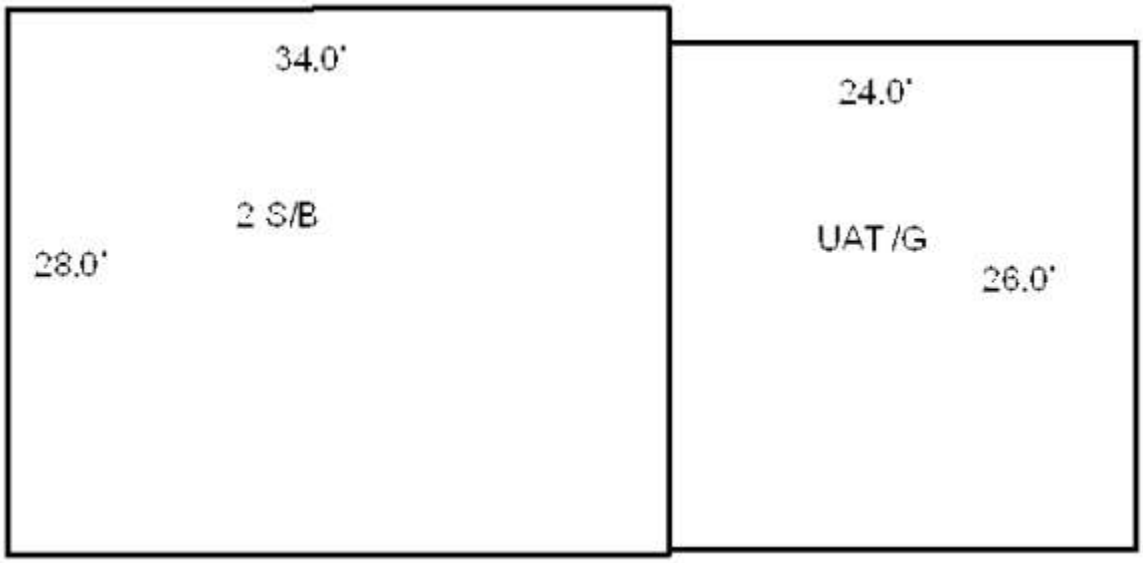
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Inadeq.	269,824

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	95%	95%	224,035

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	2010	624	C 100	23,075	Avg.	92%	95%	95%	19,160
1,904 SFLA						Outbuilding Total			19,160

Accpt Land	101,100	Accepted Bldg	243,200	Total	344,300


34.0'
2 S/B
28.0'
24.0'
UAT /G
26.0'

Map/Lot: 005-039-7
Account: 2506 Card: 1 of 1 Location: 690 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B15083P57
Reference 2	LOT SIZE: 3.88 LOT RECONFIGURED
Tran/Land/Bldg	101 1 11
X.....	LAND Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	07/06/2022
Sale Price	132,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.88	Acres-Homesite (Fract)	72,675.00	91,551	100%		91,551
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.88					Land Total	107,226

Dwelling Description / Replacement Cost New

Conventional	Two Story	808 Sqft	Grade B 100	Base	289,807
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,576
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,302
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

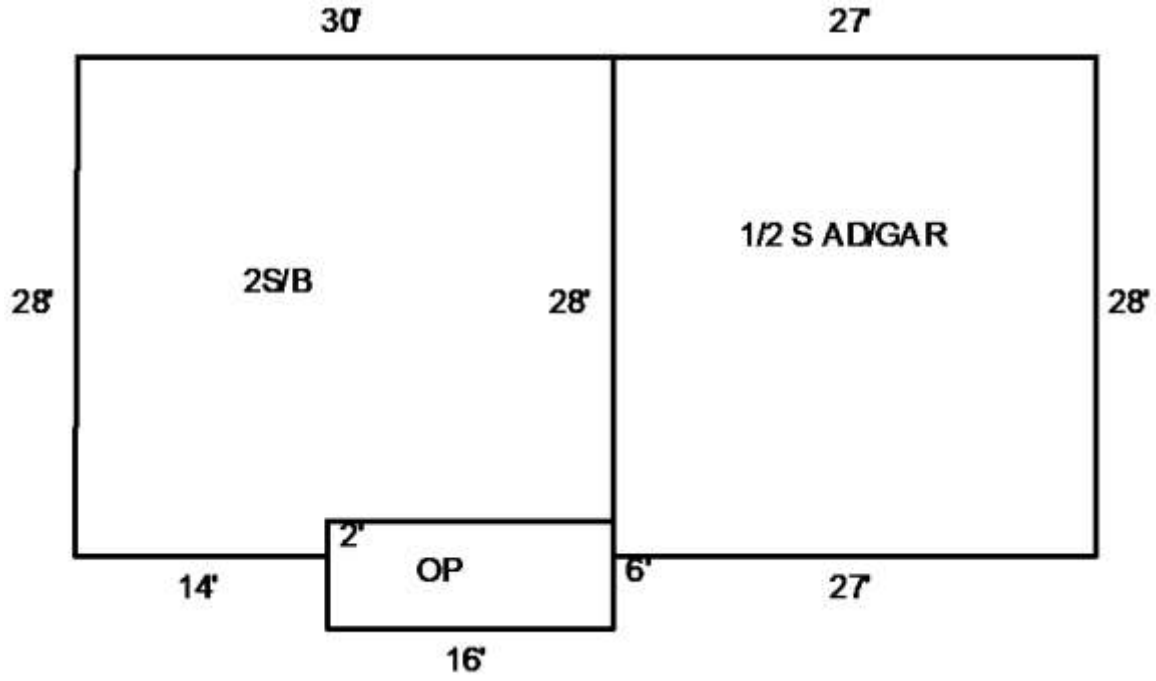
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Field5	Field7	Average	Typical	318,277

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	98%	55%	95%	162,974

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1/2S AD/GAR.....	2022	576	B 100	51.697	Avg.	98%	55%	95%	26.472
Open Frame Porch	2022	96	B 100	5.274	Avg.	98%	55%	95%	2.701
1,904 SFLA							Outbuilding Total		29,173

Accpt Land	107,200	Accepted Bldg	192,100	Total	299,300


30'
27'
28'
2S/B
28'
1/2 S AD/GAR
28'
2'
OP
14'
6'
27'
16'

Name: HARLAN, JOSEPH F
PIERCE, GAYE R
Map/Lot: 005-039-3A
Account: 2507 Card: 1 of 1 Location: 668 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/15/2012
Sale Price	225,300
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16324P279
Reference 2	LOT SIZE: 4.7
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%		82,647
0.70	Acres-Rear Land 1-10	1,710.00	1,317	50%		658
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.70					Land Total	98,980

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	832 Sqft	Grade C 100	Base	227,354
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,248
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,992
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

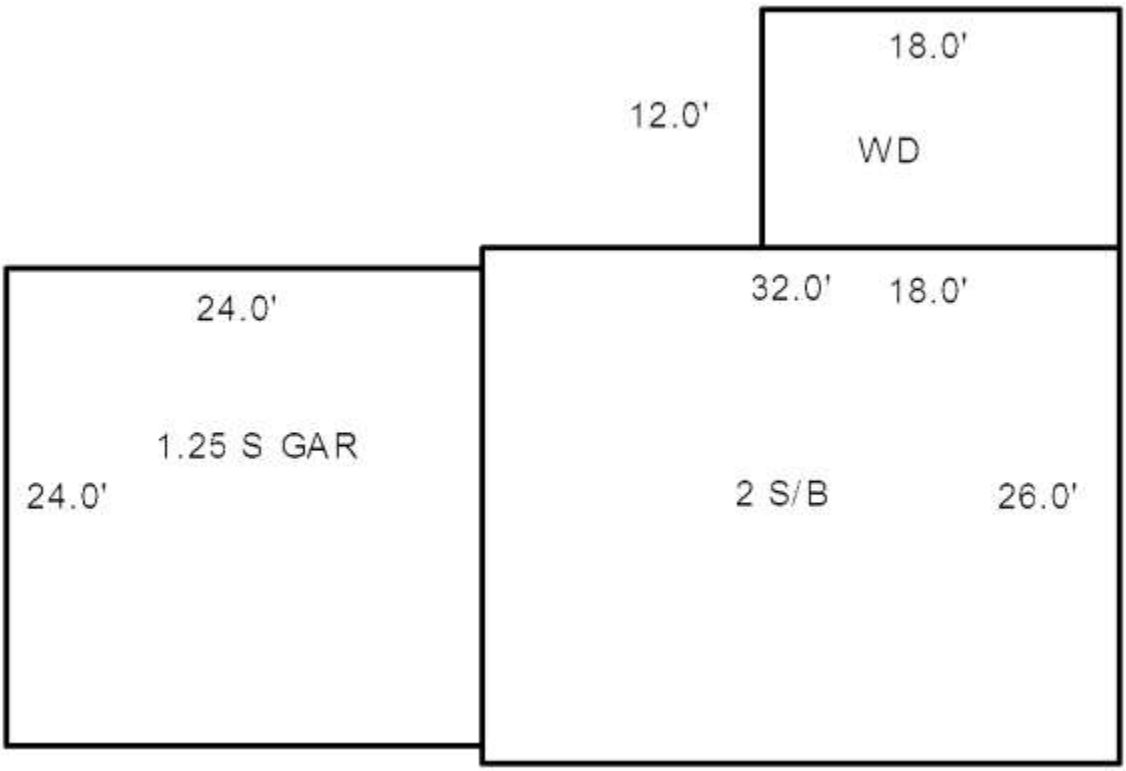
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	246,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	100%	80%	95%	187,563

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	2012	576	C 100	24,644	Avg.	100%	80%	95%	18,729
Wood Deck	2012	216	C 100	2,706	Avg.	100%	80%	95%	2,057
1,664 SFLA						Outbuilding Total			20,786

Accpt Land	99,000	Accepted Bldg	208,300	Total	307,300


18.0'
12.0'
WD
32.0'
18.0'
24.0'
1.25 S GAR
24.0'
2 S/B
26.0'

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/04/2010
Sale Price	243,047
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B15917P291
Reference 2	LOT SIZE: 14.4
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	95%		87,238
2.00	Acres-Rear Land 1-10	1,710.00	3,762	100%		3,762
8.40	Acres-Rear Land 11-20	950.00	8,778	100%		8,778
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 14.40					Land Total	115,453

Dwelling Description — **Replacement Cost New**

Cape Cod	One & 1/2 Story	988 Sqft	Grade C 110	Base	258,844
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,630
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,891
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

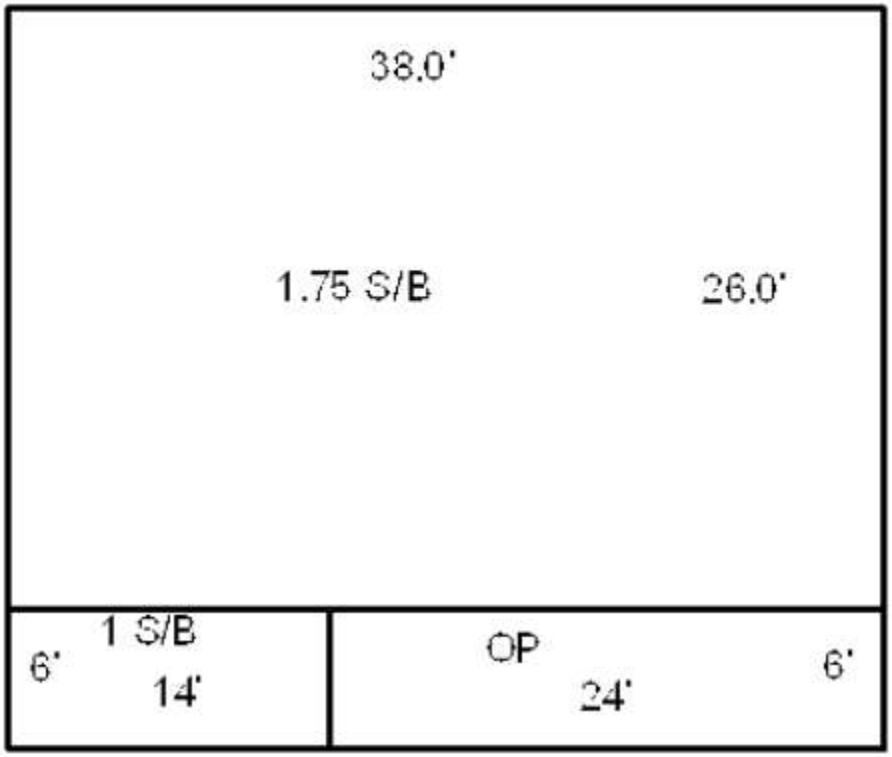
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2010	0	TYPICAL	TYPICAL	Average	Typical	279,885

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	92%	100%	95%	244,619

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
OPEN PORCH	2010	144	C 110	6.827	Avg.	92%	100%	95%	5,967
1 STORY/BSMT 1,566 SFLA	2010	84	C 110	9,762	Avg.	92%	100%	95%	8,532
							Outbuilding Total		14,499

Accpt Land	115,500	Accepted Bldg	259,100	Total	374,600


38.0'
1.75 S/B
26.0'
1 S/B
6'
14'
OP
24'
6'

Map/Lot: 024-005-2
Account: 2510 Card: 1 of 1 Location: 10 LEBANON RD

Neighborhood 62 HIGH ST

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date	04/30/2021
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1
Reference 2 LOT SIZE: 0.71
Tran/Land/Bldg 101 1 11
X..... HSEU Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.71	Acres-Homesite (Fract)	74,130.00	78,798	100%		78,798
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.71					Land Total	90,348

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	760 Sqft	Grade B 100	Base	278,299
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Slab on grade	Basement	Slab	Basement	247
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	6,718
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	20,592
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

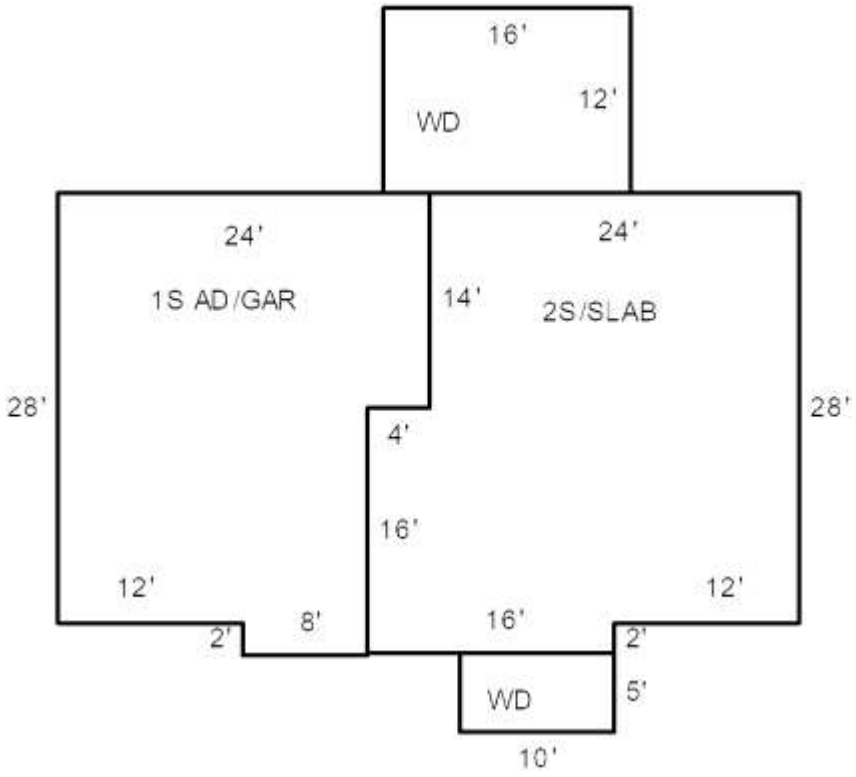
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	305,856

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	105%	311,514

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2021	192	B 100	3.128	Avg.	97%	100%	105%	3.186
WOOD DECK	2021	50	B 100	814	Avg.	97%	100%	105%	830
1S AD/GAR.....	2021	632	B 100	86.810	Avg.	97%	100%	105%	88.416
2,152 SFLA							Outbuilding Total		92,432

Accpt Land	90,300	Accepted Bldg	403,900	Total	494,200


16'
12'
WD
24'
24'
1S AD/GAR
14'
2S/SLAB
28'
28'
4'
16'
12'
12'
2'
8'
16'
2'
WD
5'
10'

Map/Lot: 008-076-4
Account: 2511 Card: 1 of 1 Location: 21 FOX FARM HILL RD

Neighborhood 22	FOX FARM HILL RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	Rolling	Sale Date	01/20/2011
Utilities		Sale Price	275,000
Street	Paved	Sale Type	Land Only
		Financing	Conventional
		Verified	Buyer
		Validity	Related Parties
Reference 1	B16040P765		
Reference 2	LOT SIZE: 30.82		
Tran/Land/Bldg	106 1 98		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
6.82	Acres-Rear 21+	665.00	4,989	100%		4,989
Total Acres 30.82				Land Total		126,079

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST BARN.....	0	5040	D 100	127,210	Avg-	60%	100%	95%	72,510
RIDING RING.....	1997	10440	D 100	326,981	Avg-	80%	75%	95%	186,380
							Outbuilding Total		258,890

Accpt Land	126,100	Accepted Bldg	258,900	Total	385,000

Name: LOVEJOY, LARRY W
LOVEJOY, KATHLEEN L
Map/Lot: 003-002-3
Account: 2512 Card: 1 of 1 Location: 71 OLD ROUTE 9

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date	06/29/2011
Sale Price	70,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16125P23
Reference 2 LOT SIZE: 3.64
Tran/Land/Bldg 101 1 11
X..... 9 Y..... 0
Exemption(s) 1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.64	Acres-Homesite (Fract)	78,185.00	97,865	90%	Wetland	88,078
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.64					Land Total	98,528

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,696 Sqft	Grade C 110	Base	292,434
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,798
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,597
Rooms	0				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

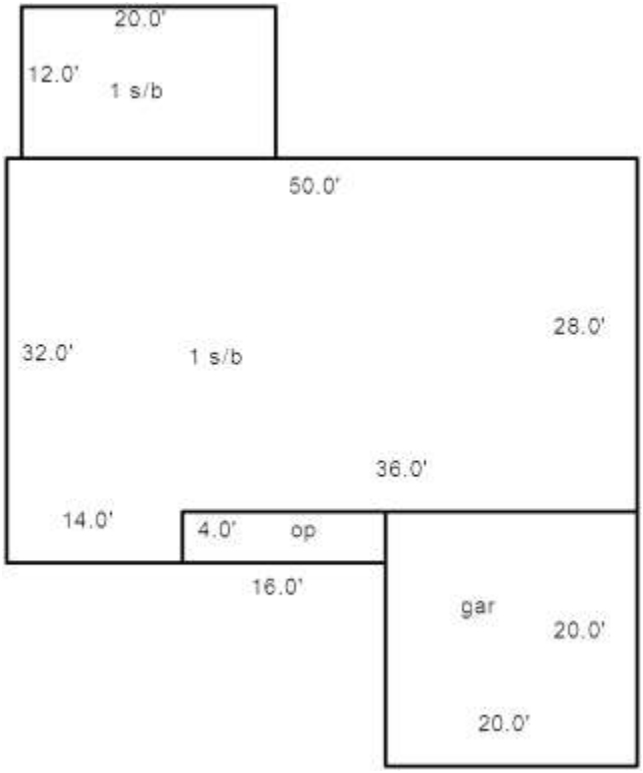
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	309,541

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	100%	100%	95%	294,064

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2015	400	C 110	16.510	Avg.	100%	100%	95%	15.684
Open Frame Porch	2015	64	C 110	2.976	Avg.	100%	100%	95%	2.827
Frame Garage	2015	768	C 110	31.087	Avg.	100%	100%	95%	29.533
LEAN TO	2015	252	C 110	2.070	Avg.	100%	100%	95%	1.966
1,696 SFLA							Outbuilding Total		50,010

Accpt Land	98,500	Accepted Bldg	344,100	Total	442,600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Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	03/08/2023
Sale Price	30,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Related Parties

Reference 1	
Reference 2	LOT SIZE: 3.7
Tran/Land/Bldg	101 1 11
X.....	IMPR Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	72,675.00	91,117	100%		91,117
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.70					Land Total	106,792

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,064 Sqft	Grade C 100	Base	270,139
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,384
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

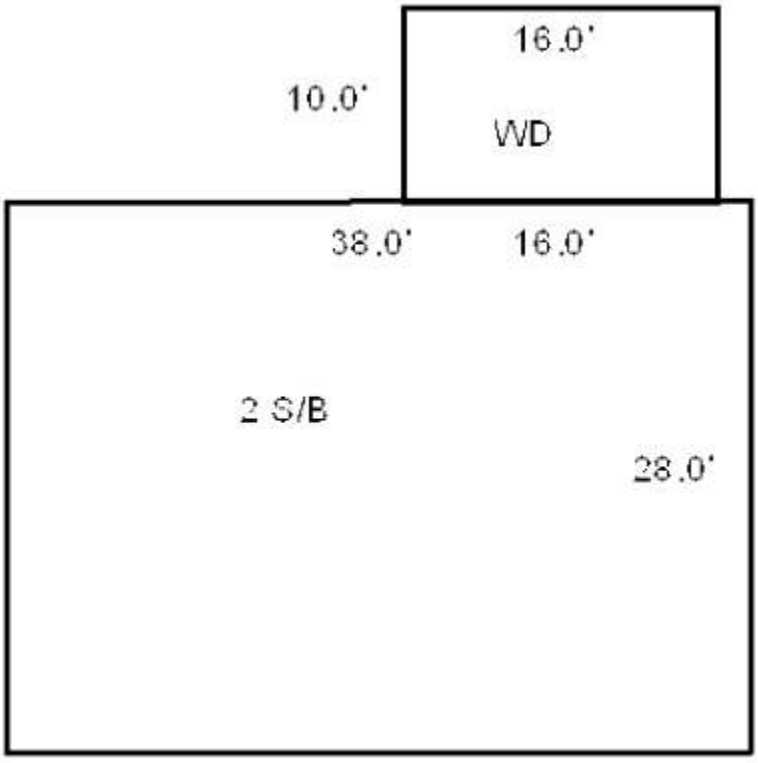
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2011	0	TYPICAL	TYPICAL	Average	Typical	291,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	92%	100%	95%	254,613

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2011	160	C 100	2.005	Avg.	92%	100%	95%	1.753
Frame Shed	1930	489	D 100	6.122	Avg.	92%	25%	95%	1.338
OPEN SCREEN PORCH	1930	260	D 100	8.790	Avg.	92%	25%	95%	1.921
2,128 SFLA							Outbuilding Total		5,012

Accpt Land	106,800	Accepted Bldg	259,600	Total	366,400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Neighborhood 19 BEECH RIDGE RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	10/16/2014
Sale Price	487,200
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16910P571
Reference 2	LOT SIZE: 73.13
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 15 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
48.72	Acres-Rear 21+	665.00	35,639	100%		35,639
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 72.72					Land Total	172,404

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,260 Sqft	Grade B 100	Base	398,169
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,457
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	8,190
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

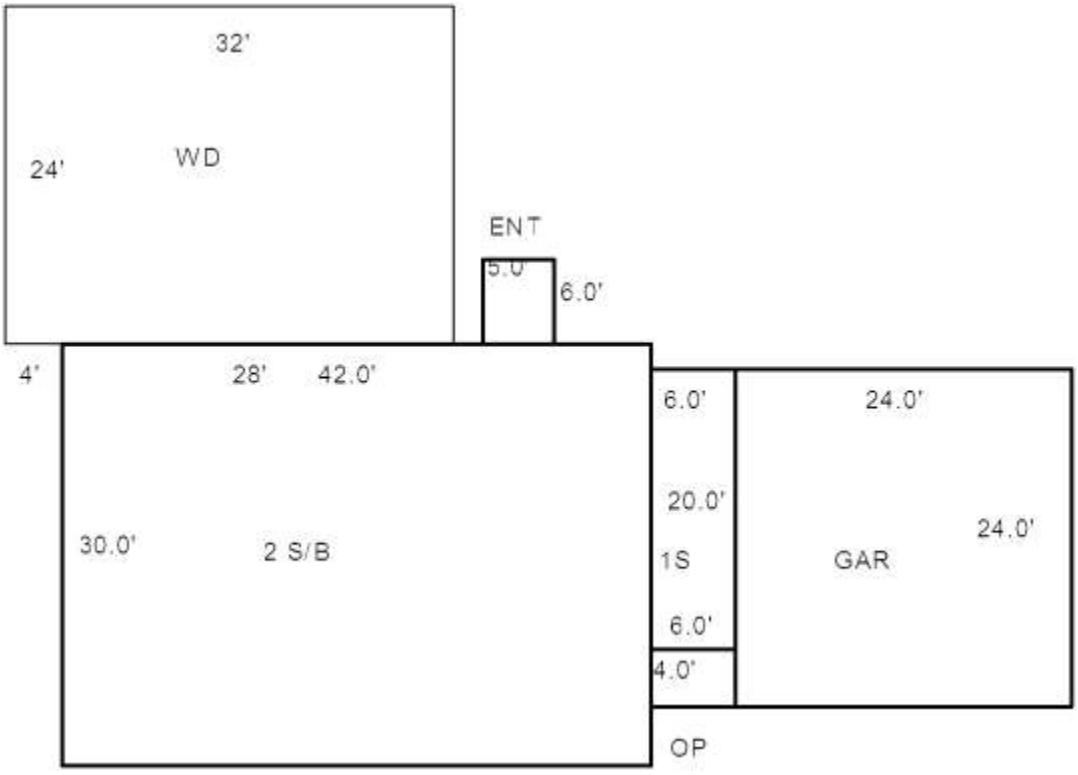
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	433,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	94%	100%	95%	387,420

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	2014	576	B 100	27.751	Ava.	94%	100%	95%	24.782
1 STORY/BSMT	2014	120	B 100	16.483	Ava.	94%	100%	95%	14.719
OPEN PORCH	2014	24	B 100	1.476	Ava.	94%	100%	95%	1.318
ENCL. PORCH	2014	30	B 100	3.250	Ava.	94%	100%	95%	2.902
Frame Shed	2014			- - - - S O U N D V A L U E - - - -					1.500
Wood Deck	2014	768	B 100	12.510	Ava.	94%	100%	95%	11.171
1.25 ST GARAGE..	2014	840	B 100	46.253	Ava.	94%	100%	95%	41.304
Open Frame Porch	2014	288	B 100	15.822	Ava.	94%	100%	95%	14.129
2,640 SFLA							Outbuilding Total		111,825

Accpt Land	172,400	Accepted Bldg	499,200	Total	671,600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Name: BEST, BONNIE A
BEST, LYNN D

Map/Lot: 008-018-2
Account: 2515 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood	25 OAK WOODS RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	
Street	Paved

Sale Data

Sale Date	05/11/2011
Sale Price	68,750
Sale Type	Land Only
Financing	
Verified	
Validity	Related Parties

Reference 1	B16094P918 TG
Reference 2	LOT SIZE: 60
Tran/Land/Bldg	700 6 0
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
21.30	Acres-Softwood	421.00	8,967	100%		8,967
38.70	Acres-Mixed Wood	436.00	16,873	100%		16,873
Total Acres 60.00					Land Total	25,840

Accpt Land	25,800	Accepted Bldg	0	Total	25,800

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 02/09/2012
Sale Price 50,000
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B16260P618
Reference 2 LOT SIZE: 4.4
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.40	Acres-Rear Land 1-10	1,710.00	752	100%		752
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.40					Land Total	108,257

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,620 Sqft	Grade C 110	Base	281,835
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,673
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,455
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

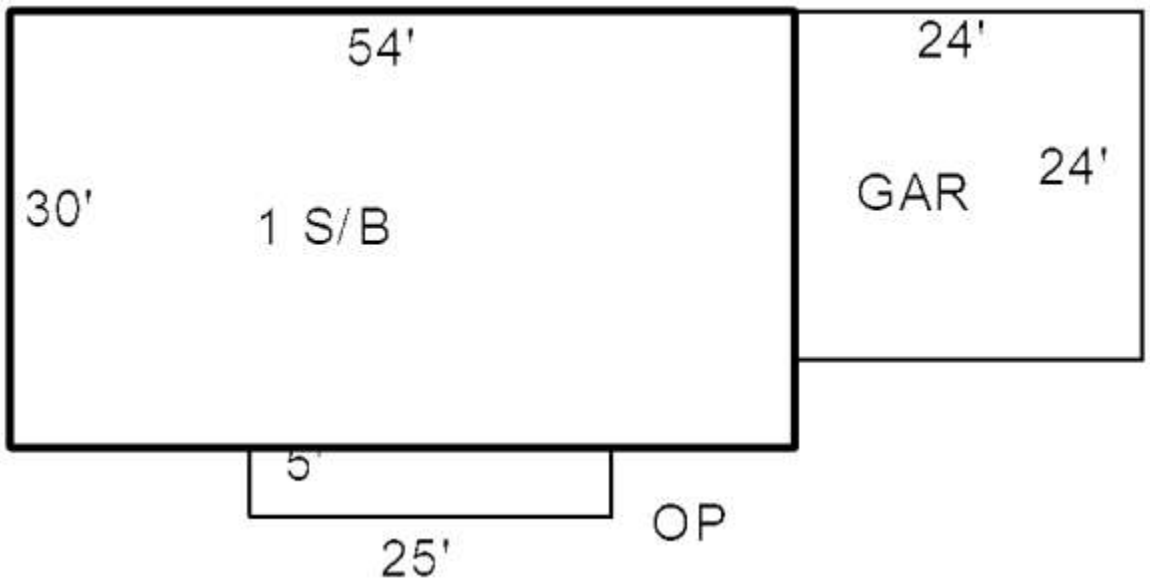
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	297,675

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	268,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2016	576	C 110	23,482	Avg.	95%	100%	95%	21,193
Open Frame Porch	2016	150	C 110	6,973	Avg.	95%	100%	95%	6,293
1,620 SFLA							Outbuilding Total		27,486

Accpt Land 108,300 Accepted Bldg 296,100 Total 404,400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25'

Map/Lot: 005-039-5
Account: 2517 Card: 1 of 1 Location: 183 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	05/01/2012
Sale Price	47,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16314P578
Reference 2	LOT SIZE: 11.4
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 17 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.40	Acres-Rear Land 1-10	1,710.00	13,919	10%	Wetland	1,392
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 11.40					Land Total	108,897

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,200 Sqft	Grade C 100	Base	295,219
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,800
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,200
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	3	Half Baths	0	Plumbing	15,840
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

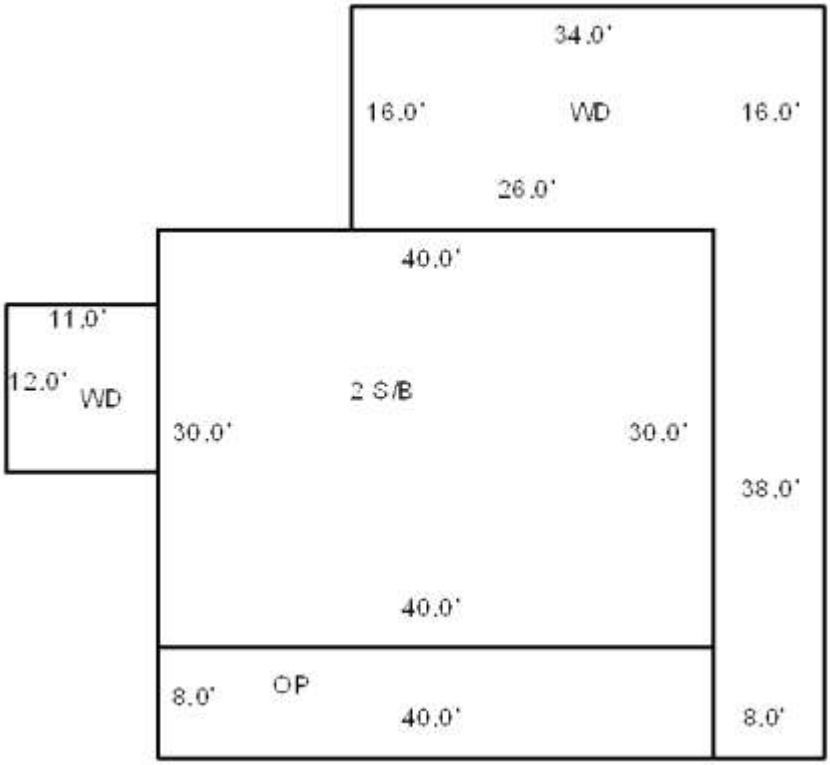
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2012	0	TYPICAL	TYPICAL	Average	Typical	320,059

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	95%	282,772

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2012	320	C 100	13.523	Avg.	93%	100%	95%	11.947
Wood Deck	2012	848	C 100	10.625	Avg.	93%	100%	95%	9.387
WOOD DECK	2012	132	C 100	1.654	Avg.	93%	100%	95%	1.461
Frame Shed	2020	288	C 100	4.507	Avg.	97%	100%	95%	4.153
2,400 SFLA							Outbuilding Total		26,948

Accpt Land	108,900	Accepted Bldg	309,700	Total	418,600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Map/Lot: 005-039-6
Account: 2518 Card: 1 of 1 Location: 123 TURKEY ST

Neighborhood 15	TURKEY ST
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
PERMIT STATUS	OPEN PERMITS
Reference 1	B16252P432
Reference 2	LOT SIZE: 15.40
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/30/2012
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%		45,915
11.00	Acres-Rear Land 1-10	1,710.00	20,691	50%		10,346
Total Acres 15.00					Land Total	56,261

Accpt Land	56,300	Accepted Bldg	0	Total	56,300

Account: 2519 Card: 1 of 1 Map/Lot: 003-091 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Tree Growth	2023
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	12/23/2011
Sale Price	138,742
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1	B16232P153
Reference 2	LOT SIZE: 101.24 OPEN SPACE
Tran/Land/Bldg	700 6 0
X Coord	Y Coord
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	25%	Restrictio	20,386
10.00	Acres-Rear Land 1-10	3,045.00	33,495	25%	Restrictio	8,374
10.00	Acres-Rear Land 11-20	1,260.00	13,860	25%	Restrictio	3,465
80.24	Acres-Rear 21+	735.00	64,874	25%	Restrictio	16,219
Total Acres 101.24					Land Total	48,444

Accpt Land 48,400 Accepted Bldg 0 Total 48,400

Name: BIGELOW, ROBERT BRADFORD - TRUSTEE
BRAD BIGELOW FAMILY TRUST
Map/Lot: 003-091-3
Account: 2520 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B10391P334
Reference 2	LOT SIZE: 2.63
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	05/16/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.63	Acres-Homesite (Fract)	74,130.00	89,822	90%	Restrictio	80,840
Total Acres 2.63					Land Total	80,840

Accpt Land	80,800	Accepted Bldg		0 Total	80,800

Name: BIGELOW, ROBERT BRADFORD - TRUSTEE
BRAD BIGELOW FAMILY TRUST
Map/Lot: 003-091-4
Account: 2521 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B10391P334
Reference 2	LOT SIZE: 1.85
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	05/16/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.85	Acres-Homesite (Fract)	74,130.00	86,717	100%		86,717
Total Acres 1.85				Land Total		86,717

Accpt Land	86,700	Accepted Bldg		0 Total	86,700

Name: LAVIGNE, LEO R
PAUL, HARVEY A
Map/Lot: 022-001-2
Account: 2522 Card: 1 of 1 Location: 2 WARRENS WAY

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B17863P728
Reference 2	LOT SIZE: COMMON
Tran/Land/Bldg	120 1 18
X.....	P Y..... 0
Exemption(s)	Land Schedule 10

Sale Data

Sale Date	12/13/2018
Sale Price	40,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Partial Interest

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	90%		57,172
Total Acres 0.00					Land Total	57,172

Dwelling Description

				Replacement Cost New	
Conventional	Two & 1/2 Story	1,128 Sqft	Grade C 100	Base	305,554
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	1,128
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,460
Rooms	8				
Bedrooms	5	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

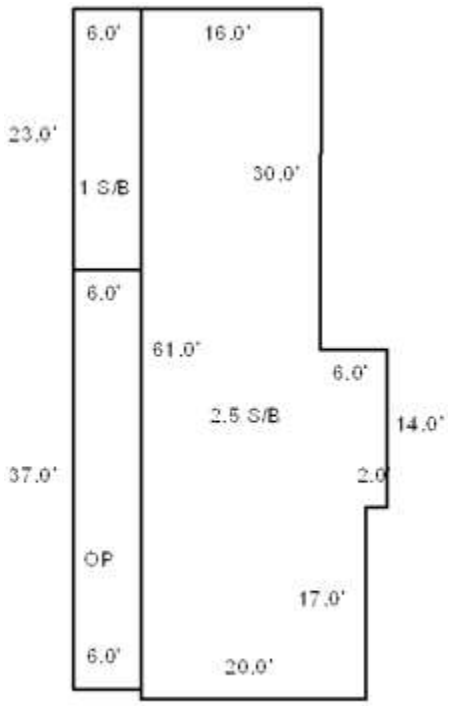
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	320,422

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	70%	105%	157,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	1900	138	C 100	14,581	Avg.	67%	70%	105%	7,180
Open Frame Porch	1900	222	C 100	9,382	Avg.	67%	70%	105%	4,620
2,958 SFLA							Outbuilding Total		11,800

Accpt Land	57,200	Accepted Bldg	169,600	Total	226,800



UNIT 2 (LEFT SIDE)

Map/Lot: 022-001-3
Account: 2523 Card: 1 of 1 Location: 3 WARRENS WAY

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B16601P450
Reference 2	LOT SIZE: COMMON
Tran/Land/Bldg	300 1 18
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Sale Data

Sale Date	05/20/2013
Sale Price	85,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	100%		63,525
Total Acres 0.00					Land Total	63,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE WD....	1	5000	C 100	135,650	Avg-	60%	50%	105%	42,730
CANOPY AVG	1	3000	C 100	61,110	Avg-	60%	50%	105%	19,250
								Outbuilding Total	61,980

Accpt Land	63,500	Accepted Bldg	62,000	Total	125,500

Map/Lot: 022-001-4
Account: 2524 Card: 1 of 1 Location: 4 WARRENS WAY

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B16744P777
Reference 2	LOT SIZE: COMMON
Tran/Land/Bldg	300 2 40
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Sale Data

Sale Date	12/06/2013
Sale Price	45,000
Sale Type	CONDO .....
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

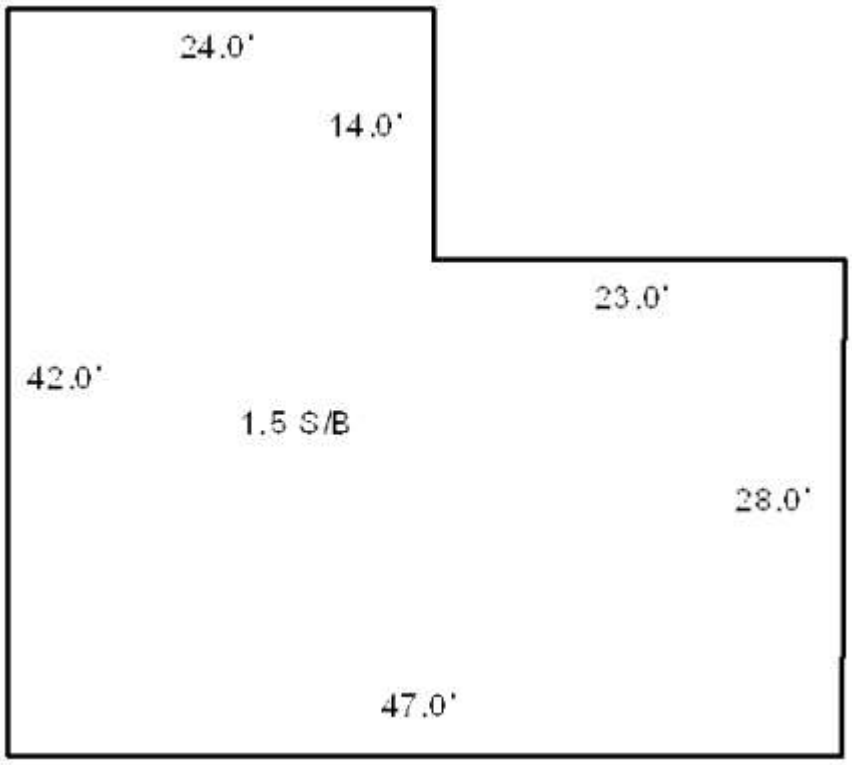
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	100%		63,525
Total Acres 0.00					Land Total	63,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.50 ST GARAGE..	1900	1652	C 100	78,205	Avg.	67%	25%	105%	13,754
								Outbuilding Total	13,754

Accpt Land	63,500	Accepted Bldg	13,800	Total	77,300


24.0'
14.0'
23.0'
42.0'
1.5 S/B
28.0'
47.0'

Map/Lot: 022-001-5
Account: 2525 Card: 1 of 1 Location: 5 WARRENS WAY

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B16346P315
Reference 2	LOT SIZE: COMMON
Tran/Land/Bldg	300 2 40
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Sale Data

Sale Date	06/18/2012
Sale Price	250,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

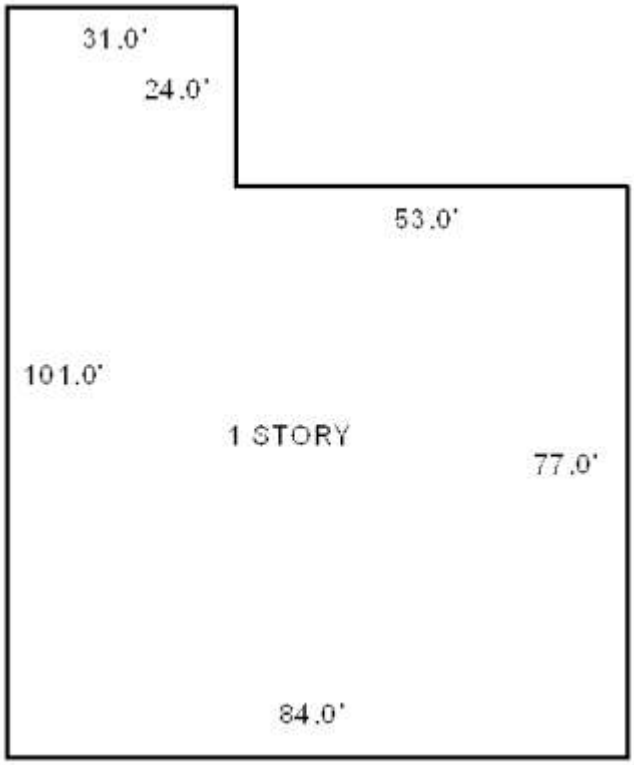
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	100%		63,525
Total Acres 0.00					Land Total	63,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
WAREHOUSE MS....	1955	7212	C 100	226,529	Avg.	67%	100%	105%	159,363
								Outbuilding Total	159,363

Accpt Land	63,500	Accepted Bldg	159,400	Total	222,900


31.0'
24.0'
53.0'
101.0'
1 STORY
77.0'
84.0'

Account: 2526 Card: 1 of 1 Map/Lot: 022-001-6 Location: 6 WARRENS WAY

Neighborhood 1	ELM ST, RTE 4		
Zoning/Use	COMMERCIAL 2		
Topography	RollingAbove Street		
Utilities	All Public		
Street	Paved		
Reference 1	B16443P482		
Reference 2	LOT SIZE: COMMON		
Tran/Land/Bldg	300 2 40		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	10

Sale Data

Sale Date	10/23/2012
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	100%		63,525
Total Acres 0.00					Land Total	63,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
LEAN TO	1955	8440	C 100	63,047	Fair	55%	50%	105%	18,205
							Outbuilding Total		18,205

Accpt Land	63,500	Accepted Bldg	18,200	Total	81,700

40.0'
OPEN SHED
204.0'
216.0'
42.5'

Map/Lot: 022-001-7
Account: 2527 Card: 1 of 1 Location: 7 WARRENS WAY

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	COMMERCIAL 2
Topography	RollingAbove Street
Utilities	All Public
Street	Paved
Reference 1	B16346P315
Reference 2	LOT SIZE: COMMON
Tran/Land/Bldg	300 2 40
X.....	0 Y..... 0
Exemption(s)	Land Schedule 10

Sale Data

Sale Date	06/18/2012
Sale Price	250,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

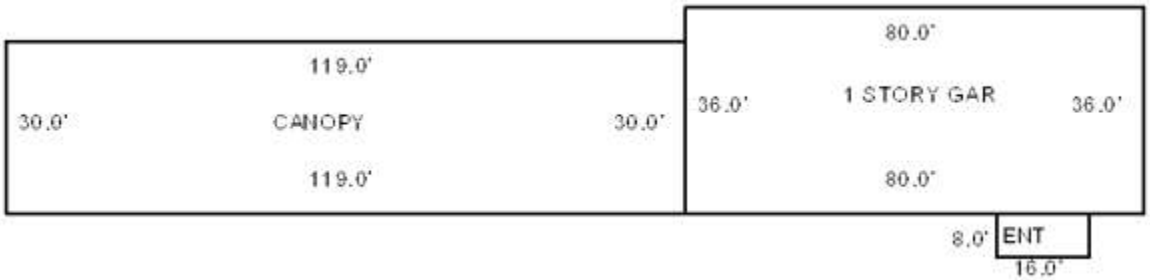
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Site -Condo Site	57,750.00	63,525	100%		63,525
Total Acres 0.00					Land Total	63,525

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	1955	2880	C 100	104.314	Avg.	67%	50%	105%	36,692
STORAGE	1955	128	C 100	1.604	Avg.	67%	50%	105%	565
CANOPY AV.....	2013	4080	C 100	83.110	Avg.	93%	100%	105%	81,157
							Outbuilding Total		118,414

Accpt Land	63,500	Accepted Bldg	118,400	Total	181,900


80.0'
119.0'
30.0'
CANOPY
30.0'
36.0'
1 STORY GAR
36.0'
119.0'
80.0'
8.0'
ENT
16.0'

Name: GOODWIN, DANIEL R
GOODWIN, SANDRA W

Map/Lot: 003-072-3
Account: 2528 Card: 1 of 1 Location: MAPLE ST

Neighborhood 56	MAPLE ST
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16301P315
Reference 2	LOT SIZE: 19.32
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	05/12/2023
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite	74,130.00	81,543	25%	Access	20,386
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
10.00	Acres-Rear Land 11-20	1,260.00	13,860	100%		13,860
7.52	Acres-Rear 21+	735.00	6,080	100%		6,080
Total Acres 28.52				Land Total		73,821

Accpt Land 73,800 Accepted Bldg 0 Total 73,800

Name: DAIGLE, LEONARD R
DAIGLE, AMANDA J

Map/Lot: 001-051-4
Account: 2529 Card: 1 of 1 Location: 165 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	10/17/2012
Sale Price	115,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B164442P896
Reference 2	LOT SIZE: 33.70
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
10.00	Acres-Rear Land 1-10	1,440.00	15,840	100%		15,840
10.00	Acres-Rear Land 11-20	800.00	8,800	100%		8,800
9.70	Acres-Rear 21+	560.00	5,975	100%		5,975
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 33.70					Land Total	121,145

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	968 Sqft	Grade C 110	Base	277,678
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,597
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,389
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

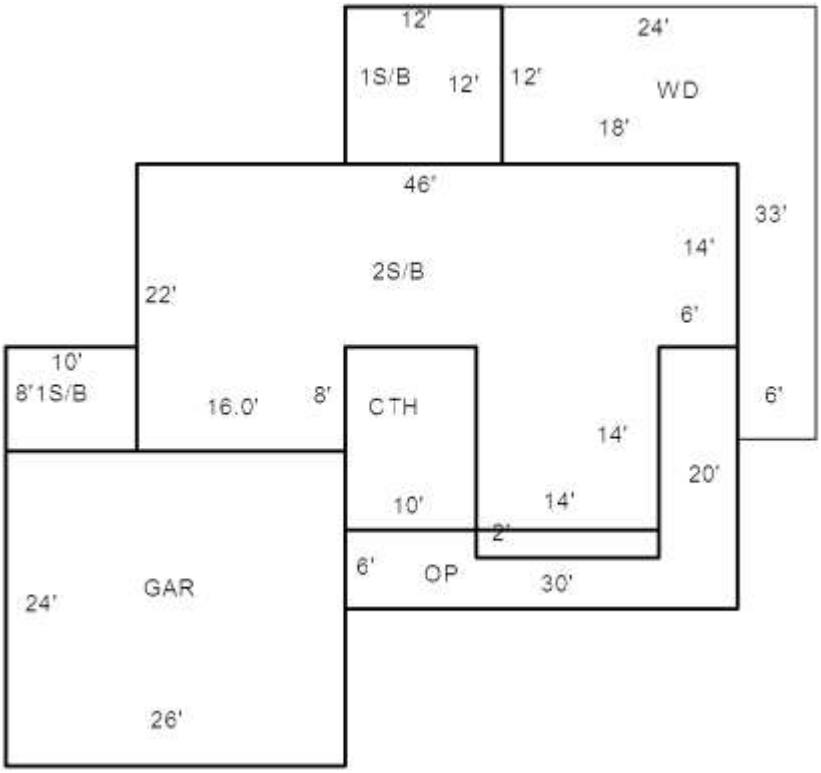
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	300,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	95%	265,213

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY	2013	28	C 110	2.820	Avg.	93%	100%	95%	2.492
1 ST CATH/BSMT	2013	140	C 110	18.464	Avg.	93%	100%	95%	16.313
1 STORY/BSMT	2013	80	C 110	9.298	Avg.	93%	100%	95%	8.215
1 STORY/BASEMENT	2013	144	C 110	16.736	Avg.	93%	100%	95%	14.786
Open Frame Porch	2013	264	C 110	12.273	Avg.	93%	100%	95%	10.843
Frame Garage	2013	624	C 110	25.383	Avg.	93%	100%	95%	22.426
Frame Shed	2013	96	C 110	1.652	Avg.	93%	100%	95%	1.459
Wood Deck	2013	414	C 110	5.706	Avg.	93%	100%	95%	5.042
Frame Shed	2019	140	C 100	2.191	Avg.	96%	100%	95%	1.998
2,328 SFLA							Outbuilding Total		83,574

Accpt Land	121,100	Accepted Bldg	348,800	Total	469,900


12'
24'
1S/B
12'
12'
WD
18'
46'
33'
14'
2S/B
22'
6'
10'
8'1S/B
16.0'
8'
CTH
6'
14'
20'
10'
14'
2'
6'
OP
30'
24'
GAR
26'

Name: MORRELL, RONALD E
MORRELL, AMY E
Map/Lot: 008-061-3
Account: 2530 Card: 1 of 1 Location: 136 FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Reference 1	B16635P668
Reference 2	LOT SIZE: 21.34
Tran/Land/Bldg	101 1 11
X.....	HSEU Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	06/28/2013
Sale Price	79,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
7.34	Acres-Rear Land 11-20	950.00	7,670	100%		7,670
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 21.34					Land Total	133,985

Dwelling Description

Conventional	Two Story	1,617 Sqft	Grade B 100	Replacement Cost New	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	483,757
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,153
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	12,613
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

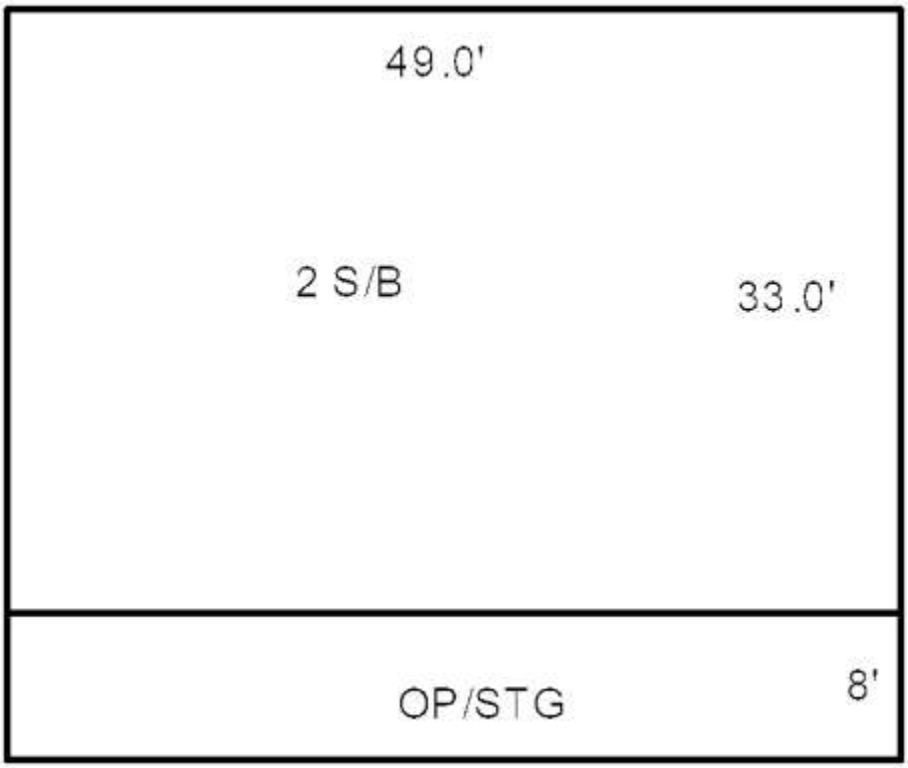
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	516,683

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	94%	95%	95%	438,328

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	392	B 100	21,536	Avg.	94%	50%	95%	9,616
STORAGE	2021	392	B 100	6,386	Avg.	94%	50%	95%	2,852
3,234 SFLA							Outbuilding Total		12,468

Accpt Land	134,000	Accepted Bldg	450,800	Total	584,800


49.0'
2 S/B
33.0'
OP/STG
8'

Map/Lot: 007-014-3
Account: 2531 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17507P552
Reference 2	LOT SIZE: 7.39
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	03/29/2016
Sale Price	36,500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
3.39	Acres-Rear Land 1-10	1,710.00	6,377	100%		6,377
Total Acres 7.39					Land Total	75,249

Accpt Land	75,200	Accepted Bldg	0	Total	75,200

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE: 3.69
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	85 0 0 Land Schedule 1

Sale Data

Sale Date	07/24/2020
Sale Price	350,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.69	Acres-Homesite (Fract)	72,675.00	91,092	100%		91,092
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.69					Land Total	106,767

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	956 Sqft	Grade B 95	Base	309,024
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,771
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,891
Heating	100% Forced Warm	Cooling	0% None	Heat	5,903
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	16,302
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

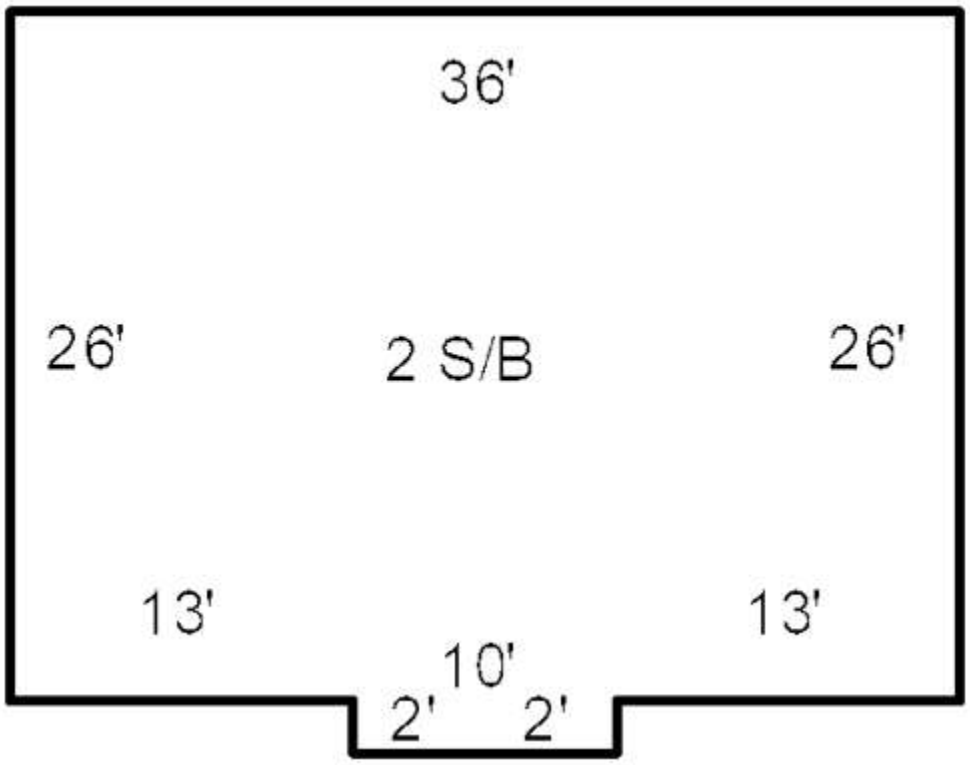
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	337,891

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	311,367

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2020	96	B 95	1.486	Avg.	97%	100%	95%	1.369
GAS FPL	2020	1	B 95	2.840	Avg.	97%	100%	95%	2.617
SOLAR CL2 /KW	2022			- - - - S O U N D V A L U E - - - -					9.000
1,912 SFLA								Outbuilding Total	12,986

Accpt Land	106,800	Accepted Bldg	324,400	Total	431,200


36'
26'
2 S/B
26'
13'
13'
10'
2'
2'

Map/Lot: 022-005-1
Account: 2533 Card: 1 of 1 Location: 13 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	COMMERCIAL 2 VILLAGE A, B, C
Topography	Above Street
Utilities	All Public
Street	Paved
Reference 1	B1854P686
Reference 2	LOT SIZE: 0.16
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.16	Acres-Homesite (Fract)	74,130.00	67,889	100%		67,889
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.16					Land Total	79,439

Dwelling Description / Replacement Cost New

Conventional	Two & 1/2 Story	780 Sqft	Grade C 100	Base	231,375
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Dry Full Bmt	Basement	780
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,850
Rooms	10				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,280
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Minimal			Insulation	-1,950
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

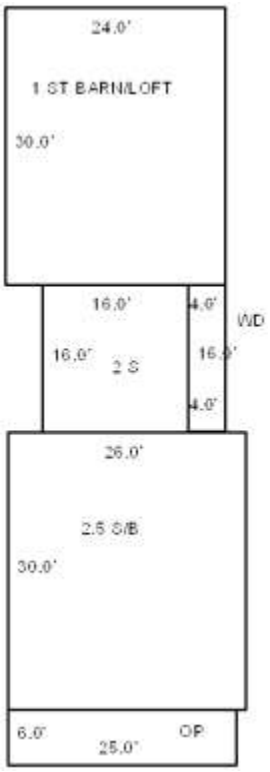
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1900	0	TYPICAL	TYPICAL	Average	Typical	241,335

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	67%	100%	105%	169,779

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
TWO STORY FRAME	1900	256	C 100	41.475	Avg.	67%	100%	105%	29.177
1.25 ST SHED....	1900	720	C 100	12.960	Avg.	67%	100%	105%	9.117
Open Frame Porch	1900	150	C 100	6.339	Avg.	67%	100%	105%	4.459
Wood Deck	1900	64	C 100	802	Avg.	67%	100%	105%	564
2,462 SFLA							Outbuilding Total		43,317

Accpt Land	79,400	Accepted Bldg	213,100	Total	292,500


24.0'
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2.5 S/B
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OP
25.0'

Name: BRUNSON, LAURA E
BELL, BENJAMIN C
Map/Lot: 004-080-2
Account: 2535 Card: 1 of 1 Location: 2 HARVEYS WAY

Neighborhood 64	BOYLE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	
Street	Paved

Sale Data

Sale Date	05/29/2020
Sale Price	310,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18258P100
Reference 2	LOT SIZE: 3.85
Tran/Land/Bldg	101 1 11
X.....	CORR Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.85	Acres-Homesite (Fract)	72,675.00	91,480	90%		82,332
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.85					Land Total	98,007

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,445 Sqft	Grade C 110	Base	257,428
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,384
Fin. Basement Area	None	Basement Gar	1 CAR	Fin Bsmt	2,178
Heating	100% HW BB	Cooling	0% None	Heat	4,769
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

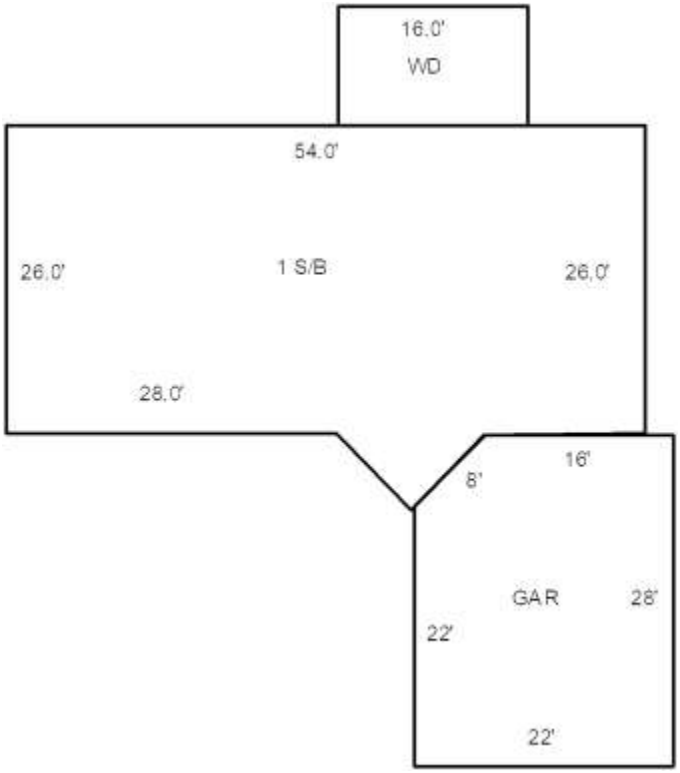
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	275,471

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	93%	100%	95%	243,379

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2013	160	C 110	2.206	Avg.	93%	100%	95%	1.949
Frame Garage	2013	598	C 110	24.353	Avg.	93%	100%	95%	21.516
1,445 SFLA							Outbuilding Total		23,465

Accpt Land	98,000	Accepted Bldg	266,800	Total	364,800


16.0'
WD
54.0'
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GAR
28'
22'
22'

Name: AIREY, JOHN E. JR.
HOUSTON, ANNA D

Map/Lot: 010-007-2
Account: 2536 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticWell & Septic
Street	Paved
Reference 1	B16392P344
Reference 2	LOT SIZE: 8.0
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/16/2012
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	90%		82,647
4.00	Acres-Rear Land 1-10	1,710.00	7,524	100%		7,524
Total Acres 8.00					Land Total	90,171

Accpt Land	90,200	Accepted Bldg	0	Total	90,200

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	07/15/2016
Sale Price	266,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17277P730
Reference 2	LOT SIZE: 1.4
Tran/Land/Bldg	101 1 11
X.....	OP Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.40	Acres-Homesite (Fract)	74,130.00	84,333	100%		84,333
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.40					Land Total	95,883

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	956 Sqft	Grade C 110	Base	275,244
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,577
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	6,310
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

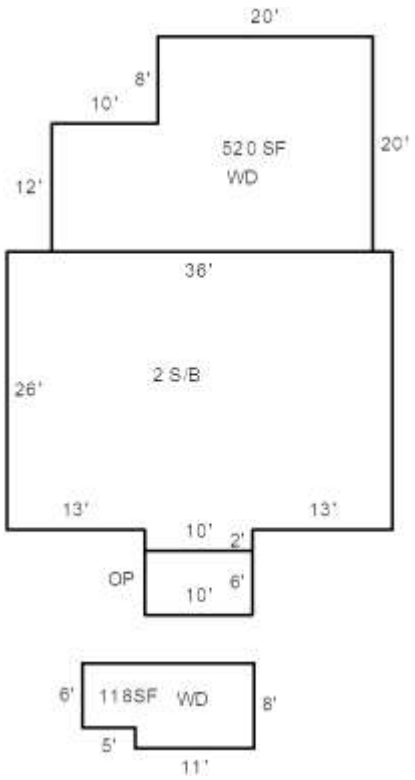
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	302,007

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	94%	100%	105%	298,081

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
GAS FPL	2015	1	C 110	2.529	Avg.	94%	100%	105%	2.496
Frame Shed	2015	64	C 110	1.102	Avg.	94%	100%	105%	1.088
Open Frame Porch	2015	60	C 110	2.790	Avg.	94%	100%	105%	2.754
Wood Deck	2021	520	C 110	7.168	Avg.	94%	100%	105%	7.075
WOOD DECK	2021	118	C 110	1.627	Avg.	94%	100%	105%	1.605
WOOD DECK	2021	72	C 110	992	Avg.	94%	100%	105%	979
Jacuzzi #	2021	1	C 110	3.630	Avg.	94%	100%	105%	3.583
1,912 SFLA								Outbuilding Total	19,580

Accpt Land	95,900	Accepted Bldg	317,700	Total	413,600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WD
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12'
36'
2 S/B
26'
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13'
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6'
10'
6'
118SF WD
8'
5'
11'

Name: CHANDLER, KYLE
CHANDLER, VANESSA
Map/Lot: 005-059-1
Account: 2538 Card: 1 of 1 Location: 150 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	05/03/2013
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16594P421
Reference 2	LOT SIZE: 3.78
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.78	Acres-Homesite (Fract)	72,675.00	91,312	100%		91,312
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.78					Land Total	106,987

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	812 Sqft	Grade C 100	Base	223,666
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,218
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,872
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

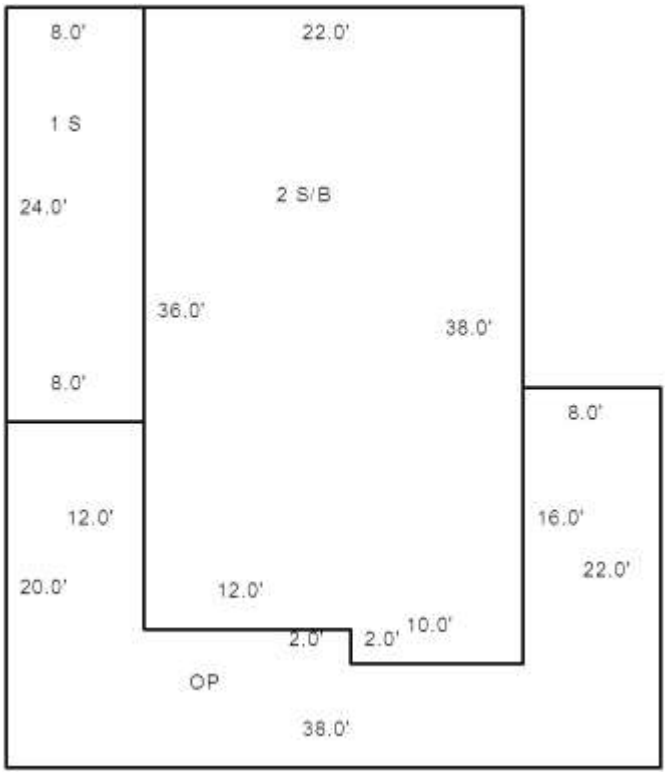
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	242,956

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	93%	100%	95%	214,652

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
ONE STORY FRAME	2013	192	C 100	17.583	Avg.	93%	100%	95%	15.534
Open Frame Porch	2013	492	C 100	20.792	Avg.	93%	100%	95%	18.370
Swimming Pool	2013			- - - - S O U N D V A L U E - - - -					10.000
1,816 SFLA							Outbuilding Total		43,904

Accpt Land	107,000	Accepted Bldg	258,600	Total	365,600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38.0'

Name: OSTERHOUT, ISAAC A
DESIMONE, CATHERINE G
Map/Lot: 009-006-08
Account: 2539 Card: 1 of 1 Location: 1387 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	05/17/2013
Sale Price	5,000
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Related Parties

Reference 1	B16619P57
Reference 2	LOT SIZE: 4.49
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%		68,872
0.49	Acres-Rear Land 1-10	1,710.00	922	100%		922
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.49					Land Total	85,469

Dwelling Description

Conventional	One Story	612 Sqft	Grade C 100	**Replacement Cost New**	
Exterior	OTHER	Masonry Trim	None	Base	116,739
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	459
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-1,224
Rooms	3				
Bedrooms	1	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

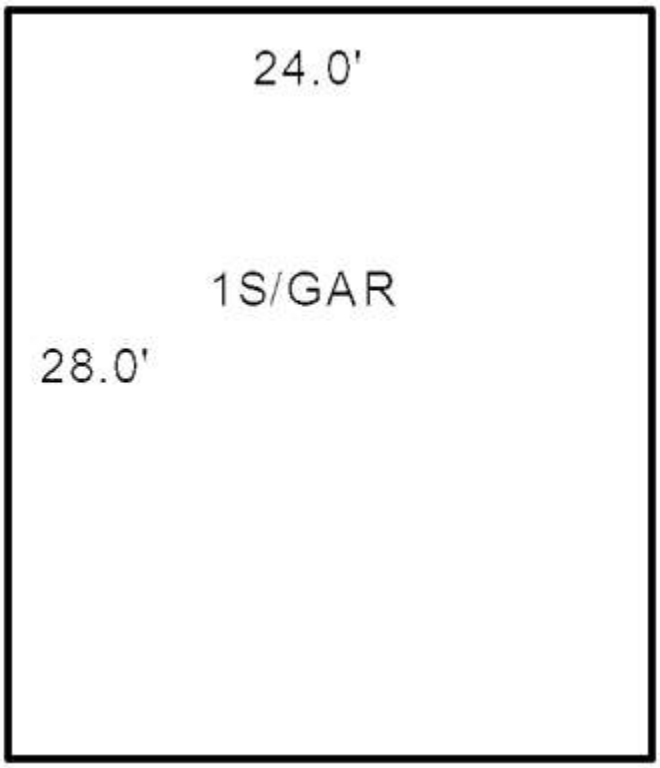
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2013	0	TYPICAL	TYPICAL	Average	Typical	115,974

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	93%	100%	95%	102,463

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	2013	672	C 100	24,804	Avg.	93%	100%	95%	21,915
Open Frame Porch	2013	60	C 100	2,536	Avg.	93%	100%	95%	2,240
612 SFLA							Outbuilding Total		24,155

Accpt Land	85,500	Accepted Bldg	126,600	Total	212,100


24.0'
1S/GAR
28.0'

Name: HARRINGTON, MICHELLE TUTTLE
HARRINGTON, GREGG M
Map/Lot: 001-009-1
Account: 2540 Card: 1 of 1 Location: DENNETT RD

Neighborhood 99	LANDLOCKED
Zoning/Use	VILLAGE CENTER OVERLAY
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B16748P007
Reference 2	LOT SIZE: 1.03
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.03	Acres-Rear Land 1-10	3,045.00	3,450	100%		3,450
Total Acres 1.03					Land Total	3,450

Accpt Land	3,500	Accepted Bldg	0	Total	3,500

Name: LAUDA, JOSEPH J
HALFACRE, JESSICA J
Account: 2541 Card: 1 of 1 Map/Lot: 016-001 Location: 160 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved
Reference 1	
Reference 2	LOT SIZE: 0.81
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	04/22/2022
Sale Price	420,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.81	Acres-Homesite (Fract)	74,130.00	79,843	100%		79,843
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.81					Land Total	91,393

Dwelling Description / Replacement Cost New

Conventional	Two Story	816 Sqft	Grade C 110	Base	246,844
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,346
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,488
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

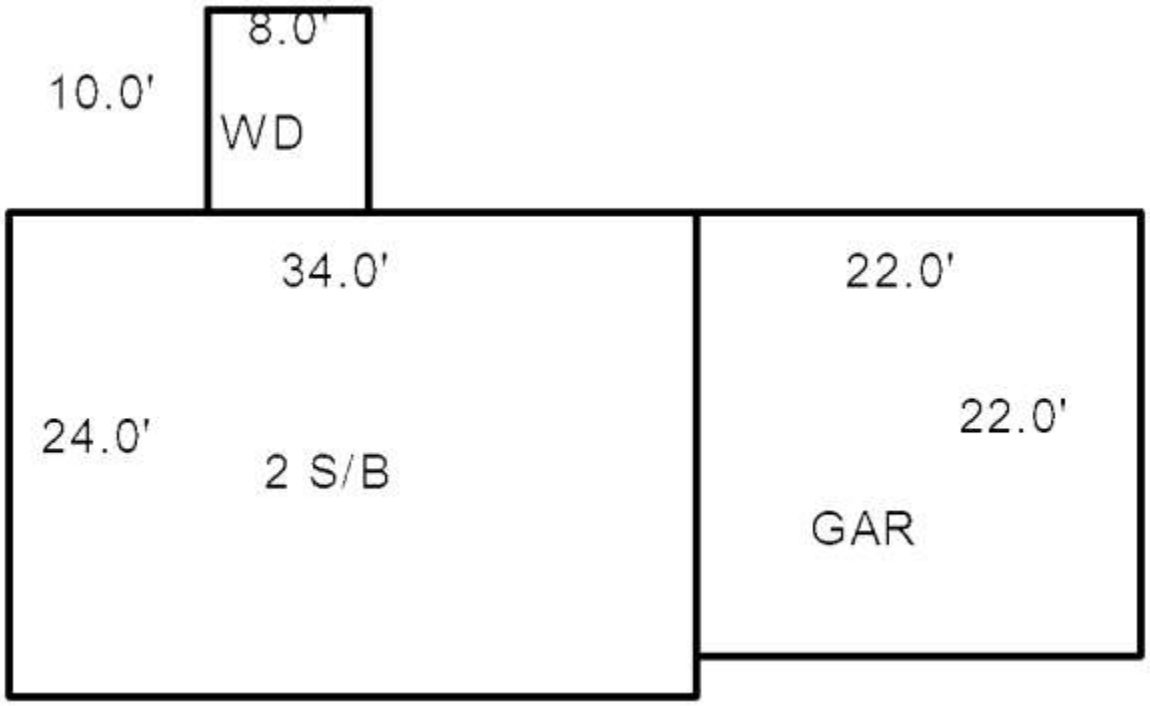
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	267,198

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	100%	100%	105%	280,558

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2014	484	C 110	19.837	Avg.	100%	100%	105%	20.829
GAS FPL	2014	1	C 110	2.529	Avg.	100%	100%	105%	2.655
WOOD DECK	2014	80	C 110	1.102	Avg.	100%	100%	105%	1.157
1,632 SFLA							Outbuilding Total		24,641

Accpt Land	91,400	Accepted Bldg	305,200	Total	396,600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GAR

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved

Sale Data

Sale Date	09/18/2015
Sale Price	244,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17100P394
Reference 2	LOT SIZE: 0.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.67	Acres-Homesite (Fract)	74,130.00	78,342	100%		78,342
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.67					Land Total	89,892

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	956 Sqft	Grade C 100	Base	250,222
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,434
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	3,960
Heating	100% HW BB	Cooling	0% None	Heat	5,736
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,200
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

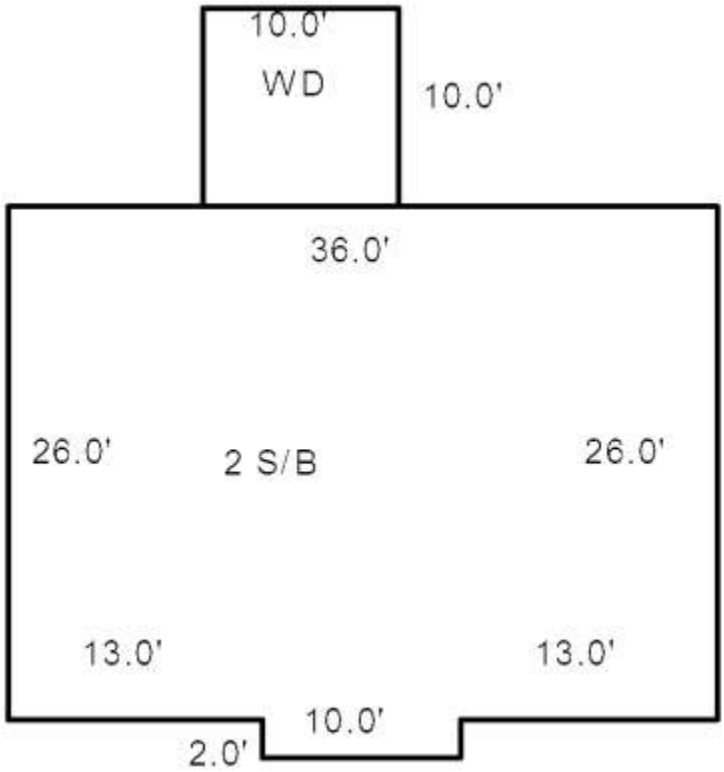
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	274,552

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	94%	100%	105%	270,983

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
GAS FPL	2014	1	C 100	2.299	Avg.	94%	100%	105%	2.269
Wood Deck	2014	100	C 100	1.253	Avg.	94%	100%	105%	1.237
Frame Shed	2014			----SOUND VALUE----					2.000
1,912 SFLA								Outbuilding Total	5,506

Accpt Land	89,900	Accepted Bldg	276,500	Total	366,400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Account: 2543 Card: 1 of 1 Map/Lot: 022-090 Location: GREAT WORKS ESTATES

Neighborhood 99	LANDLOCKED		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography	LevelRolling	Sale Date	06/20/2014
Utilities		Sale Price	9,500
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Validity
Reference 1	B16841P0242		
Reference 2	LOT SIZE: 3.6		
Tran/Land/Bldg	900 12 0		
X.....	0 Y..... 0		
Exemption(s)	3 0 0 Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.60	Acres-Rear Land 1-10	3,045.00	12,058	100%	Restrictio	12,058
0.51	ACRES-UTILITY ROW	1,050.00	589	100%		589
Total Acres 4.11					Land Total	12,647

Accpt Land	12,600	Accepted Bldg	0	Total	12,600

Welcome To
Elroy Day Canoe Launch
North Berwick, Maine
Open Dawn to Dusk
April Through October
Funding Provided By:
Maine Community Foundation
United Technologies Corporation
North Berwick Water District
Town of North Berwick

Map/Lot: 007-006-3
Account: 2544 Card: 1 of 1 Location: 927 BEECH RIDGE RD

Neighborhood 71	BK BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	
Street	Gravel

Sale Data

Sale Date	11/08/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B17295P593
Reference 2	LOT SIZE: 10
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
Total Acres 10.00					Land Total	80,158

Dwelling Description / **Replacement Cost New**

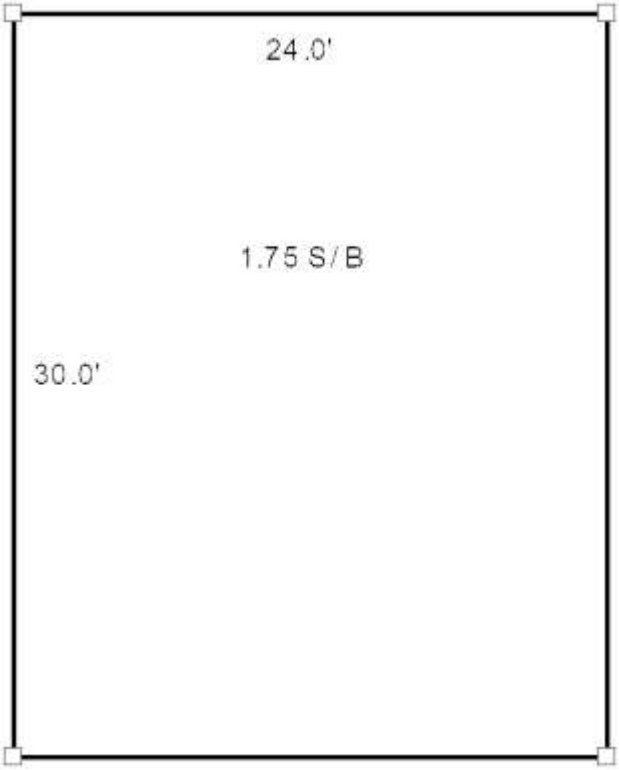
Cape Cod	One & 3/4 Story	720 Sqft	Grade C 100	Base	207,539
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,080
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Not Heated	Cooling	0% None	Heat	-2,520
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Unknown	SFLA	1,260	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	206,099

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	94%	100%	95%	184,046

Accpt Land	80,200	Accepted Bldg	184,000	Total	264,200


24.0'
1.75 S/B
30.0'

Map/Lot: 007-030-1
Account: 2545 Card: 1 of 1 Location: 1103 LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	01/03/2014
Sale Price	92,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16758P635 SPLIT FROM LOT 30
Reference 2	LOT SIZE: 21.37
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
7.37	Acres-Rear Land 11-20	950.00	7,702	100%		7,702
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 21.37					Land Total	134,017

Dwelling Description — **Replacement Cost New**

Condo	One & 3/4 Story	1,280 Sqft	Grade B 110	Base	317,901
Exterior	NOVELTY	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	1,373
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Monitor/Rinnai	Cooling	0% None	Heat	6,406
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,326
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

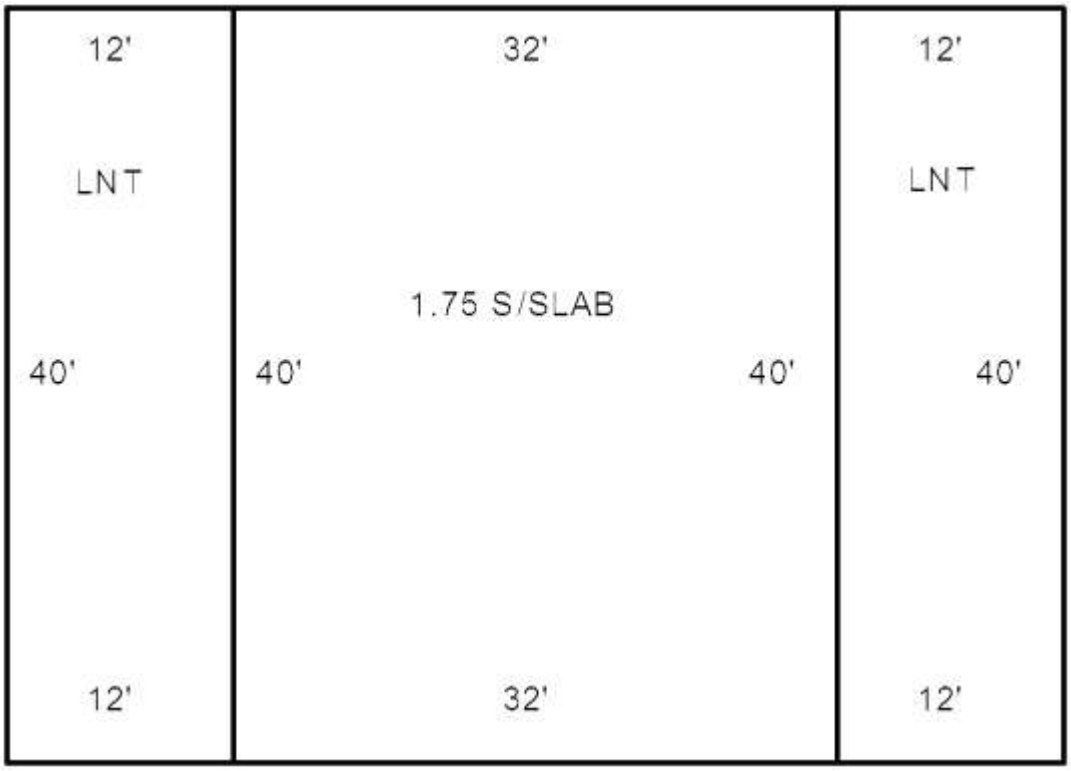
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Above Average	Typical	337,006

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	304,148

Outbuildings/Additions/Improvements — **Percent Good** — **Value**

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Rcnld
GARAGE FR COMML	2014	1760	C 100	112.578	Avg.	93%	100%	95%	99.463
1 ST ATT.SHED...	2015	960	C 100	14.352	Avg.	94%	100%	95%	12.816
2,240 SFLA							Outbuilding Total		112,279

Accpt Land	134,000	Accepted Bldg	416,400	Total	550,400


12'
32'
12'
LNT
LNT
1.75 S/SLAB
40'
40'
40'
40'
12'
32'
12'

Name: PAUL, HARVEY A
PAUL, PENNY

Map/Lot: 001-040-1
Account: 2546 Card: 1 of 1 Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street

Sale Data

Sale Date	11/15/2013
Sale Price	20,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B16736P983; SPLIT FROM 14037P309
Reference 2	LOT SIZE: 9
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	75%		74,094
5.00	Acres-Rear Land 1-10	2,280.00	12,540	100%		12,540
Total Acres 9.00					Land Total	86,634

Accpt Land	86,600	Accepted Bldg	0	Total	86,600

Name: FORTIN, KENNETH P
FORTIN, DENISE R
Map/Lot: 001-070-2
Account: 2548 Card: 1 of 1 Location: 186 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1 VILLAGE A, B, C
Topography
Utilities Well & SepticWell & Septic
Street No Street

Sale Data

Sale Date	07/30/2014
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B16863P210
Reference 2 LOT SIZE: 1.16
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.16	Acres-Homesite (Fract)	78,185.00	87,289	100%		87,289
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.16					Land Total	97,739

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,960 Sqft	Grade B 100	Base	389,117
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	3,822
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	1% None	Heat	6,370
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

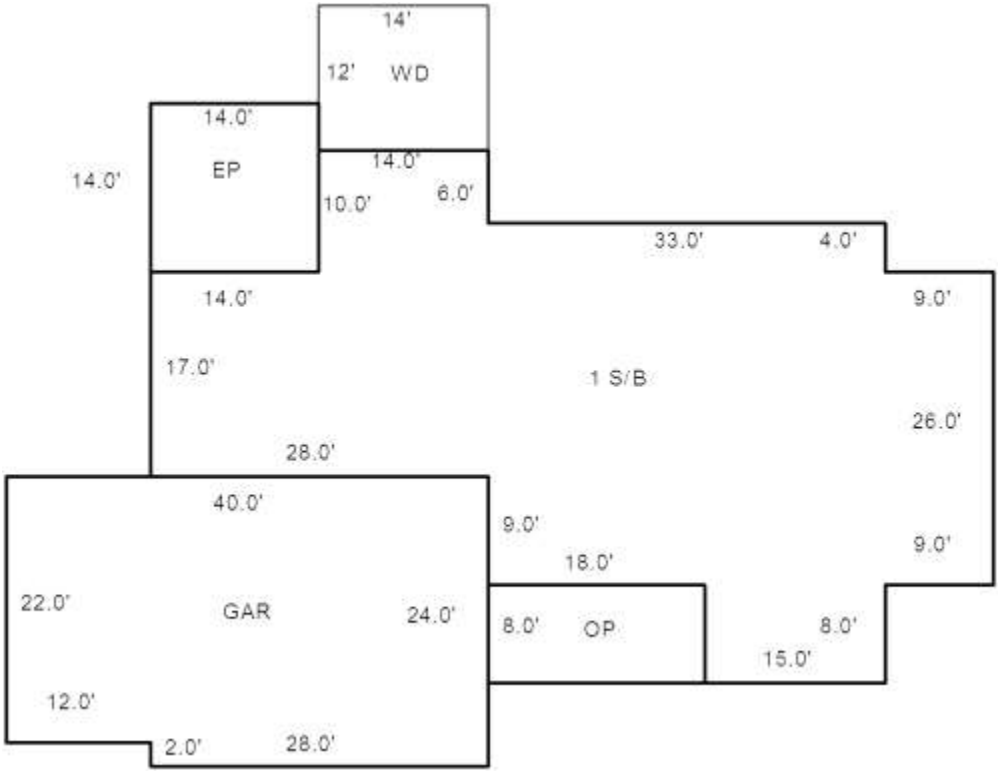
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	409,605

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	95%	369,669

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2016	144	B 100	7.910	Avg.	95%	100%	95%	7.138
Frame Garage	2016	936	B 100	44.603	Avg.	95%	100%	95%	40.254
Encl Frame Porch	2016	196	B 100	20.302	Avg.	95%	100%	95%	18.323
Wood Deck	2016	168	B 100	2.736	Avg.	95%	100%	95%	2.469
1,960 SFLA							Outbuilding Total		68,184

Accpt Land	97,700	Accepted Bldg	437,900	Total	535,600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GAR
24.0'
8.0'
OP
8.0'
15.0'
12.0'
2.0'
28.0'

Account: 2550 Card: 1 of 1 Map/Lot: 001-039-C
Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	
Street	Paved
Reference 1	B0000P000 HALL CEMETERY; NO. 1
Reference 2	LOT SIZE: 0.23
Tran/Land/Bldg	900 13 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-NON CONFORMING	3,570.00	1,883	100%		1,883
Total Acres 0.23				Land Total		1,883

Accpt Land	1,900	Accepted Bldg	0	Total	1,900

Account: 2551 Card: 1 of 1 Map/Lot: 001-035-C Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	
Street	Paved
Reference 1	B0000P000 THURSTON CEMETERY; NO. 44
Reference 2	LOT SIZE: 0.11
Tran/Land/Bldg	900 13 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-NON CONFORMING	3,570.00	1,302	100%		1,302
Total Acres 0.11					Land Total	1,302

Accpt Land	1,300	Accepted Bldg	0	Total	1,300

Name: DEERFIELD ESTATES ASSOCIATION
C/O ACTION BUILDERS, INC.

Map/Lot: 003-062-04
Account: 2552 Card: 1 of 1 Location: DEERFIELD RD

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	
Street	Paved
Reference 1	B10361P035 OPEN SPACE
Reference 2	LOT SIZE: 5
Tran/Land/Bldg	900 13 0
X.....	EX Y..... OSP
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.00	Acres-NON CONFORMING	3,570.00	4,613	100%		4,613
Total Acres 5.00				Land Total		4,613

Accpt Land	4,600	Accepted Bldg	0	Total	4,600

Account: 2553 Card: 1 of 1 Map/Lot: 003-090-C
Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	
Street	Paved
Reference 1	B0000P000 HOBBS/JOHNSON CEMETERY;
Reference 2	LOT SIZE: 0.10
Tran/Land/Bldg	900 13 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.10	Acres-NON CONFORMING	3,570.00	1,242	100%		1,242
Total Acres 0.10					Land Total	1,242

Accpt Land	1,200	Accepted Bldg	0	Total	1,200

Map/Lot: 004-023
Account: 2554 Card: 1 of 1 Location: PHEASANT HILL DR

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	VILLAGE A, B, C
Topography	
Utilities	
Street	Paved
Reference 1	B4106P047 CONDO MASTER PARCEL
Reference 2	LOT SIZE: 28
Tran/Land/Bldg	900 13 0
X.....	CM Y..... 0
Exemption(s)	3 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
28.00	Acres-Frontage 1	.00		100%		0
Total Acres 28.00				Land Total		0

Accpt Land	0	Accepted Bldg	0	Total	0

Name: HOWELL, MATTHEW W., TRUSTEE
GB REALTY TRUST
Map/Lot: 009-024-05
Account: 2555 Card: 1 of 1 Location: DILLINGHAM RD

Neighborhood 27	DILLINGHAM RD		
Zoning/Use	FARM & FOREST		
Topography	LevelRolling		
Utilities			
Street	Gravel		
Reference 1	B17999P642		
Reference 2	LOT SIZE: 5.2 SPLIT FROM 009-024-A		
Tran/Land/Bldg	130 1 1		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	1

Sale Data

Sale Date	07/11/2019
Sale Price	0
Sale Type	Land Only
Financing	
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	75%		54,373
1.20	Acres-Rear Land 1-10	1,350.00	1,782	100%		1,782
Total Acres 5.20					Land Total	56,155

Accpt Land	56,200	Accepted Bldg	0	Total	56,200

Name: SERRA, JOSE CARLOS
SERRA, SUZETTE L
Map/Lot: 003-035-3
Account: 2556 Card: 1 of 1 Location: 162 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	12/12/2014
Sale Price	55,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B16940P715
Reference 2	LOT SIZE: 1.76AC PORTION OF 35-2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.76	Acres-Homesite (Fract)	76,500.00	83,081	100%		83,081
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.76					Land Total	94,081

Dwelling Description

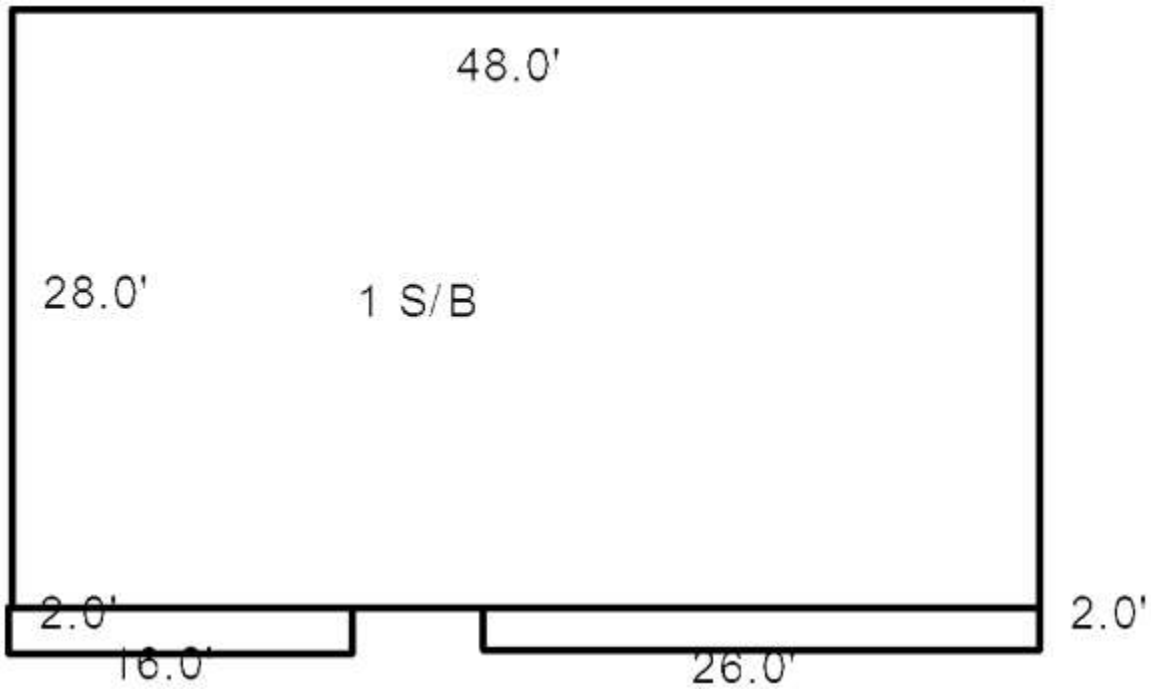
				Replacement Cost New	
Raised Ranch	One Story	1,428 Sqft	Grade C 110	Base	243,464
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,356
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% HW BB	Cooling	0% None	Heat	4,712
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,428	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2015	0	TYPICAL	TYPICAL	Average	Typical	263,600

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	94%	100%	100%	247,784

Accpt Land	94,100	Accepted Bldg	247,800	Total	341,900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1 S/B
2.0'
16.0'
26.0'
2.0'

Map/Lot: 006-032-C
Account: 2557 Card: 1 of 1 Location: MEETING HOUSE RD

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	
Street	Paved
Reference 1	B0000P000 PREDESTINARIAN CEMETERY;
Reference 2	LOT SIZE: 0.11
Tran/Land/Bldg	900 13 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-NON CONFORMING	2,375.00	866	100%		866
Total Acres 0.11				Land Total		866

Accpt Land	900	Accepted Bldg	0	Total	900

Account: 2558 Card: 1 of 1 Map/Lot: 006-044-C
Location: FORD QUINT RD

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	
Street	Paved
Reference 1	B0000P000 BILLINGS CEMETERY; NO. 136
Reference 2	LOT SIZE: 0.11
Tran/Land/Bldg	900 13 0
X.....	EX Y..... 0
Exemption(s)	3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.11	Acres-NON CONFORMING	2,375.00	866	100%		866
Total Acres 0.11				Land Total		866

Accpt Land 900 Accepted Bldg 0 Total 900

Account: 2559 Card: 1 of 1 Map/Lot: 007-039-C
Location: ELM ST

Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography
Utilities
Street Paved

Reference 1 B0000P000 ROBERTS & STAPLES; NO. 78
Reference 2 LOT SIZE: 0.23
Tran/Land/Bldg 900 13 0
X..... EX Y..... 0
Exemption(s) 3 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.23	Acres-NON CONFORMING	2,375.00	1,253	100%		1,253
Total Acres 0.23					Land Total	1,253

Accpt Land	1,300	Accepted Bldg	0	Total	1,300

Name: ALLAIN, DERIK DANIEL
ALLAIN, REBECCA ISABEL
Map/Lot: 009-006-09
Account: 2560 Card: 1 of 1 Location: 1421 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	B17072P571 portion of 009-006
Reference 2	LOT SIZE: 14
Tran/Land/Bldg	101 1 11
X.....	HSEU Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/05/2015
Sale Price	1
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 14.00					Land Total	126,315

Dwelling Description

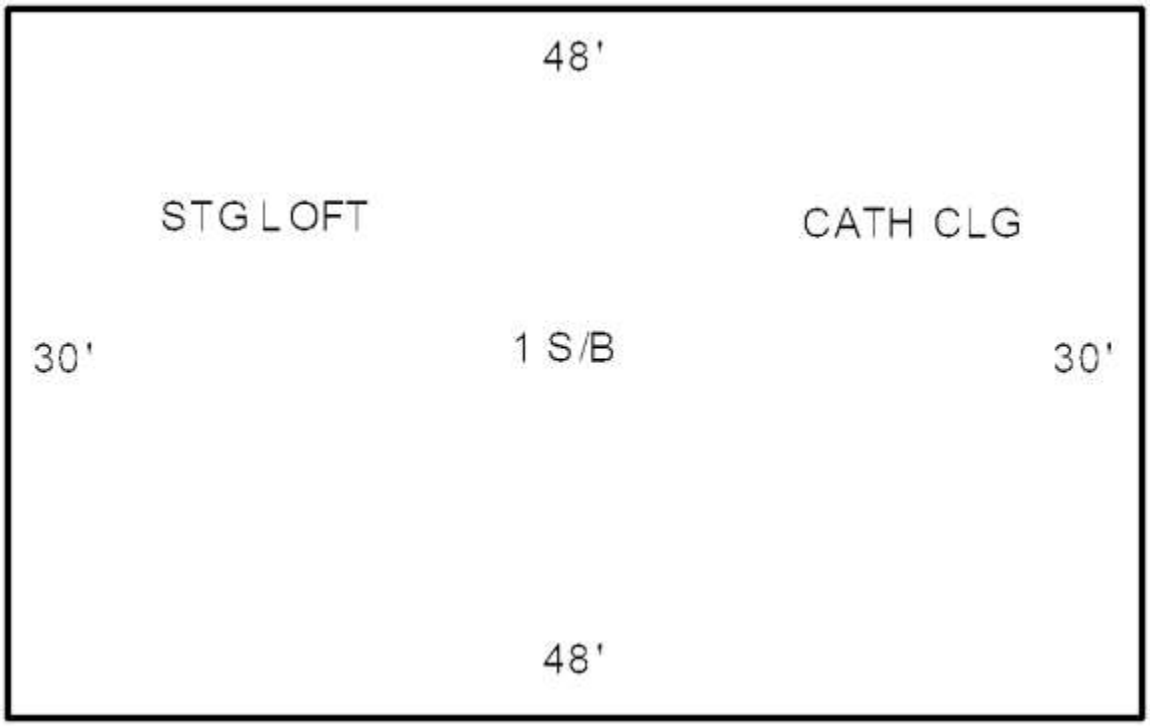
				Replacement Cost New	
Ranch	One Story	1,440 Sqft	Grade B 100	Base	303,409
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,808
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,616
Rooms	6				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,440	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	328,993

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	303,167

Accpt Land	126,300	Accepted Bldg	303,200	Total	429,500


48'
STG LOFT
CATH CLG
30'
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Name: ALBERT, DONALD E
ALBERT, KATHLEEN

Map/Lot: 021-010-1
Account: 2561 Card: 1 of 1 Location: 14 SUNSET AVE

Neighborhood 37	SUNSET AV
Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	03/08/2019
Sale Price	295,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17909P555
Reference 2	LOT SIZE: 0.51
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 2020
Exemption(s)	1 15 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	74,130.00	76,233	100%		76,233
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.51					Land Total	87,783

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,361 Sqft	Grade B 100	Base	290,388
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,327
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,308
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

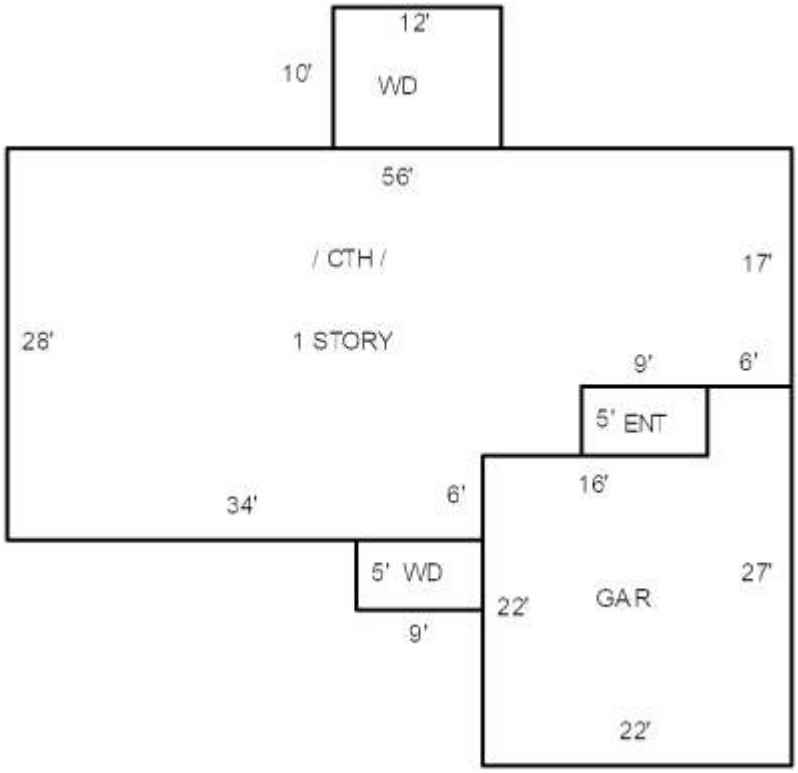
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	307,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	105%	309,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2019	514	B 100	24.848	Avg.	96%	100%	105%	25.047
Wood Deck	2019	120	B 100	1.955	Avg.	96%	100%	105%	1.971
Wood Deck	2019	45	B 100	733	Avg.	96%	100%	105%	739
BSMT ENTRY.....	2019	45	B 100	915	Avg.	96%	100%	105%	922
CATH XTRA FEATURE	2019	560	B 100	10.360	Avg.	96%	100%	105%	10.443
1,361 SFLA							Outbuilding Total		39,122

Accpt Land	87,800	Accepted Bldg	348,900	Total	436,700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9'
6'
5' ENT
16'
34'
6'
5' WD
27'
22'
GAR
9'
22'

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B10700P0144
Reference 2	LOT SIZE: 2.5
Tran/Land/Bldg	700 1 99
X.....	TG Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.50	Acres-Mixed Wood	436.00	1,090	100%		1,090
Total Acres 2.50				Land Total		1,090

Accpt Land	1,100	Accepted Bldg	0	Total	1,100

Name: MCINTYRE, JOY M
MCINTYRE, JAMES J
Map/Lot: 009-032-3
Account: 2565 Card: 1 of 1 Location: 21 ABBOTT RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & Septic
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B17073P585(PORTION)
Reference 2	LOT SIZE: 20.89
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	17 1 0 Land Schedule 1

Sale Data

Sale Date	08/05/2015
Sale Price	80,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	100%		72,497
10.00	Acres-Rear Land 1-10	1,350.00	14,850	100%		14,850
6.89	Acres-Rear Land 11-20	750.00	5,684	100%		5,684
1.00	# -SITE IMPROVEMENT	11,250.00	12,375	100%		12,375
Total Acres 20.89					Land Total	105,406

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	584 Sqft	Grade B 100	Base	236,105
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,139
Fin. Basement Area	840 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,632
Heating	100% Heat	Cooling	0% None	Heat	3,796
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

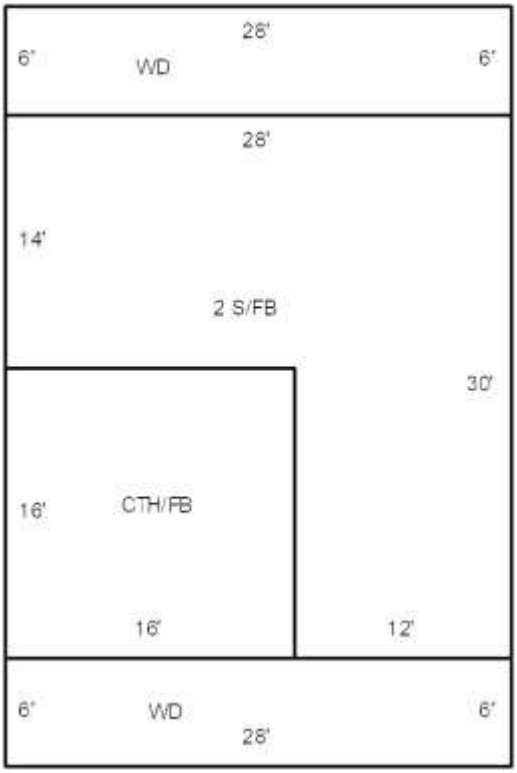
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	267,968

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	246,933

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2020	256	B 100	39.900	Avg.	97%	100%	95%	36,768
Wood Deck	2020	168	B 100	2.736	Avg.	97%	100%	95%	2,521
WOOD DECK	2020	168	B 100	2.736	Avg.	97%	100%	95%	2,521
CATH XTRA FEATURE	2020	584	B 100	10.803	Avg.	97%	100%	95%	9,955
GARAGE STEEL	2022	900	D 100	32.285	Avg.	98%	70%	95%	21,040
1,424 SFLA							Outbuilding Total		72,805

Accpt Land	105,400	Accepted Bldg	319,700	Total	425,100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12'
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WD
6'
28'

Map/Lot: 008-087-2-2
Account: 2566 Card: 1 of 1 Location: 594 MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD
Zoning/Use	SHORELAND RESIDENTIAL
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	04/20/2017
Sale Price	235,300
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17458P513
Reference 2	LOT SIZE: 4.3
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.70	Acres-Homesite (Fract)	76,500.00	95,912	100%		95,912
0.60	Acres-Rear Land 1-10	1,800.00	1,188	25%	Wetland	297
1.00	# -SITE IMPROVEMENT	15,000.00	16,500	100%		16,500
Total Acres 4.30					Land Total	112,709

Dwelling Description

				Replacement Cost New	
Ranch	One Story	676 Sqft	Grade C 110	Base	150,180
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,115
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	2,231
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	5,808
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

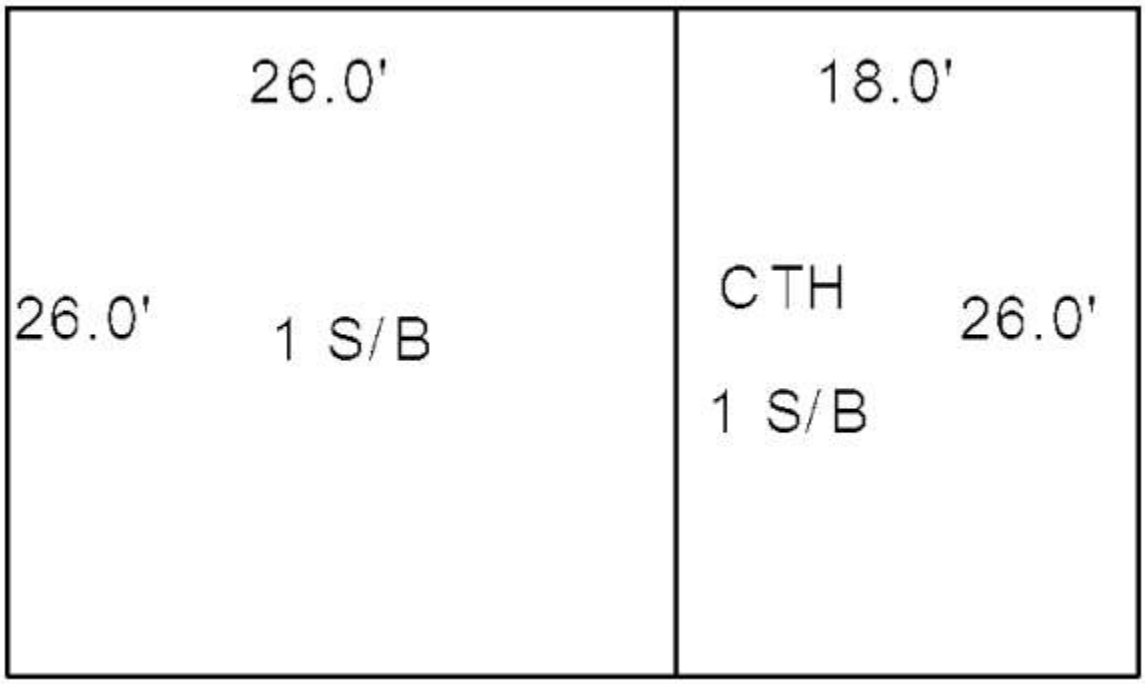
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	159,334

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	100%	151,367

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2016	468	C 110	61,720	Avg.	95%	100%	100%	58,634
1,144 SFLA						Outbuilding Total			58,634

Accpt Land	112,700	Accepted Bldg	210,000	Total	322,700


26.0'
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1 S/B
CTH
26.0'
1 S/B

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Gravel

Sale Data

Sale Date	09/21/2015
Sale Price	45,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B17058P686 (PORTION)
Reference 2	LOT SIZE: 1.83
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.83	Acres-Homesite (Fract)	76,500.00	83,406	100%		83,406
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 1.83					Land Total	94,406

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,612 Sqft	Grade C 100	Base	255,199
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,418
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,836
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Floor & Stairs			Attic	3,224
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

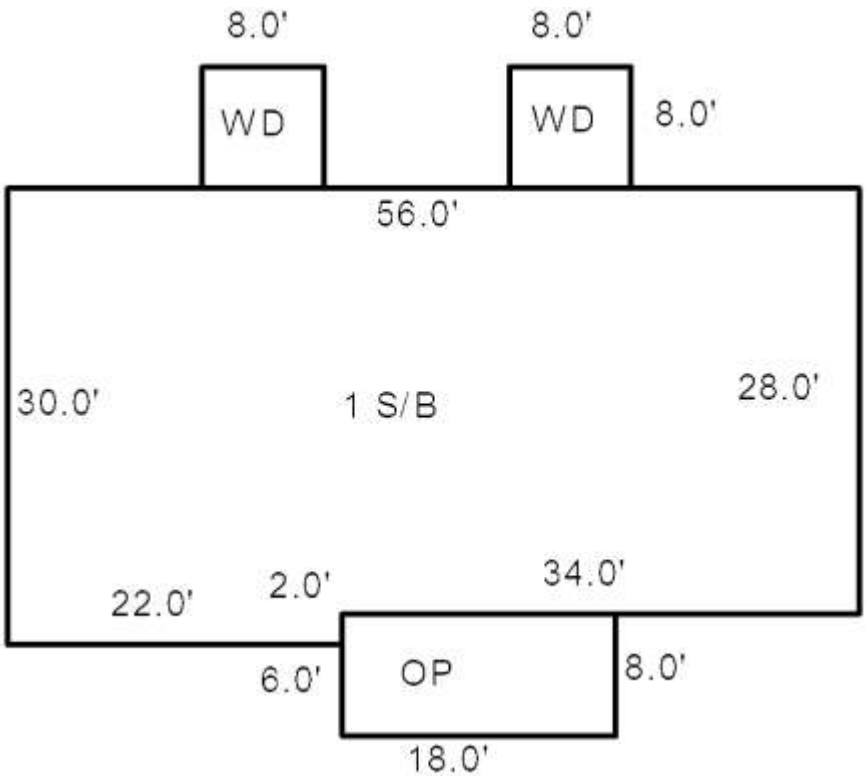
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	273,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	100%	259,917

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2016	144	C 100	6.085	Avg.	95%	100%	100%	5.781
Wood Deck	2016	64	C 100	802	Avg.	95%	100%	100%	762
WOOD DECK	2016	64	C 100	802	Avg.	95%	100%	100%	762
1,612 SFLA							Outbuilding Total		7,305

Accpt Land	94,400	Accepted Bldg	267,200	Total	361,600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Map/Lot: 001-065-1
Account: 2568 Card: 1 of 1 Location: 60 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography	RollingAbove Street	Sale Date	10/08/2019
Utilities	Well & Septic	Sale Price	561,200
Street	Paved	Sale Type	
		Financing	
		Verified	
		Validity	Related Parties
Reference 1	B18066P579		
Reference 2	LOT SIZE: 2.37		
Tran/Land/Bldg	105 1 7		
X.....	0 Y..... 0		
Exemption(s)	Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.37	Acres-Rear Land 1-10	3,045.00	4,589	100%		4,589
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.37					Land Total	97,682

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	3,424 Sqft	Grade C 110	Base	853,486
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	6 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	5,650
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	9,416
Rooms	30				
Bedrooms	12	Add Fixtures	0		
Baths	6	Half Baths	6	Plumbing	92,928
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

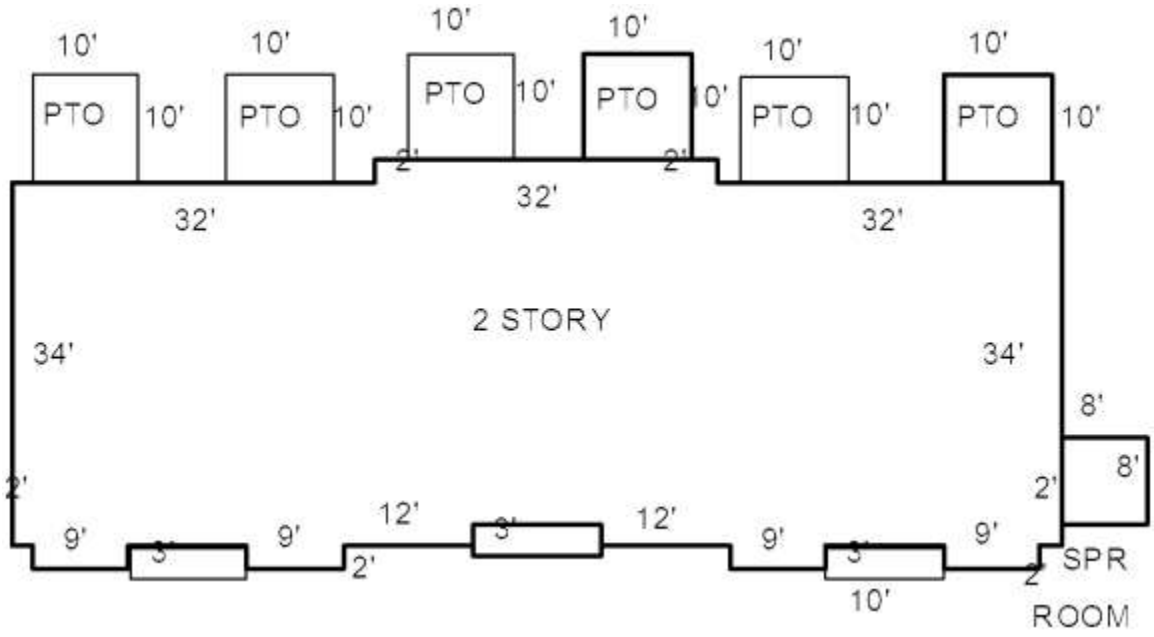
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	961,480

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
OTHER.....	None	95%	75%	105%	719,307

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Shed	2017	64	C 110	1.102	Avg.	95%	90%	105%	989
PATIO	2017	600	C 110	4.132	Avg.	95%	90%	105%	3,709
Canopy Low Cost	2017	90	C 110	1.086	Avg.	95%	90%	105%	975
6,848 SFLA							Outbuilding Total		5,673

Accpt Land	97,700	Accepted Bldg	725,000	Total	822,700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ROOM

Map/Lot: 003-033-2
Account: 2569 Card: 1 of 1 Location: 57 DIAMOND HILL RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use RESIDENTIAL 2
Topography RollingAbove Street
Utilities Well & SepticWell & Septic
Street Paved

Sale Data

Sale Date 08/19/2016
Sale Price 288,500
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B17303P910
Reference 2 LOT SIZE: 3.01
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.01	Acres-Homesite (Fract)	76,500.00	87,661	100%		87,661
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.01					Land Total	98,661

Dwelling Description

				Replacement Cost New	
Raised Ranch	One Story	1,368 Sqft	Grade B 100	Base	278,290
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,668
Fin. Basement Area	516 Sqft, Grade B	Basement Gar	2 CAR	Fin Bsmt	18,430
Heating	100% HW BB	Cooling	0% None	Heat	5,335
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

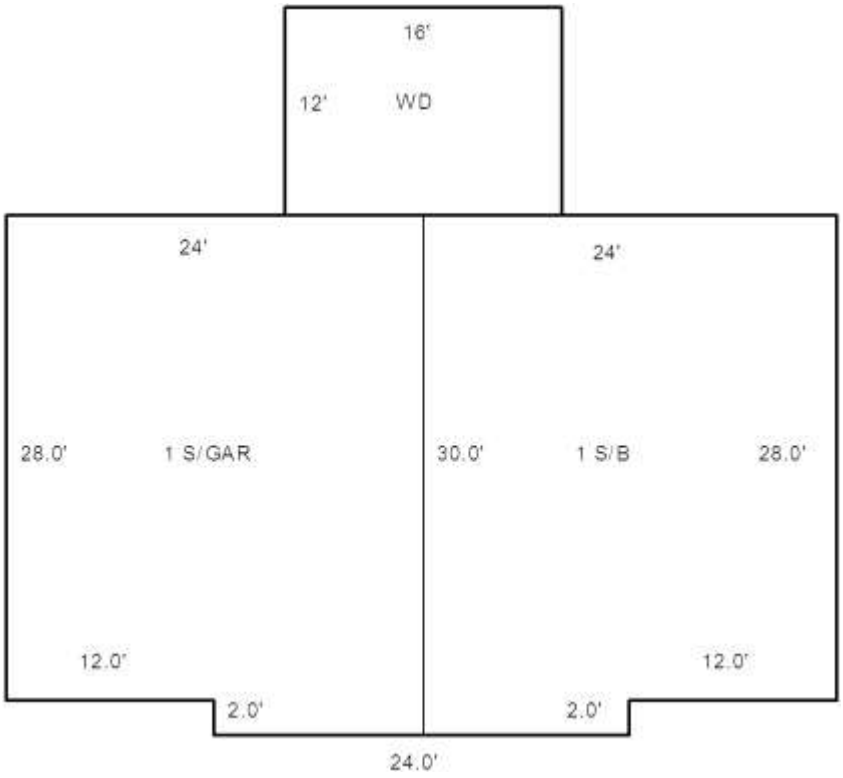
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	321,883

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	100%	305,789

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
GAS FPL	2016	1	B 100	2.989	Avg.	95%	100%	100%	2.840
1,368 SFLA							Outbuilding Total		2,840

Accpt Land 98,700 Accepted Bldg 308,600 Total 407,300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Name: BRONDER, RICHARD J., JR
BRONDER, TERRI M

Map/Lot: 010-001-2
Account: 2570 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	
Street	
Reference 1	B17075P458
Reference 2	LOT SIZE: 17.86
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	08/05/2014
Sale Price	80,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%		45,915
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
3.86	Acres-Rear Land 11-20	950.00	4,034	100%		4,034
Total Acres 17.86				Land Total		68,759

Accpt Land 68,800 Accepted Bldg 0 Total 68,800

Map/Lot: 010-001-3
Account: 2571 Card: 1 of 1 Location: 171 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B18225P944
Reference 2	LOT SIZE: 8.25
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/22/2020
Sale Price	100,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
4.25	Acres-Rear Land 1-10	1,710.00	7,994	100%		7,994
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 8.25					Land Total	115,499

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,456 Sqft	Grade B 90	Base	275,442
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	2,555
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	5,792
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	12,355
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

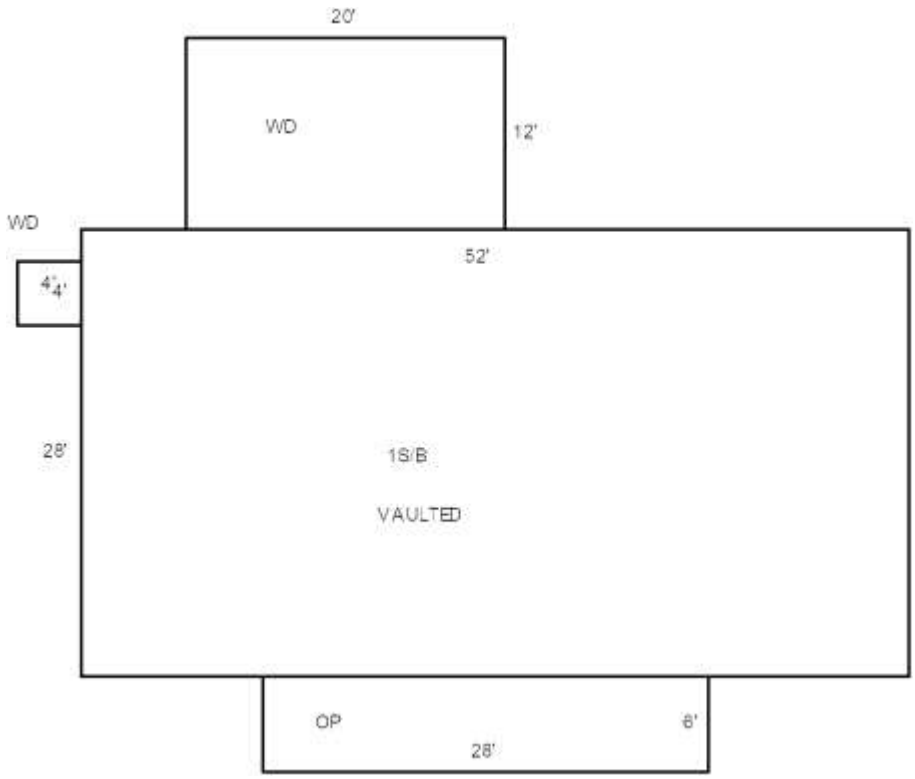
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	296,144

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	84%	95%	231,596

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	240	B 90	3.518	Avg.	98%	84%	95%	2.751
Open Frame Porch	2022	168	B 90	8.307	Avg.	98%	84%	95%	6.496
CATH XTRA FEATURE	2022	400	B 90	6.660	Avg.	98%	84%	95%	5.209
Wood Deck	2022	16	B 90	234	Avg.	98%	84%	95%	182
1,456 SFLA							Outbuilding Total		14,638

Accpt Land 115,500 Accepted Bldg 246,200 Total 361,700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1S/B
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Name: SAVAGE, AMY
SAVAGE, TREVOR

Map/Lot: 010-101

Account: 2572 Card: 1 of 1 Location: 253 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved
Reference 1	
Reference 2	LOT SIZE: 3.96
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	02/04/2020
Sale Price	89,900
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.96	Acres-Homesite (Fract)	72,675.00	91,738	100%		91,738
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.96					Land Total	107,413

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	888 Sqft	Grade B 100	Base	308,986
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,732
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,926
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

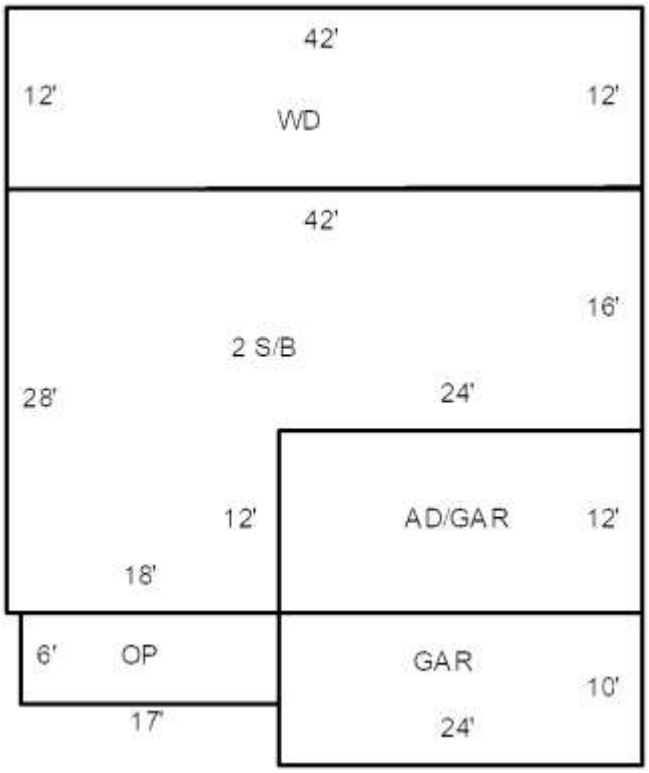
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	334,804

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	308,522

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
APT/GAR	2020	288	B 100	41.023	Avg.	97%	100%	95%	37.802
Frame Garage	2020	240	B 100	12.021	Avg.	97%	100%	95%	11.077
Open Frame Porch	2020	85	B 100	4.670	Avg.	97%	100%	95%	4.304
Wood Deck	2020	504	B 100	8.210	Avg.	97%	100%	95%	7.566
GAS FPL	2020	1	B 100	2.989	Avg.	97%	100%	95%	2.754
2,064 SFLA							Outbuilding Total		63,503

Accpt Land	107,400	Accepted Bldg	372,000	Total	479,400


42'
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OP
GAR
10'
17'
24'

Account: 2573 Card: 1 of 1 Map/Lot: 008-044-1 Location: 315 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	02/16/2016
Sale Price	75,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17184P29(PORTION 8-44)
Reference 2	LOT SIZE: 11.45
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
7.45	Acres-Rear Land 1-10	1,710.00	14,013	100%		14,013
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 11.45					Land Total	121,518

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade B 100	Base	332,477
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,966
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,880
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

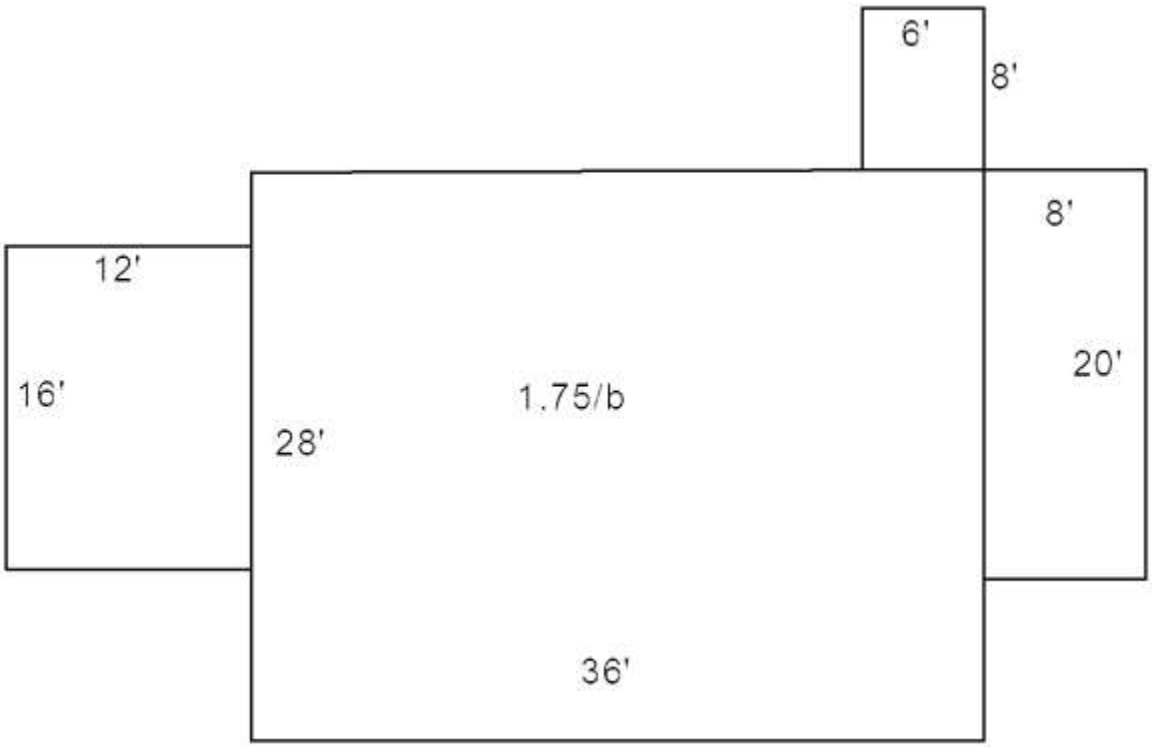
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	348,187

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	314,239

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2017	192	B 100	26.373	Avg.	95%	100%	95%	23,801
1 STORY	2017	160	B 100	19,049	Avg.	95%	100%	95%	17,192
BSMT ENTRY.....	2017	48	B 100	976	Avg.	95%	100%	95%	881
2,116 SFLA							Outbuilding Total		41,874

Accpt Land	121,500	Accepted Bldg	356,100	Total	477,600


6'
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16'
1.75/b
28'
36'

Map/Lot: 018-002-1
Account: 2574 Card: 1 of 1 Location: 32 LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B18172P383
Reference 2	LOT SIZE: 0.51
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	02/13/2020
Sale Price	219,000
Sale Type	Land Only
Financing	Conventional
Verified	Family Member
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	74,130.00	76,233	100%		76,233
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.51					Land Total	87,783

Dwelling Description / Replacement Cost New

Ranch	One Story	960 Sqft	Grade C 110	Base	189,788
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,584
Fin. Basement Area	828 Sqft, Grade C	Basement Gar	None	Fin Bsmt	16,394
Heating	100% HW BB	Cooling	0% None	Heat	3,168
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

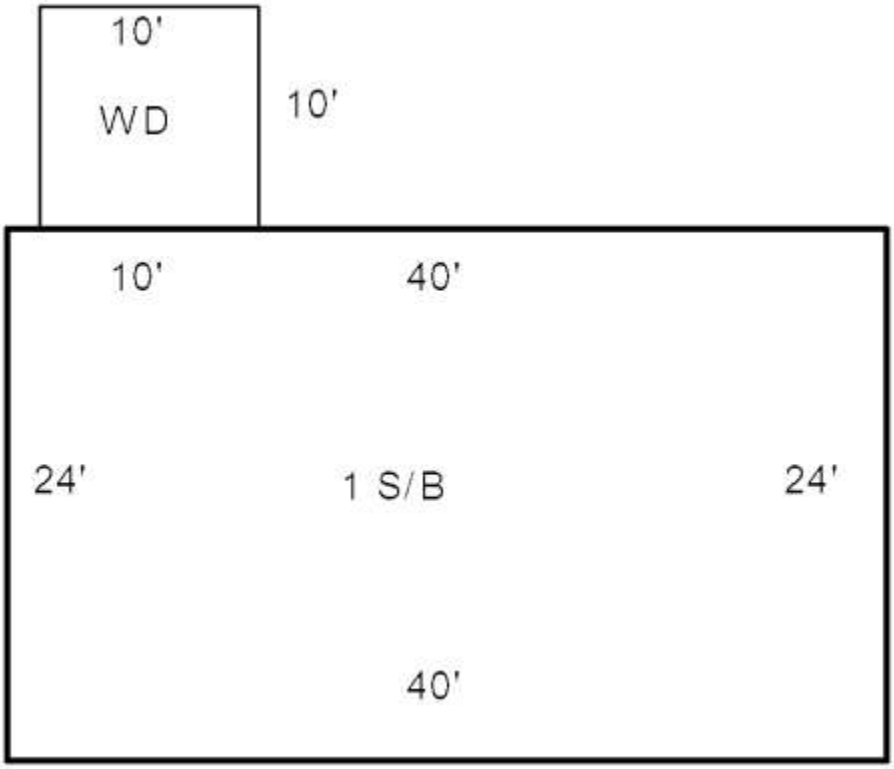
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	219,646

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	105%	219,097

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2016	100	C 110	1.378	Avg.	95%	100%	105%	1.374
960 SFLA						Outbuilding Total			1,374

Accpt Land	87,800	Accepted Bldg	220,500	Total	308,300


10'
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24'
1 S/B
24'
40'

Account: 2575 Card: 1 of 1 Map/Lot: 009-006-10 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Tree Growth	2020
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	
Street	Paved

Reference 1	B2679P213 TG
Reference 2	LOT SIZE: 32.08
Tran/Land/Bldg	700 1 11
X.....	TG Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.93	Acres-Rear Land 1-10	1,710.00	1,749	100%		1,749
10.60	Acres-Softwood	421.00	4,463	100%		4,463
18.50	Acres-Mixed Wood	436.00	8,066	100%		8,066
2.98	Acres-Hardwood	344.00	1,025	100%		1,025
Total Acres 33.01				Land Total		15,303

Accpt Land	15,300	Accepted Bldg	0	Total	15,300

Name: SCOTTON, MEGHAN
SCOTTON, DAVID
Map/Lot: 010-103
Account: 2578 Card: 1 of 1 Location: 215 BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	02/14/2019
Sale Price	305,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17896P149
Reference 2	LOT SIZE: 4.85
Tran/Land/Bldg	101 1 11
X Coord	Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.85	Acres-Rear Land 1-10	1,710.00	1,599	100%		1,599
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.85					Land Total	109,104

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,536 Sqft	Grade B 100	Base	319,232
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	2,995
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,990
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

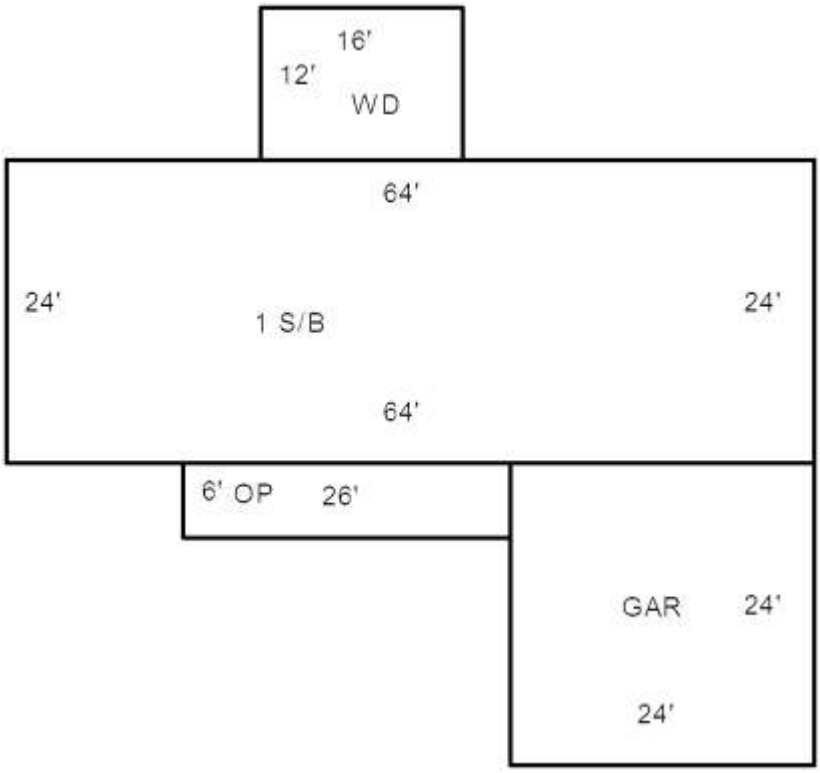
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	338,513

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	308,724

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2018	192	B 100	3.128	Avg.	96%	100%	95%	2,853
Open Frame Porch	2018	156	B 100	8.571	Avg.	96%	100%	95%	7,817
Frame Garage	2018	576	B 100	27.751	Avg.	96%	100%	95%	25,309
1,536 SFLA							Outbuilding Total		35,979

Accpt Land	109,100	Accepted Bldg	344,700	Total	453,800


16'
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6' OP
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GAR
24'
24'

Map/Lot: 010-104
Account: 2579 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	05/08/2020
Sale Price	364,900
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B18241P805
Reference 2 LOT SIZE: 4.31
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.31	Acres-Rear Land 1-10	1,710.00	583	100%		583
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.31					Land Total	108,088

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,400 Sqft	Grade B 100	Base	296,817
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,730
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	5,148
Heating	100% HW BB	Cooling	0% None	Heat	5,460
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	320,451

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	292,251

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
CATH XTRA FEATURE	2019	560	B 100	10.360	Avg.	96%	100%	95%	9,449
Open Frame Porch	2019	180	B 100	9.889	Avg.	96%	100%	95%	9,018
Wood Deck	2019	140	B 100	2.280	Avg.	96%	100%	95%	2,080
1,400 SFLA							Outbuilding Total		20,547

Accpt Land 108,100 Accepted Bldg 312,800 Total 420,900

Name: KLEINROCK, RANDOLF M
KLEINROCK, MARGARET R
Map/Lot: 008-058-2
Account: 2581 Card: 1 of 1 Location: 683 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	03/01/2016
Sale Price	130,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B17191P970
Reference 2	LOT SIZE: 15.16
Tran/Land/Bldg	101 1 11
X.....	UX Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
1.16	Acres-Rear Land 11-20	950.00	1,212	100%		1,212
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 15.16					Land Total	127,527

Dwelling Description

				Replacement Cost New	
Condo	One Story	2,328 Sqft	Grade A+100	Base	668,366
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
					0
					0
Foundation	Concrete	Basement	Slab	Basement	4,365
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW RADIANT	Cooling	0% None	Heat	14,550
Rooms	4				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	19,800
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

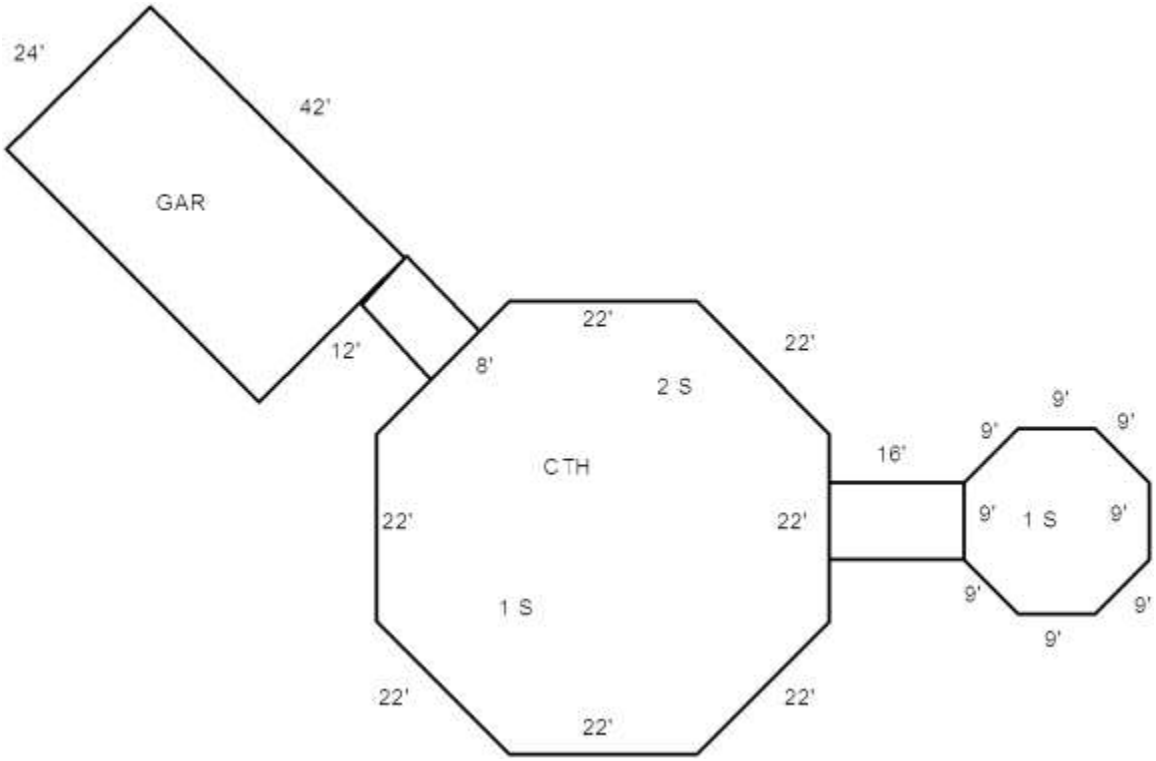
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	707,081

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	644,858

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2018	96	A 100	14.067	Avg.	96%	80%	95%	10,263
ONE STORY FRAME	2018	144	A 100	21.101	Avg.	96%	80%	95%	15,395
ONE STORY FRAME	2018	399	A 100	58.464	Avg.	96%	80%	95%	42,655
Frame Garage	2018	1008	A 100	59.045	Avg.	96%	100%	95%	53,849
2,967 SFLA							Outbuilding Total		122,162

Accpt Land	127,500	Accepted Bldg	767,000	Total	894,500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Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/14/2016
Sale Price	284,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17384P960
Reference 2	LOT SIZE: 5.09
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.09	Acres-Rear Land 1-10	1,710.00	2,050	100%		2,050
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.09					Land Total	109,555

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,204 Sqft	Grade B 100	Base	264,511
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,348
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	0% None	Heat	3,913
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

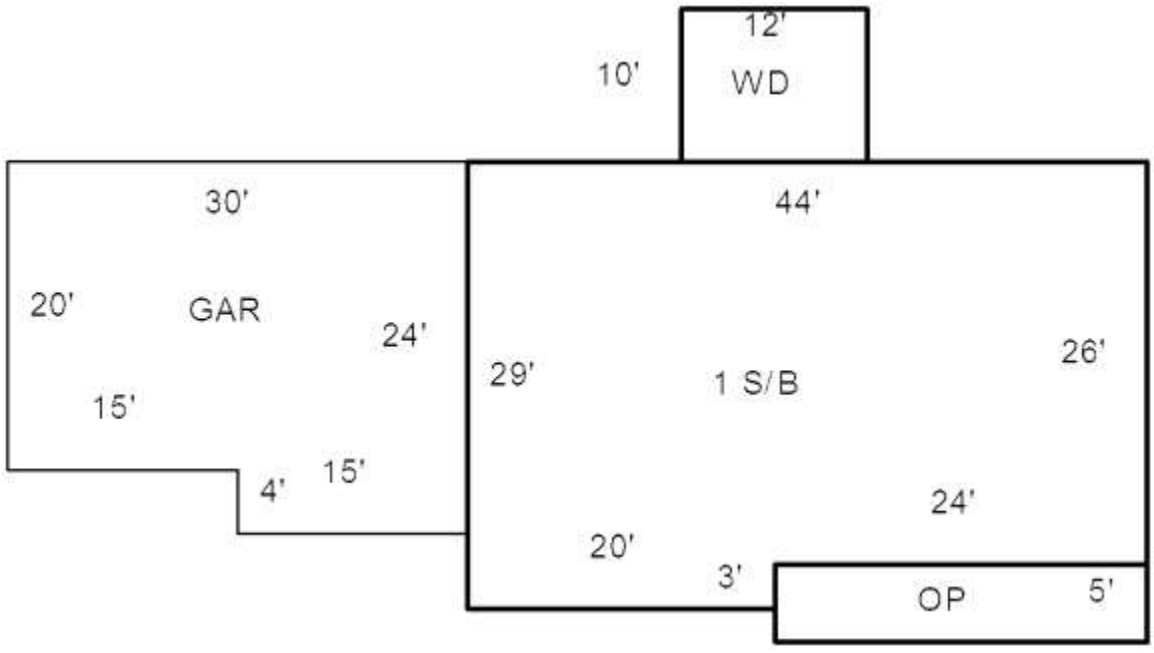
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	281,068

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	253,664

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2016	120	B 100	6.592	Avg.	95%	100%	95%	5.949
Wood Deck	2016	120	B 100	1.955	Avg.	95%	100%	95%	1.764
Frame Garage	2016	660	B 100	31.684	Avg.	95%	100%	95%	28.595
BSMT ENTRY.....	2016	30	B 100	611	Avg.	95%	100%	95%	551
Frame Shed	2016	400	B 100	8.138	Avg.	95%	100%	95%	7.344
LEAN TO	2016	200	B 100	1.942	Avg.	95%	100%	95%	1.753
1,204 SFLA							Outbuilding Total		45,956

Accpt Land 109,600 Accepted Bldg 299,600 Total 409,200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OP
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Map/Lot: 005-060
Account: 2583 Card: 1 of 1 Location: 98 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	05/25/2016
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17244P107
Reference 2	LOT SIZE: 5.0
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

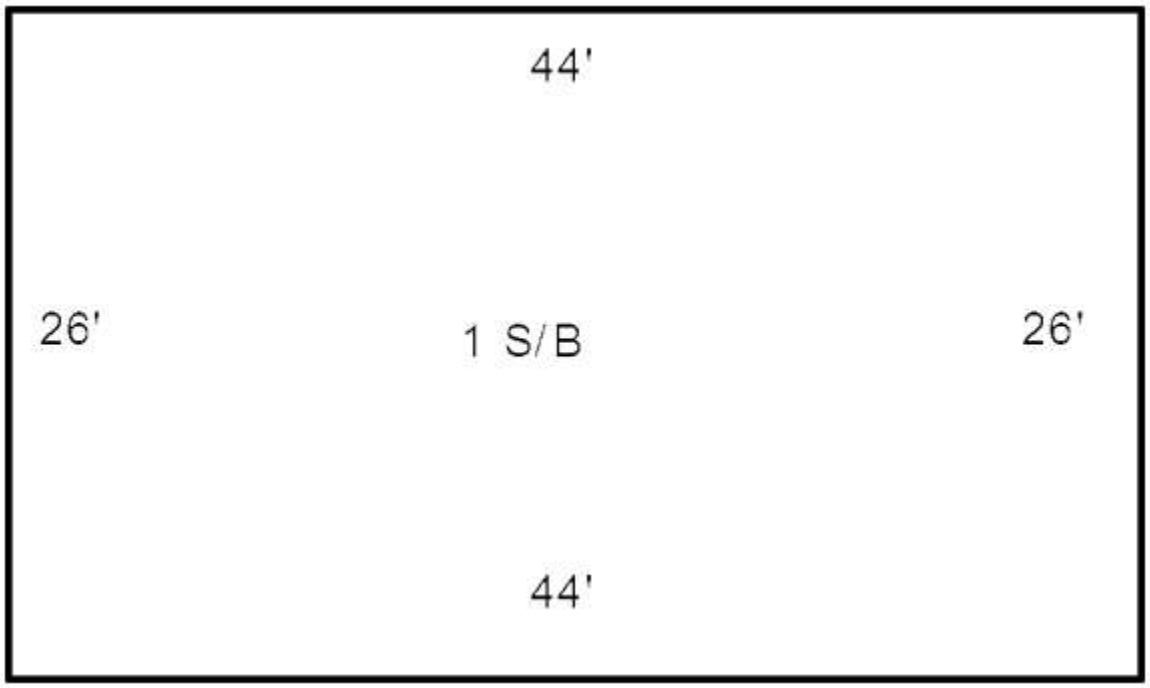
				Replacement Cost New	
Ranch	One Story	1,144 Sqft	Grade C 100	Base	195,863
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	3,432
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,144	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	208,931

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	188,560

Accpt Land	109,400	Accepted Bldg	188,600	Total	298,000


44'
26'
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26'
44'

Account: 2584 Card: 1 of 1 Map/Lot: 014-030 Location: PLEASANT ST

Neighborhood 12	PLEASANT ST
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
Reference 1	B17236P717
Reference 2	LOT SIZE: 5.10
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	12/31/2015
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
4.00	Acres-Homesite (Fract)	74,130.00	93,668	25%	Access	23,417
1.10	Acres-Rear Land 1-10	3,045.00	3,684	50%	Wetland	1,842
Total Acres 5.10					Land Total	25,259

Accpt Land	25,300	Accepted Bldg	0	Total	25,300

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	05/18/2018
Sale Price	550,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17719P139
Reference 2	LOT SIZE: 5.0
Tran/Land/Bldg	101 1 11
X.....	HSE Y..... 2019
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,488 Sqft	Grade B 100	Base	416,038
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,902
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	7,254
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

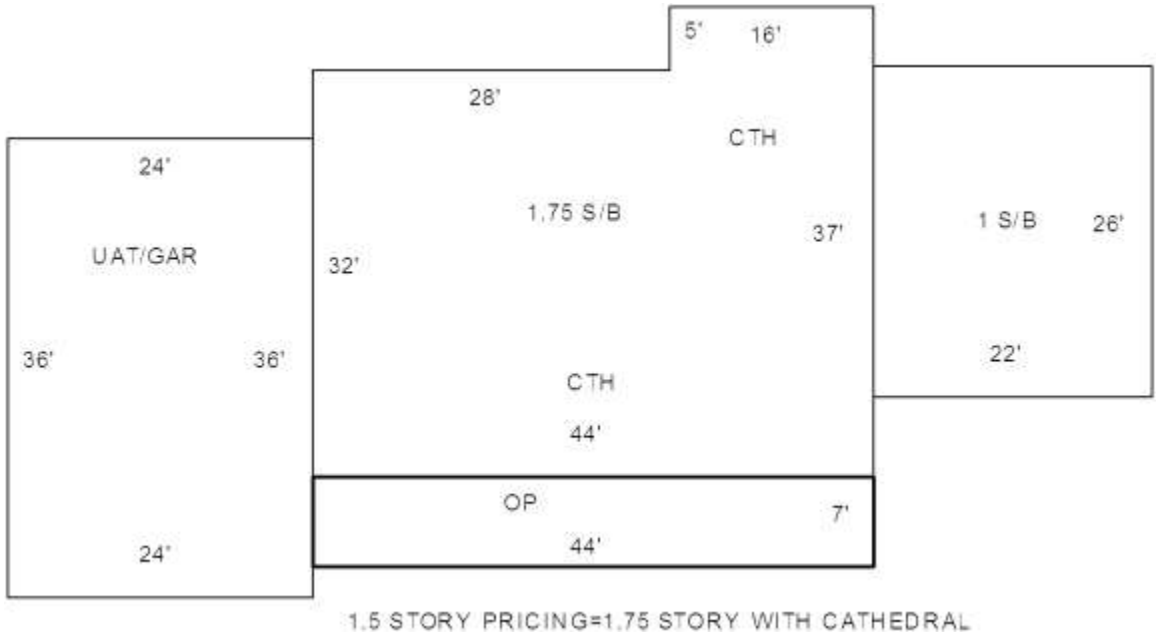
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	436,490

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	95%	95%	95%	374,236

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH CEILING	2017	572	B 100	78.680	Avg.	95%	95%	95%	67.459
1.50 ST GARAGE..	2017	864	B 100	53.734	Avg.	95%	95%	95%	46.070
Open Frame Porch	2017	308	B 100	16.921	Avg.	95%	95%	95%	14.507
2,804 SFLA							Outbuilding Total		128,036

Accpt Land	109,400	Accepted Bldg	502,300	Total	611,700



1.5 STORY PRICING=1.75 STORY WITH CATHEDRAL

Map/Lot: 003-097-14
Account: 2586 Card: 1 of 1 Location: 363 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	10/21/2016
Sale Price	256,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17346P385
Reference 2	LOT SIZE: 1.33
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.33	Acres-Homesite (Fract)	74,130.00	83,902	100%		83,902
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.33					Land Total	95,452

Dwelling Description

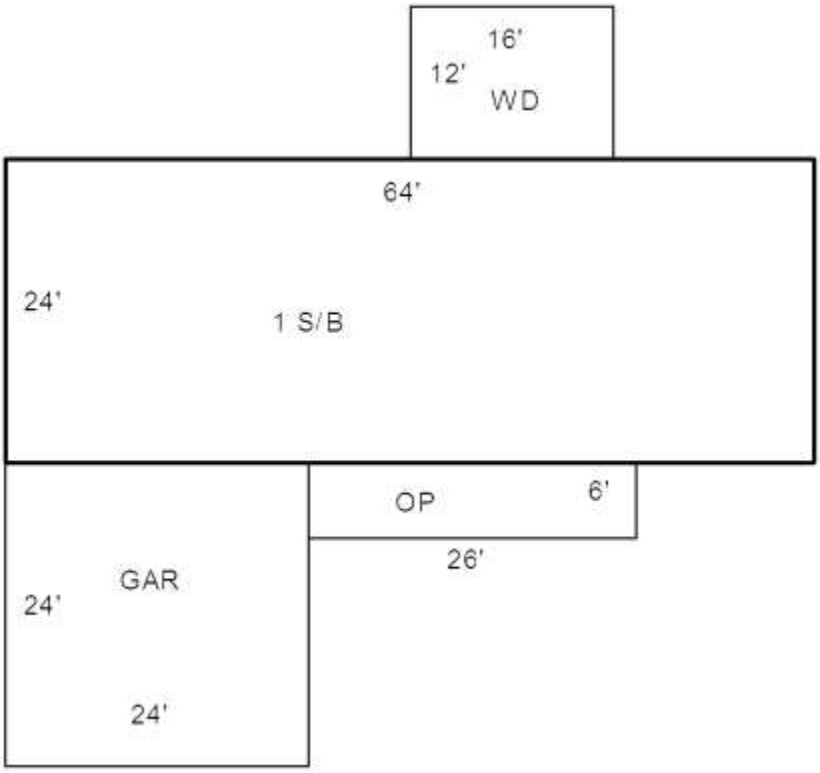
				Replacement Cost New	
Ranch	One Story	1,536 Sqft	Grade C 110	Base	270,120
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,534
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,069
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2016	0	TYPICAL	TYPICAL	Average	Typical	286,435

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	105%	285,719

Accpt Land	95,500	Accepted Bldg	295,600	Total	391,100


16'
12'
WD
64'
24'
1 S/B
OP
6'
26'
GAR
24'
24'

Name: WALTERS, WILLIAM J
WALTERS, LEANNE D
Map/Lot: 009-006-07
Account: 2587 Card: 1 of 1 Location: 1294 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	05/17/2017
Sale Price	303,928
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 3.67
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	100%		91,043
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.67					Land Total	106,718

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	832 Sqft	Grade B 100	Base	295,560
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,622
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,408
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

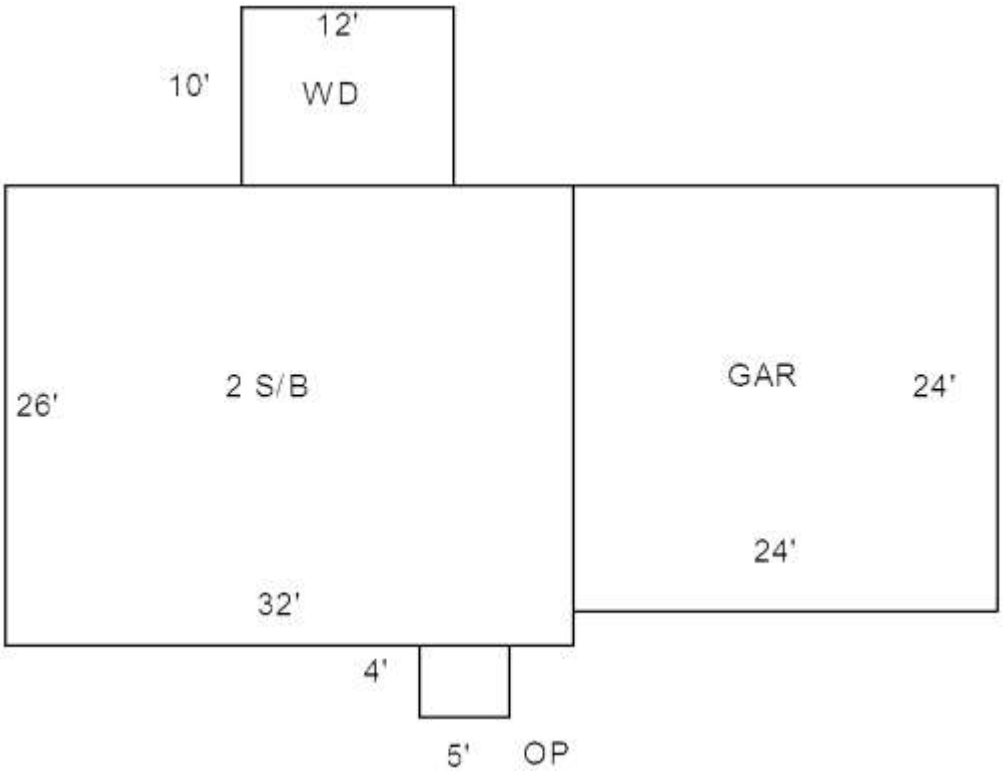
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	319,750

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	95%	100%	95%	288,574

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2017	20	B 100	1.098	Avg.	95%	100%	95%	991
Wood Deck	2017	120	B 100	1.955	Avg.	95%	100%	95%	1,764
1,664 SFLA							Outbuilding Total		2,755

Accpt Land	106,700	Accepted Bldg	291,300	Total	398,000


12'
10'
WD
26'
2 S/B
GAR
24'
24'
32'
4'
5'
OP

Map/Lot: 004-026-1
Account: 2588 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use VILLAGE A, B, C
Topography LevelRolling
Utilities NoWater/NoSewer
Street Paved

Reference 1 B7424P0101
Reference 2 LOT SIZE: 2.46
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.46	Acres-Rear Land 1-10	3,045.00	8,240	100%		8,240
Total Acres 2.46				Land Total		8,240

Accpt Land 8,200 Accepted Bldg 0 Total 8,200

Neighborhood 1 ELM ST, RTE 4

Zoning/Use RESIDENTIAL 1
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17269P252; SPLIT FROM 14037P309
Reference 2 LOT SIZE: 8
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	75%		74,094
4.00	Acres-Rear Land 1-10	2,280.00	10,032	100%		10,032
Total Acres 8.00					Land Total	84,126

Accpt Land 84,100 Accepted Bldg 0 Total 84,100

Name: PAUL, HARVEY A
PAUL, PENNY

Map/Lot: 001-040-3
Account: 2590 Card: 1 of 1 Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Below Street
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17968P374
Reference 2	LOT SIZE: 4.6
Tran/Land/Bldg	130 1 99
X.....	81 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	04/27/2021
Sale Price	45,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Abutter

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	75%		74,094
0.60	Acres-Rear Land 1-10	2,280.00	1,505	100%		1,505
Total Acres 4.60					Land Total	75,599

Accpt Land	75,600	Accepted Bldg	0	Total	75,600

Neighborhood 99 LANDLOCKED

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B3842P0137
Reference 2 LOT SIZE: 2.36
Tran/Land/Bldg 130 1 99
X..... 0 Y..... 0
Exemption(s) Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.36	Acres-Rear Land 1-10	770.00	1,999	75%	Access	1,499
Total Acres 2.36					Land Total	1,499

Accpt Land 1,500 Accepted Bldg 0 Total 1,500

Neighborhood 99	LANDLOCKED
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B3842P0137
Reference 2	LOT SIZE: 5.46
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 99

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
5.46	Acres-Rear Land 1-10	770.00	4,625	75%	Access	3,468
Total Acres 5.46					Land Total	3,468

Accpt Land	3,500	Accepted Bldg	0	Total	3,500

Map/Lot: 006-013-01
Account: 2594 Card: 1 of 1 Location: 471 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1 B17380P161
Reference 2 LOT SIZE:83
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Sale Data

Sale Date	12/08/2016
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
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
5.00	Acres-Rear Land 1-10	1,710.00	9,405	100%		9,405
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 9.00					Land Total	116,910

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,120 Sqft	Grade B 100	Base	358,909
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,184
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,644
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

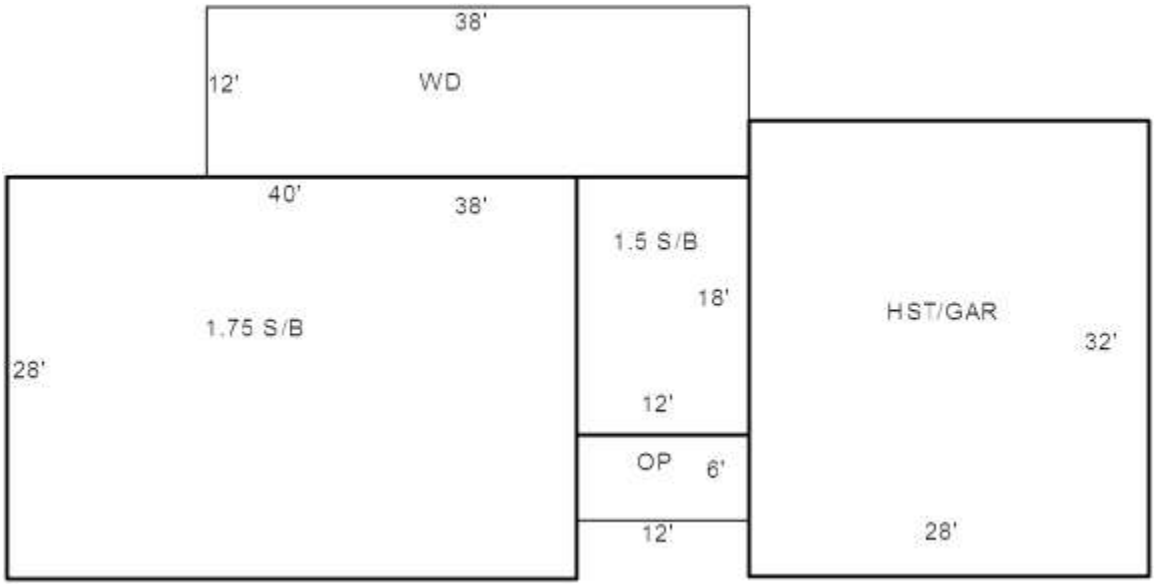
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	385,897

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	348,272

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.5 Story/BSMT	2017	216	B 100	41.539	Avg.	95%	100%	95%	37.489
APT/GAR	2017	896	B 100	127.628	Avg.	95%	100%	95%	115.185
Open Frame Porch	2017	72	B 100	3.956	Avg.	95%	100%	95%	3.570
Wood Deck	2017	456	B 100	7.428	Avg.	95%	100%	95%	6.704
3,180 SFLA							Outbuilding Total		162,948

Accpt Land 116,900 Accepted Bldg 511,200 Total 628,100


38'
12'
WD
40'
38'
1.5 S/B
18'
1.75 S/B
HST/GAR
32'
28'
12'
OP
6'
12'
28'

Name: COURNOYER, ERIC M
COURNOYER, BROOKE F
Map/Lot: 001-039-4
Account: 2595 Card: 1 of 1 Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	
Street	Paved
Reference 1	B17357P589 (PORTION)
Reference 2	LOT SIZE: 0.01 AC
Tran/Land/Bldg	130 1 99
X.....	OV Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	11/02/2016
Sale Price	500
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.01	Acres-Homesite (Fract)	78,185.00	54,265	5%		2,713
Total Acres 0.01					Land Total	2,713

Land	600	Bldg Override	0	Total	600

Map/Lot: 007-014-5
Account: 2596 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17502P493
Reference 2	LOT SIZE: 36.99
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	06/23/2017
Sale Price	85,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	25%		22,957
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
12.99	Acres-Rear 21+	665.00	9,502	100%		9,502
Total Acres 36.99				Land Total		61,719

Accpt Land 61,700 Accepted Bldg 0 Total 61,700

Name: LITTLE WHILE LLC
C/O CHARLES MARVIN
Account: 2597 Card: 1 of 1 Map/Lot: 005-027E
Location: 786 BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & SepticSeptic
Street Gravel

Sale Data

Sale Date	12/02/2016
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17422 P0938 (PORTION 3-27A)
Reference 2 LOT SIZE: 3.72
Tran/Land/Bldg 101 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.72	Acres-Homesite (Fract)	72,675.00	91,166	100%		91,166
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.72					Land Total	106,841

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,008 Sqft	Grade C 100	Base	255,752
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,512
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,292
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

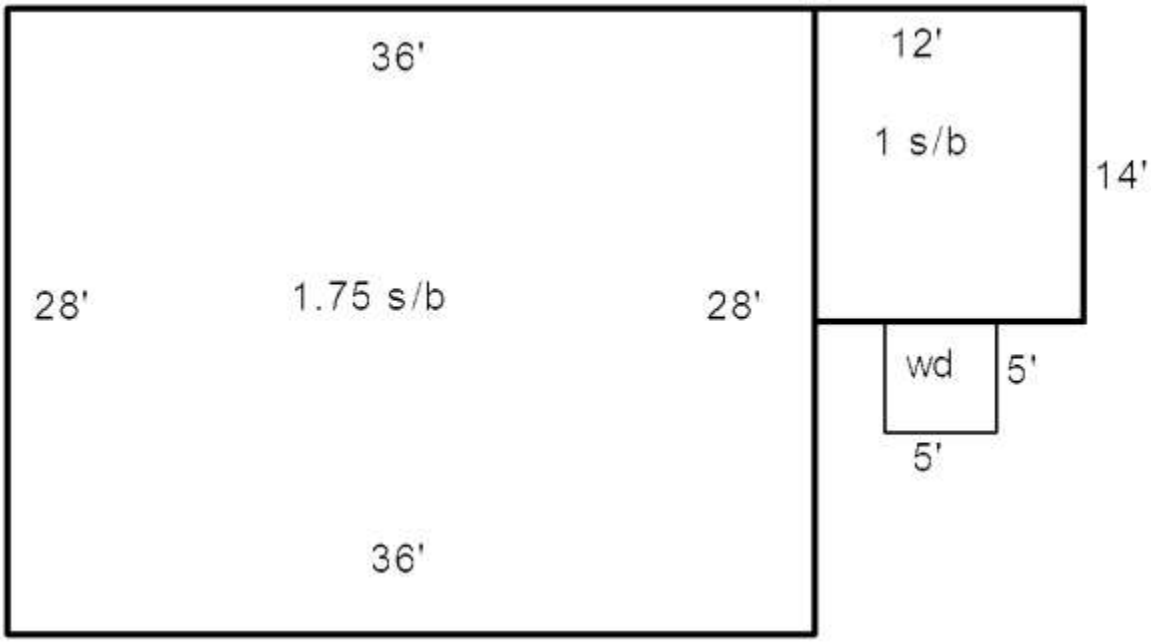
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2002	0	TYPICAL	TYPICAL	Average	Typical	270,476

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	88%	100%	95%	226,118

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2002	168	C 100	17.751	Avg.	88%	100%	95%	14.840
Wood Deck	2002	25	C 100	313	Avg.	88%	100%	95%	261
1,932 SFLA							Outbuilding Total		15,101

Accpt Land 106,800 Accepted Bldg 241,200 Total 348,000


36'
12'
1 s/b
14'
28'
1.75 s/b
28'
wd
5'
5'
36'

Account: 2598 Card: 1 of 1 Map/Lot: 001-040-4 Location: ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17444P952
Reference 2	LOT SIZE: 4.2
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	05/31/2022
Sale Price	25,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Abutter

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	78,185.00	98,792	75%		74,094
0.20	Acres-Rear Land 1-10	2,280.00	502	100%		502
Total Acres 4.20					Land Total	74,596

Accpt Land	74,600	Accepted Bldg	0	Total	74,600

Name: JOHNSON, ELIZABETH
JOHNSON, DOUGLAS A
Map/Lot: 001-040-5
Account: 2599 Card: 1 of 1 Location: 538 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	Pub Wtr & Septic
Street	No Street

Sale Data

Sale Date	10/04/2017
Sale Price	269,900
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17575P229
Reference 2	LOT SIZE: 3.9
Tran/Land/Bldg	101 1 11
X.....	58 Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.90	Acres-Homesite (Fract)	78,185.00	98,542	90%		88,688
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.90					Land Total	99,138

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,536 Sqft	Grade C 110	Base	270,120
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,534
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,069
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

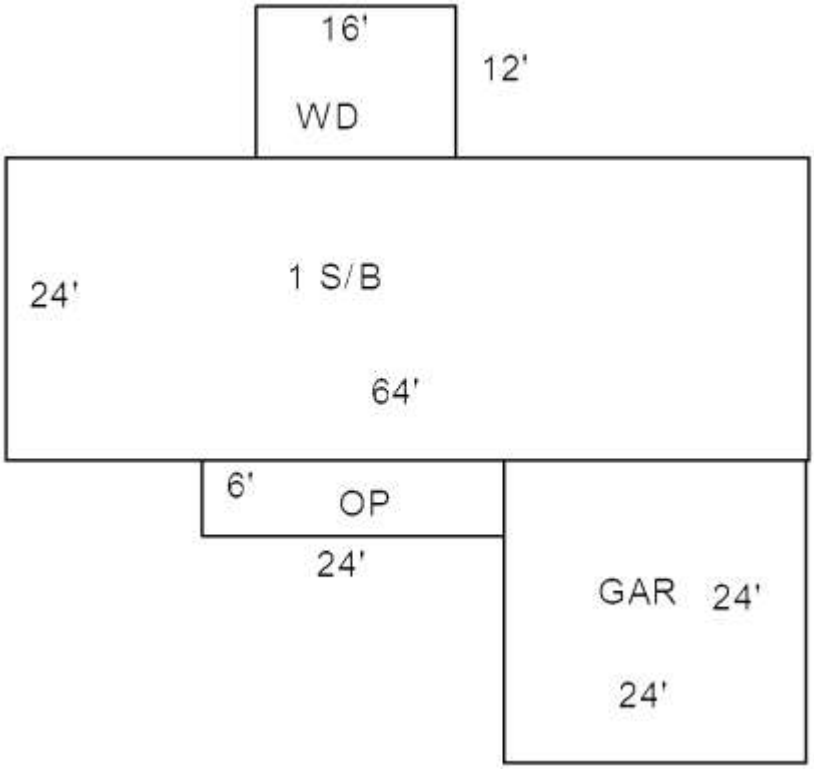
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	286,435

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	258,508

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2017	576	C 110	23.482	Avg.	95%	100%	95%	21.193
Open Frame Porch	2017	144	C 110	6.694	Avg.	95%	100%	95%	6.041
Wood Deck	2017	256	C 110	3.529	Avg.	95%	100%	95%	3.185
1,536 SFLA							Outbuilding Total		30,419

Accpt Land	99,100	Accepted Bldg	288,900	Total	388,000


16'
12'
WD
1 S/B
24'
64'
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Name: WILLEY, MICHELLE
WILLEY, ISAAC
Map/Lot: 009-024-06
Account: 2601 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17455P485 PORTION B9330P0119
Reference 2	LOT SIZE: 3.67
Tran/Land/Bldg	130 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/10/2017
Sale Price	40,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.67	Acres-Homesite (Fract)	72,675.00	91,043	50%		45,521
Total Acres 3.67					Land Total	45,521

Accpt Land	45,500	Accepted Bldg	0	Total	45,500

Map/Lot: 003-072-4
Account: 2602 Card: 1 of 1 Location: 9 WHITE PINE WAY

Neighborhood 56	MAPLE ST		
Zoning/Use	VILLAGE A, B, C		
Topography			
Utilities	Well & SepticSeptic		
Street	Paved		
PERMIT STATUS	UC FOR APRIL 1		
Value Change	Reno/Addn/Impr		
Reference 1	B17486P611		
Reference 2	LOT SIZE: 9.46		
Tran/Land/Bldg	101 1 11		
X.....	0	Y.....	0
Exemption(s)		Land Schedule	4

Sale Data

Sale Date	05/30/2017
Sale Price	33,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	74,130.00	93,668	100%		93,668
5.46	Acres-Rear Land 1-10	3,045.00	18,288	100%		18,288
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 9.46					Land Total	123,506

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 3/4 Story	1,260 Sqft	Grade B 100	Base	391,948
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,457
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	8,600
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

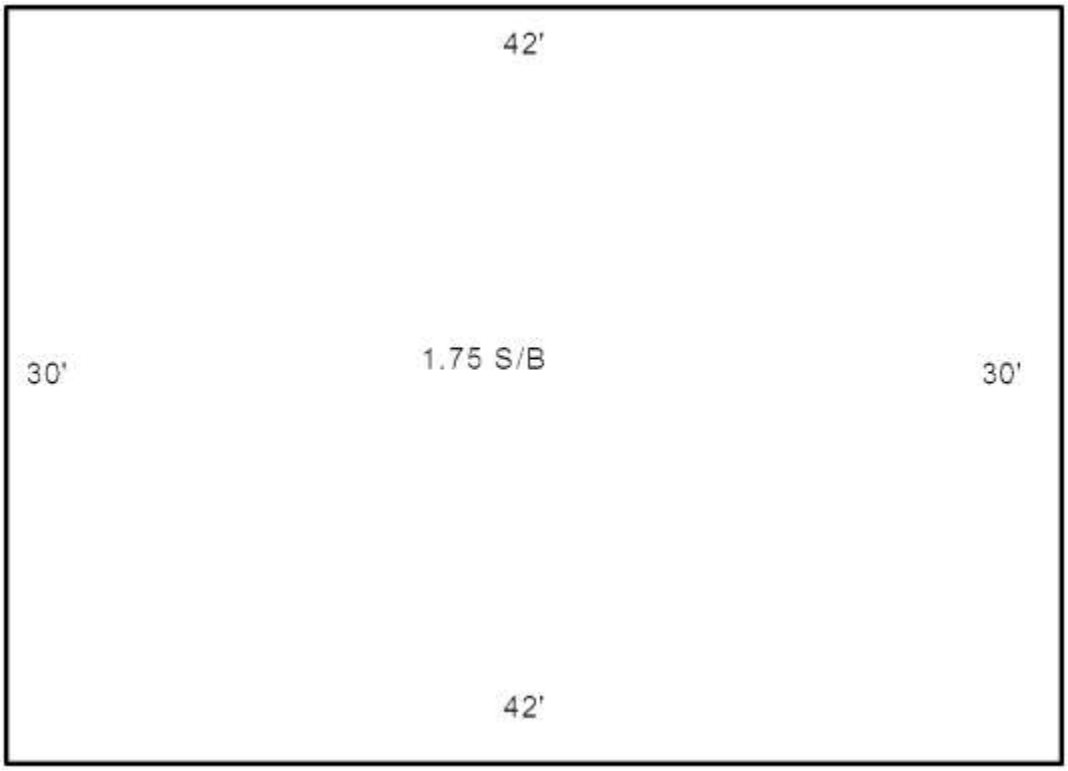
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	420,165

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	105%	423,526

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	1020	B 100	48,536	Avg.	96%	100%	105%	48,925
Frame Shed	2020	100	B 100	2,034	Avg.	96%	100%	105%	2,051
3/4S AD/GAR.....	2022	1891	B 100	214,708	Avg.	96%	90%	105%	194,783
3,623 SFLA							Outbuilding Total		245,759

Accpt Land	123,500	Accepted Bldg	669,300	Total	792,800


42'
30'
1.75 S/B
30'
42'

Name: HUTCHINSON, JUDITH A
HUTCHINSON, MATTHEW G
Map/Lot: 001-066-2
Account: 2603 Card: 1 of 1 Location: 86 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	10/30/2020
Sale Price	375,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17709P194 portion
Reference 2	LOT SIZE: 6.26
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
5.26	Acres-Rear Land 1-10	2,280.00	13,192	50%		6,596
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 6.26					Land Total	103,050

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	836 Sqft	Grade C 110	Base	250,901
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,379
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	6,253
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	Field12			Attic	0
FirePlaces	1			Fireplace	6,655
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

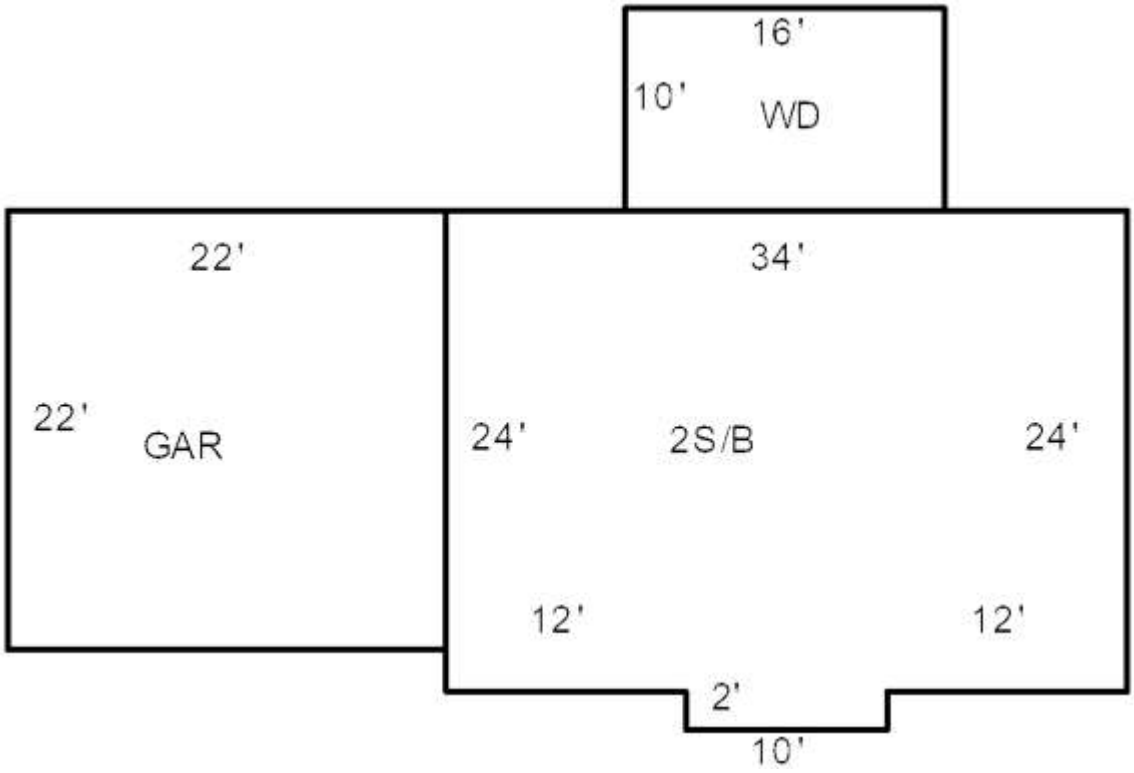
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	279,708

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	255,094

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	484	C 110	19.837	Avg.	96%	100%	95%	18,092
Frame Shed	2020	192	C 100	3.005	Avg.	97%	100%	95%	2,769
Wood Deck	2020	160	C 100	2.005	Avg.	97%	100%	95%	1,848
Generator	2018			----SOUND VALUE----					0
PATIO	2020	90	C 100	563	Avg.	97%	100%	95%	519
1,672 SFLA							Outbuilding Total		23,228

Accpt Land 103,100 Accepted Bldg 278,300 Total 381,400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Name: YUNGGEBAUER, FRED A
YUNGGEBAUER, DIANE D
Map/Lot: 005-061
Account: 2604 Card: 1 of 1 Location: 108 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	09/20/2017
Sale Price	73,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17565P421
Reference 2	LOT SIZE: 5.0
Tran/Land/Bldg	101 1 11
X.....	125 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
1.00	Acres-Rear Land 1-10	1,710.00	1,881	100%		1,881
Total Acres 5.00					Land Total	109,386

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,664 Sqft	Grade B 110	Base	374,362
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,569
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,139
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,326
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

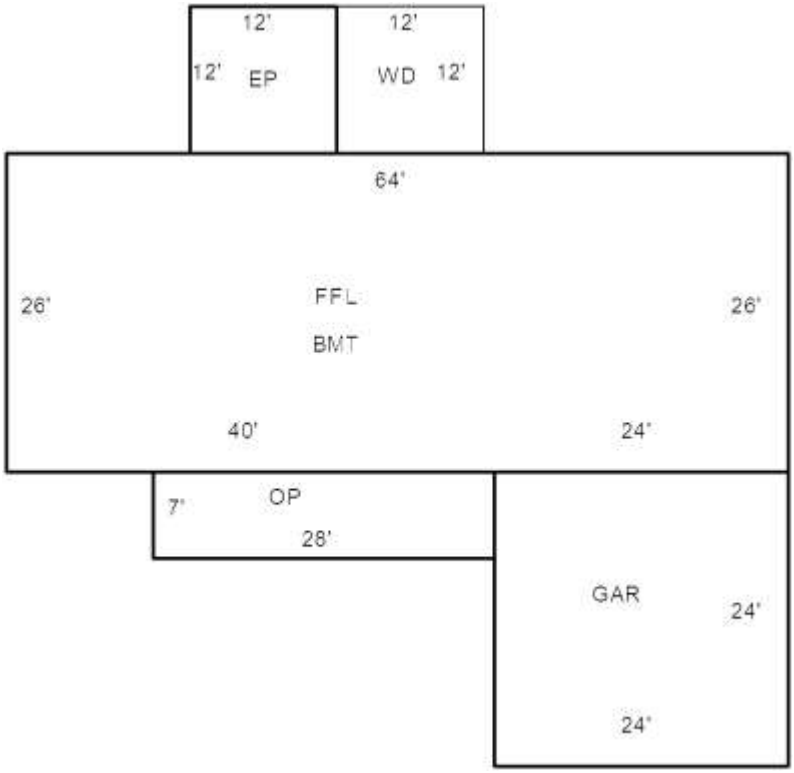
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2017	0	TYPICAL	TYPICAL	Average	Typical	396,396

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	95%	100%	95%	357,747

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2017	576	B 110	30.526	Avg.	95%	100%	95%	27,550
Open Frame Porch	2017	196	B 110	11.845	Avg.	95%	100%	95%	10,690
Encl Frame Porch	2017	144	B 110	16.408	Avg.	95%	100%	95%	14,809
Wood Deck	2017	144	B 110	2.580	Avg.	95%	100%	95%	2,328
Frame Shed	2018	288	B 110	6.445	Avg+	96%	100%	95%	5,878
1,664 SFLA							Outbuilding Total		61,255

Accpt Land 109,400 Accepted Bldg 419,000 Total 528,400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Name: PAYEUR, RAYMOND
PAYEUR, LINDA
Map/Lot: 006-035-01
Account: 2605 Card: 1 of 1 Location: 221 FORD QUINT RD

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	07/18/2017
Sale Price	85,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B17517P517
Reference 2	LOT SIZE: 5.4
Tran/Land/Bldg	101 1 11
X.....	86 Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.40	Acres-Rear Land 1-10	1,710.00	2,633	100%		2,633
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.40					Land Total	110,138

Dwelling Description

Ranch	One Story	1,552 Sqft	Grade C 110	Replacement Cost New	
Exterior	ALUM/VINYL	Masonry Trim	None	Base	272,351
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Trim	0
				Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,561
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,122
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	0	Plumbing	0
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

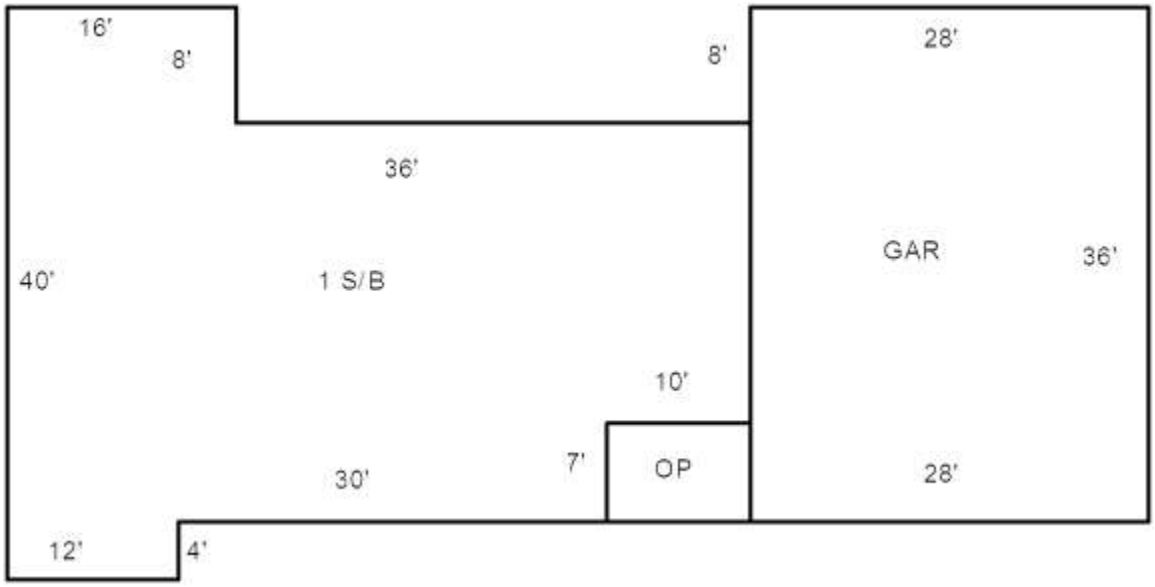
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	280,034

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	255,391

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	1008	C 110	40,593	Avg.	96%	100%	95%	37,021
1,552 SFLA						Outbuilding Total			37,021

Accpt Land	110,100	Accepted Bldg	292,400	Total	402,500


16'
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36'
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30'
28'
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4'

Name: DAIGLE, LEONARD
DAIGLE, AMANDA

Map/Lot: 001-054-1
Account: 2606 Card: 1 of 1 Location: SOMERSWORTH RD

Neighborhood 99	LANDLOCKED
Zoning/Use	RESIDENTIAL 1
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	B17579P775 PORTION: 001-054
Reference 2	LOT SIZE: 44.82 REAR
Tran/Land/Bldg	130 1 99
X.....	26 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/10/2017
Sale Price	40,000
Sale Type	Land Only
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
24.82	Acres-Rear 21+	665.00	18,156	100%		18,156
Total Acres 44.82				Land Total		47,416

Accpt Land	47,400	Accepted Bldg	0	Total	47,400

Name: SMITH, JEFFERY
SMITH, BAILEE

Map/Lot: 007-014-6

Account: 2607 Card: 1 of 1 Location: 1191 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	09/02/2022
Sale Price	425,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	B17719P730
Reference 2	LOT SIZE: 3.68
Tran/Land/Bldg	101 1 11
X.....	P Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.68	Acres-Homesite (Fract)	72,675.00	91,067	100%		91,067
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.68					Land Total	106,742

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,188 Sqft	Grade C 110	Base	221,586
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,960
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% Forced Warm	Cooling	0% None	Heat	3,267
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

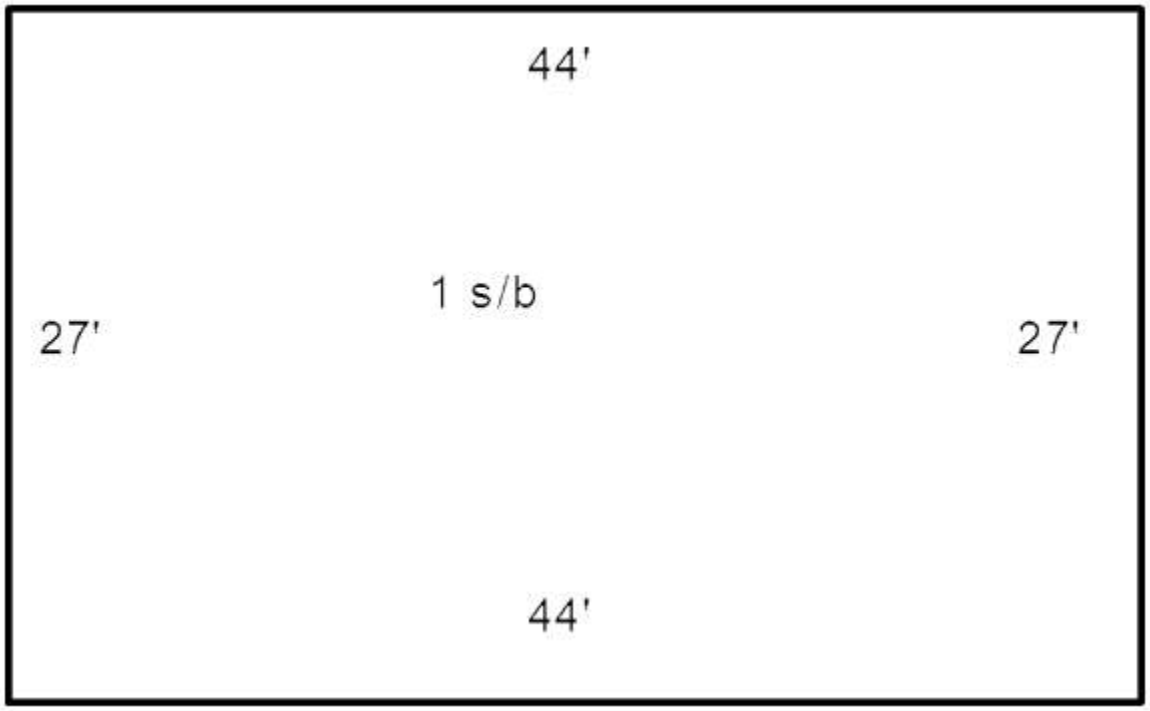
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	239,881

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	218,771

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2018	144	C 110	1.984	Avg.	96%	100%	95%	1.810
Frame Shed	2019	200	C 100	3.130	Avg.	96%	100%	95%	2.855
1,188 SFLA							Outbuilding Total		4,665

Accpt Land	106,700	Accepted Bldg	223,400	Total	330,100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Account: 2608 Card: 1 of 1 Map/Lot: 004-006-13
Location: BUTLER RD

Neighborhood 25 OAK WOODS RD

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Well & Septic
Street Paved

Reference 1 B17662P225
Reference 2 LOT SIZE: 48.00
Tran/Land/Bldg 130 1 0
X..... S Y..... 0
Exemption(s) Land Schedule 3

Sale Data

Sale Date	02/12/2018
Sale Price	70,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	75%		67,642
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
24.00	Acres-Rear 21+	700.00	18,480	100%		18,480
Total Acres 48.00					Land Total	129,022

Accpt Land 129,000 Accepted Bldg 0 Total 129,000

Name: ANDERSON, CYNTHIA M.
ELDREDGE, ROBERT G.
Map/Lot: 001-039-5
Account: 2609 Card: 1 of 1 Location: 20 KNIGHTS POND RD

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	Well & Septic
Street	Paved
Reference 1	B17779P516
Reference 2	LOT SIZE: 3.57 AC
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	11/22/2020
Sale Price	505,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.57	Acres-Homesite (Fract)	78,185.00	97,675	100%		97,675
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 3.57					Land Total	108,125

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,778 Sqft	Grade B 110	Base	395,031
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,814
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,628
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	15,101
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

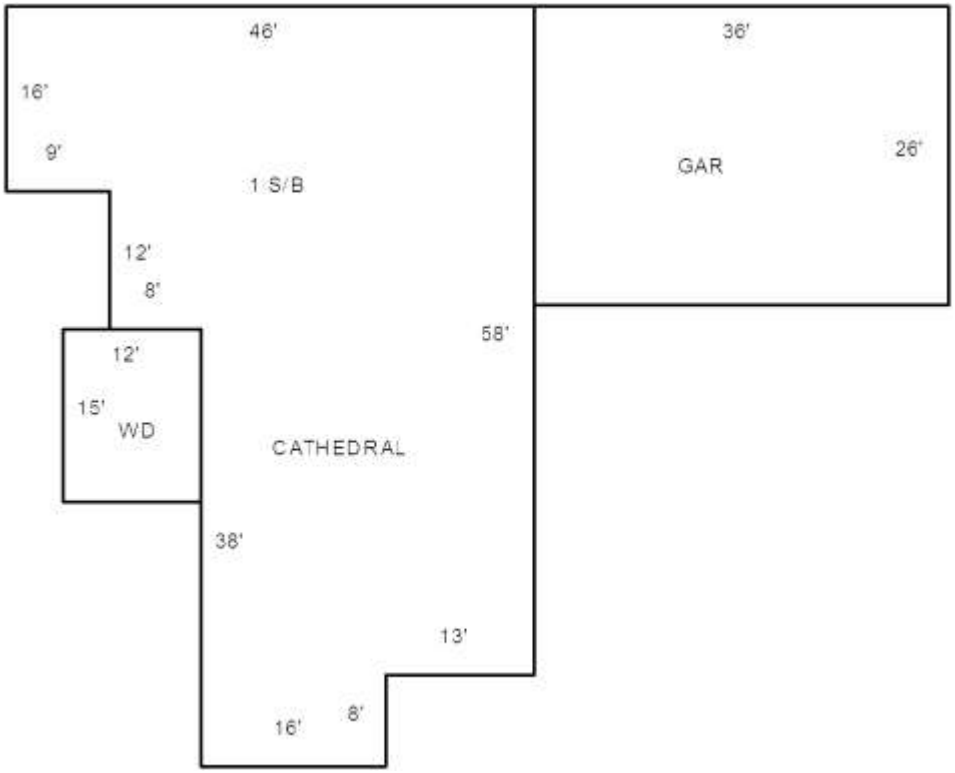
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	GOOD	TYPICAL	Average	Typical	421,574

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	384,475

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1.50 ST GARAGE..	2018	936	B 110	63.925	Avg.	96%	100%	95%	58.300
Wood Deck	2018	180	B 110	3.225	Avg.	96%	100%	95%	2.941
CATH XTRA FEATURE	2018	522	B 110	10.622	Avg.	96%	100%	95%	9.687
GAS FPL	2018	1	B 110	3.288	Avg.	96%	100%	95%	2.998
Generator	2018	1	B 110	7.150	Avg.	96%	100%	95%	6.521
1,778 SFLA							Outbuilding Total		80,447

Accpt Land 108,100 Accepted Bldg 464,900 Total 573,000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12'
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58'
12'
15'
WD
CATHEDRAL
38'
13'
16'
8'

Account: 2610 Card: 1 of 1 Map/Lot: 006-067-6 Location: VALLEY RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	08/17/2018
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	(B16688P347 PORTION) B17796P541
Reference 2	LOT SIZE: 20.41
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%		68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
6.41	Acres-Rear Land 11-20	950.00	6,698	100%		6,698
Total Acres 20.41					Land Total	94,380

Accpt Land 94,400 Accepted Bldg 0 Total 94,400

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/23/2019
Sale Price	68,400
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18131P886P866
Reference 2	LOT SIZE: 6.95
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.95	Acres-Rear Land 1-10	1,710.00	5,549	100%		5,549
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.95					Land Total	113,054

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	876 Sqft	Grade C 105	Base	247,242
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,380
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,519
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	13,860
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

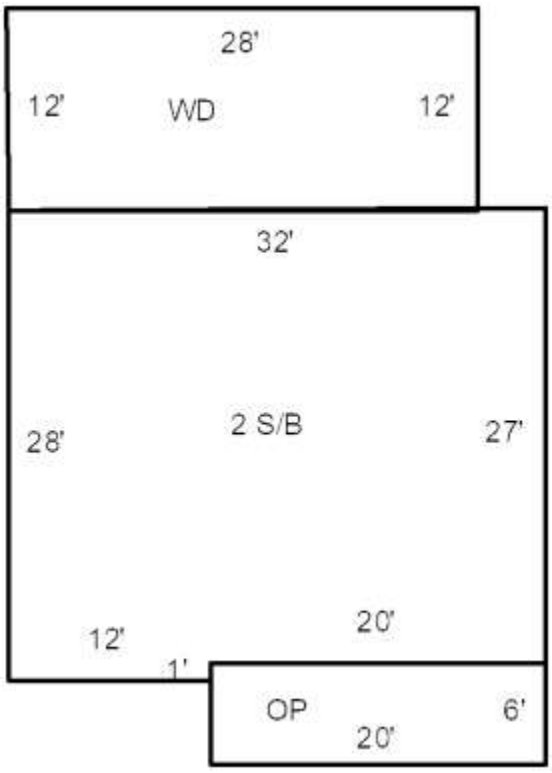
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	268,001

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	246,963

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2020	120	C 105	5,325	Avg.	97%	100%	95%	4,907
Wood Deck	2020	336	C 105	4,420	Avg.	97%	100%	95%	4,073
1,752 SFLA						Outbuilding Total			8,980

Accpt Land	113,100	Accepted Bldg	255,900	Total	369,000


28'
12'
WD
12'
32'
28'
2 S/B
27'
12'
20'
1'
OP
6'
20'

Name: GOLET, WALTER
GOLET, TRACEE J.
Map/Lot: 004-007-02
Account: 2612 Card: 1 of 1 Location: 266 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	08/12/2020
Sale Price	435,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 71.80
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	30%		7,920
10.00	Acres-Rear Land 11-20	1,500.00	16,500	50%		8,250
47.80	Acres-Rear 21+	700.00	36,806	100%		36,806
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 71.80					Land Total	154,166

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade B 90	Base	288,444
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,643
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,571
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	312,102

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	302,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
3/4S AD/GAR.....	2020	576	B 90	58.860	Avg.	97%	100%	100%	57.094
Open Frame Porch	2020	204	B 90	10.086	Avg.	97%	100%	100%	9.783
2,304 SFLA							Outbuilding Total		66,877

Accpt Land	154,200	Accepted Bldg	369,600	Total	523,800

36'
24'
GAR
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2 S/B
26'
24'
24'
36'
6'
OP
34'
6'

Map/Lot: 009-032-4
Account: 2614 Card: 1 of 1 Location: DILLINGHAM RD

Neighborhood 27 DILLINGHAM RD

Zoning/Use FARM & FOREST
Topography LevelRolling
Utilities NoWater/NoSewerNoWater/NoSewer
Street Gravel

Sale Data

Sale Date 08/15/2018
Sale Price 0
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Other Non Valid

Reference 1 B17780P53(portion)
Reference 2 LOT SIZE: 40+/-
Tran/Land/Bldg 130 1 11
X..... 0 Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	57,375.00	72,497	75%		54,373
10.00	Acres-Rear Land 1-10	1,350.00	14,850	100%		14,850
10.00	Acres-Rear Land 11-20	750.00	8,250	100%		8,250
16.00	Acres-Rear 21+	525.00	9,240	100%		9,240
Total Acres 40.00				Land Total		86,713

Accpt Land 86,700 Accepted Bldg 0 Total 86,700

Name: JOHNSON, BRANDON A
ROGERS, HEIDI L
Map/Lot: 004-006-01
Account: 2615 Card: 1 of 1 Location: 112 VALLEY RD

Neighborhood 47	VALLEY
Zoning/Use	VILLAGE A, B, C
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	05/11/2020
Sale Price	355,553
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18242P788
Reference 2	LOT SIZE: 4.09
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.72	Acres-Homesite (Fract)	74,130.00	92,991	100%		92,991
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 3.72					Land Total	104,541

Dwelling Description / **Replacement Cost New**

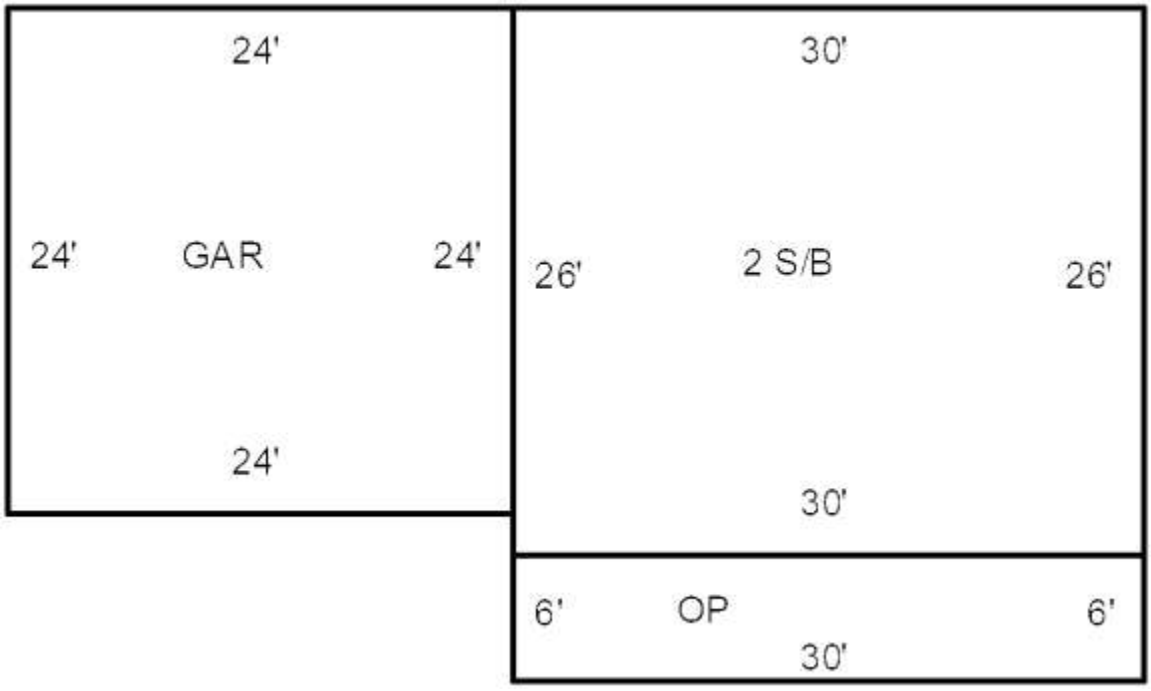
Conventional	Two Story	780 Sqft	Grade B 100	Base	283,094
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,084
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full	SFLA	1,560	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	307,859

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	105%	313,554

Accpt Land	104,500	Accepted Bldg	313,600	Total	418,100


24'
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2 S/B
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30'
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6'
30'

Name: BEAUDET, SCOTT M
BEAUDET, JENNIFER L
Map/Lot: 004-006-03
Account: 2616 Card: 1 of 1 Location: 277 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	04/17/2020
Sale Price	343,325
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B18223P270
Reference 2 LOT SIZE: 5.82
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
1.82	Acres-Rear Land 1-10	2,400.00	4,805	50%		2,402
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 5.82					Land Total	103,592

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	780 Sqft	Grade B 100	Base	283,094
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,521
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,084
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

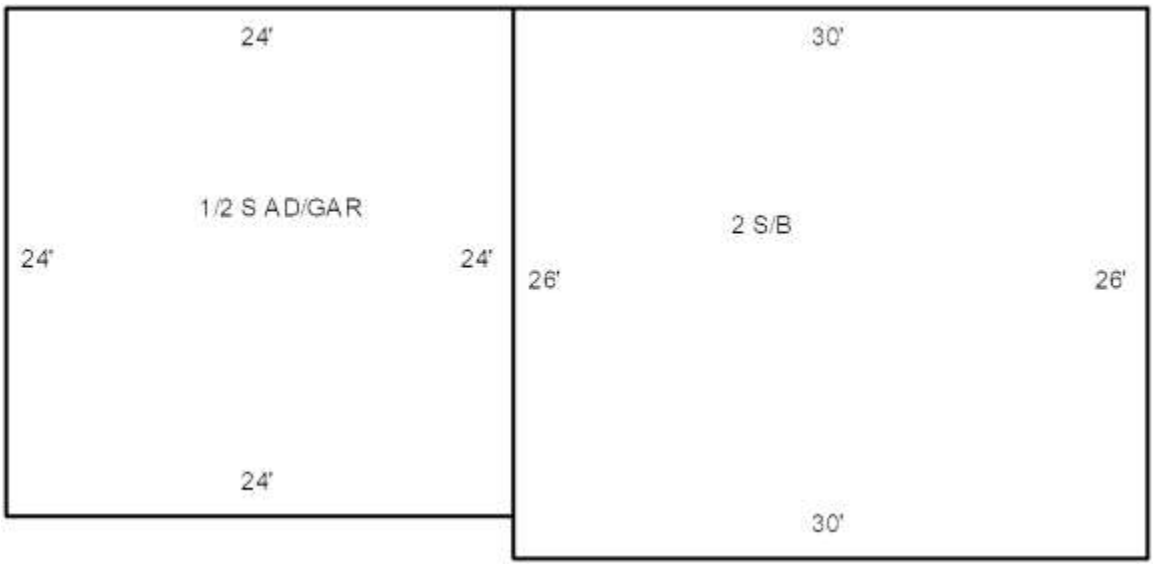
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	297,563

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	100%	288,636

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	576	B 100	27,751	Avg.	97%	100%	100%	26,918
1,560 SFLA						Outbuilding Total			26,918

Accpt Land 103,600 Accepted Bldg 315,600 Total 419,200


24'
1/2 S AD/GAR
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24'
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30'
2 S/B
26'
26'
30'

Name: BRAUNING, DAVID W
BRAUNING, MARIA M
Map/Lot: 004-006-04
Account: 2617 Card: 1 of 1 Location: 259 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	10/02/2020
Sale Price	407,202
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 3.22
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.22	Acres-Homesite (Fract)	76,500.00	88,254	100%		88,254
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.22					Land Total	99,254

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,417 Sqft	Grade B 100	Base	299,618
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,763
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,526
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

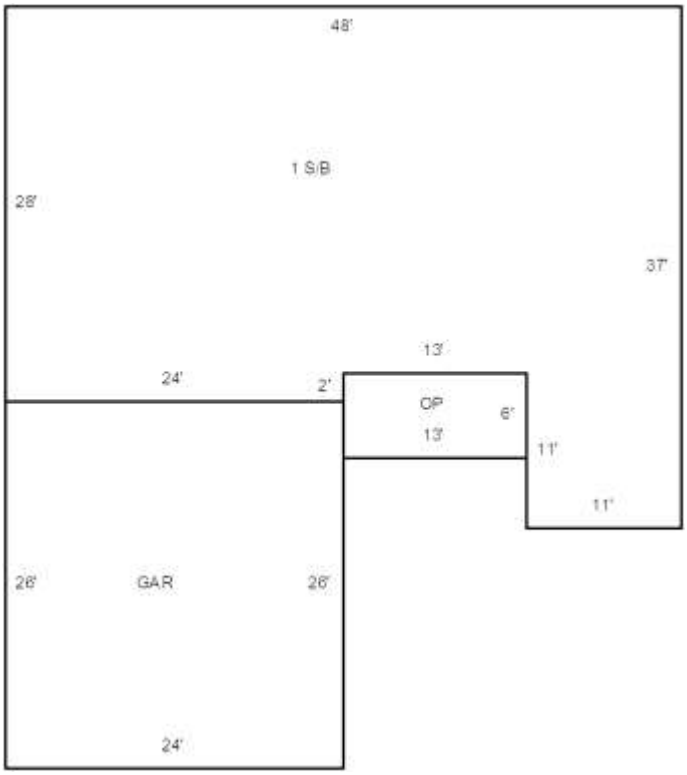
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	318,203

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	100%	308,657

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2020	624	B 100	29.998	Avg.	97%	100%	100%	29.098
Open Frame Porch	2020	78	B 100	4.285	Avg.	97%	100%	100%	4.156
1,417 SFLA							Outbuilding Total		33,254

Accpt Land	99,300	Accepted Bldg	341,900	Total	441,200


48'
1 S/B
28'
37'
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6'
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11'
11'
28'
GAR
28'
24'

Name: TRAFTON, NICHOLAS SCOTT
TRAFTON, GINA MARIE
Map/Lot: 004-006-05
Account: 2618 Card: 1 of 1 Location: 255 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	
Reference 2	LOT SIZE: 2.02
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Sale Data

Sale Date	02/25/2021
Sale Price	311,882
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.02	Acres-Homesite (Fract)	76,500.00	84,234	100%		84,234
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.02					Land Total	95,234

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	780 Sqft	Grade B 90	Base	254,784
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,369
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,476
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

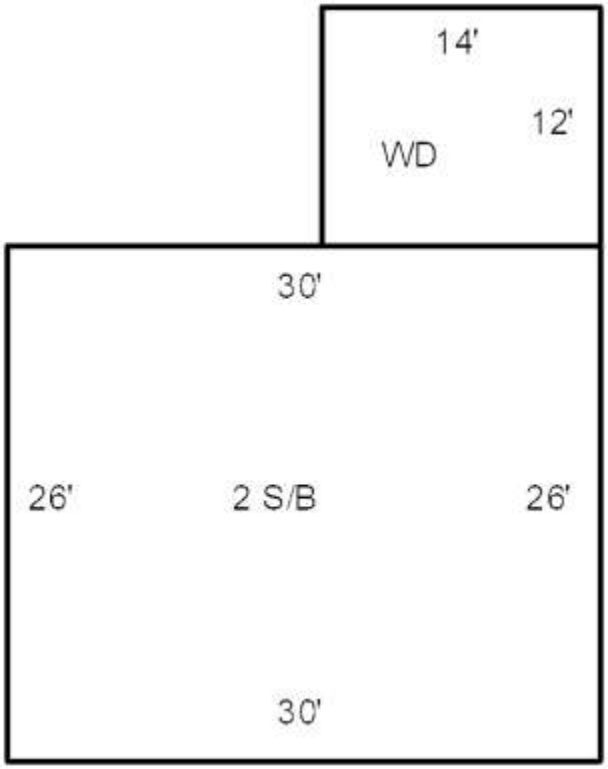
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	277,073

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	100%	268,761

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2022	168	B 90	2.462	Avg.	97%	100%	100%	2.388
Frame Shed	2022	88	C 100	1.377	Avg.	98%	100%	100%	1.349
Canopy Low Cost	2022	66	C 100	724	Avg.	98%	100%	100%	710
1,560 SFLA							Outbuilding Total		4,447

Accpt Land	95,200	Accepted Bldg	273,200	Total	368,400


14'
12'
WD
30'
26'
2 S/B
26'
30'

Name: COFFEY, CHESTER W
COFFEY, RENEE J
Map/Lot: 004-006-06
Account: 2619 Card: 1 of 1 Location: 251 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	04/16/2019
Sale Price	369,244
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	RTODD - B18785P194
Reference 2	LOT SIZE: 2.25
Tran/Land/Bldg	101 1 11
X.....	OB Y Coord
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.25	Acres-Homesite (Fract)	76,500.00	85,147	100%		85,147
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.25					Land Total	96,147

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,752 Sqft	Grade B 100	Base	354,834
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,416
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,833
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

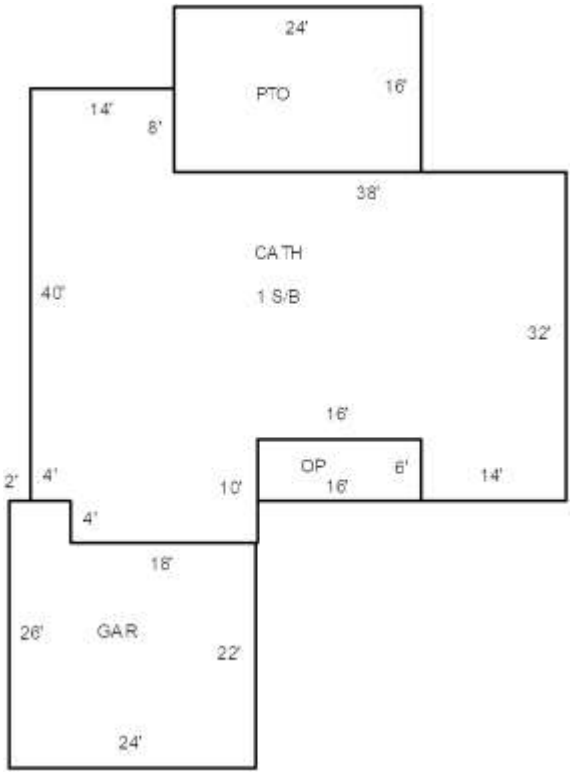
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	375,379

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	100%	360,364

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2019	552	B 100	26.628	Avg.	96%	100%	100%	25.563
Open Frame Porch	2019	96	B 100	5.274	Avg.	96%	100%	100%	5.063
CATH XTRA FEATURE	2019	624	B 100	11.544	Avg.	96%	100%	100%	11.082
Frame Shed	2020	200	C 100	3.130	Avg.	97%	100%	100%	3.036
Patio	2019	384	B 100	3.125	Avg.	96%	100%	100%	3.000
1,752 SFLA							Outbuilding Total		47,744

Accpt Land	96,100	Accepted Bldg	408,100	Total	504,200


24'
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Map/Lot: 004-006-07
Account: 2620 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Well & Septic
Street Paved

Sale Data

Sale Date 09/28/2018
Sale Price 60,000
Sale Type Land Only
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B17822P40
Reference 2 LOT SIZE: 2.24
Tran/Land/Bldg 130 1 0
X..... 0 Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.24	Acres-Homesite (Fract)	76,500.00	85,109	75%		63,832
Total Acres 2.24					Land Total	63,832

Accpt Land 63,800 Accepted Bldg 0 Total 63,800

Map/Lot: 004-006-08
Account: 2621 Card: 1 of 1 Location: 239 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	b17931p275
Reference 2	LOT SIZE: 2.05
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Sale Data

Sale Date	04/12/2019
Sale Price	295,700
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.05	Acres-Homesite (Fract)	76,500.00	84,358	100%		84,358
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.05					Land Total	95,358

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,128 Sqft	Grade B 100	Base	251,985
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,200
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,399
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

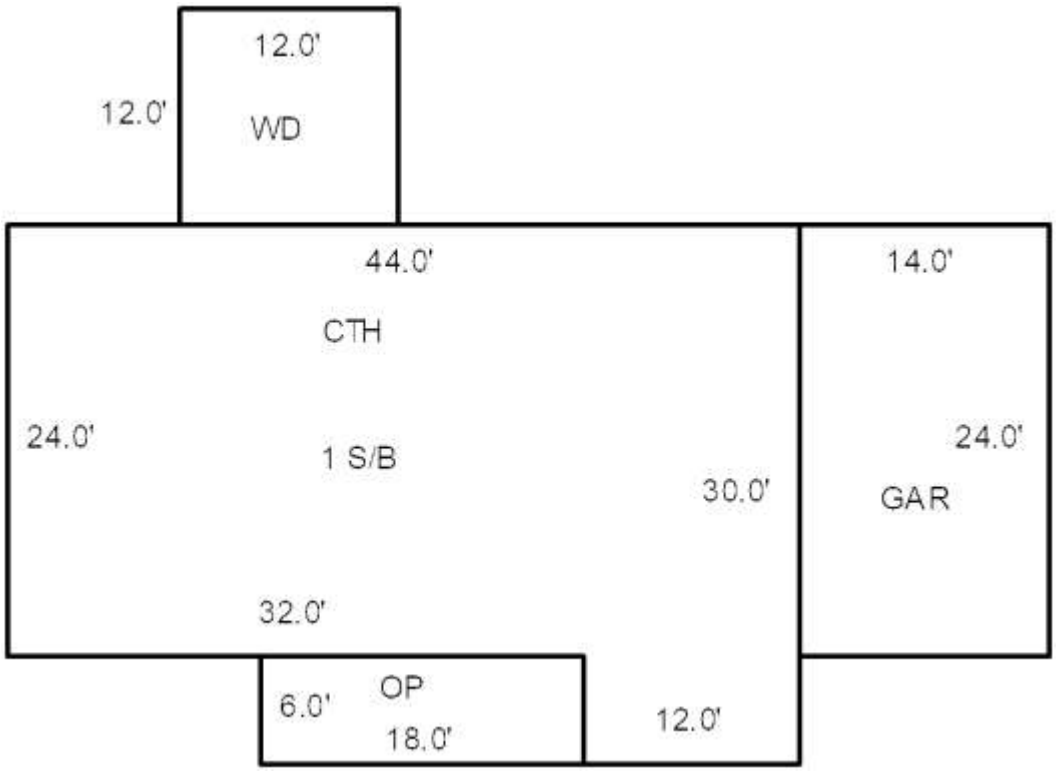
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	268,880

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	100%	258,125

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2019	336	B 100	16.515	Avg.	96%	100%	100%	15.854
Wood Deck	2019	144	B 100	2.345	Avg.	96%	100%	100%	2.251
Open Frame Porch	2019	108	B 100	5.933	Avg.	96%	100%	100%	5.696
CATH XTRA FEATURE	2019	384	B 100	7.103	Avg.	96%	100%	100%	6.819
Frame Garage	2022	672	C 100	24.804	Avg.	98%	100%	100%	24.308
1,128 SFLA								Outbuilding Total	54,928

Accpt Land	95,400	Accepted Bldg	313,100	Total	408,500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24.0'
30.0'
GAR
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6.0'
OP
18.0'
12.0'

Account: 2622 Card: 1 of 1 Map/Lot: 004-047-02 Location: 38 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	05/16/2022
Sale Price	340,000
Sale Type	Mobile Home
Financing	Cash Sale
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	76,500.00	84,358	0%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,387 Sqft	Grade B 100	Base	227,703
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,352
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,508
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

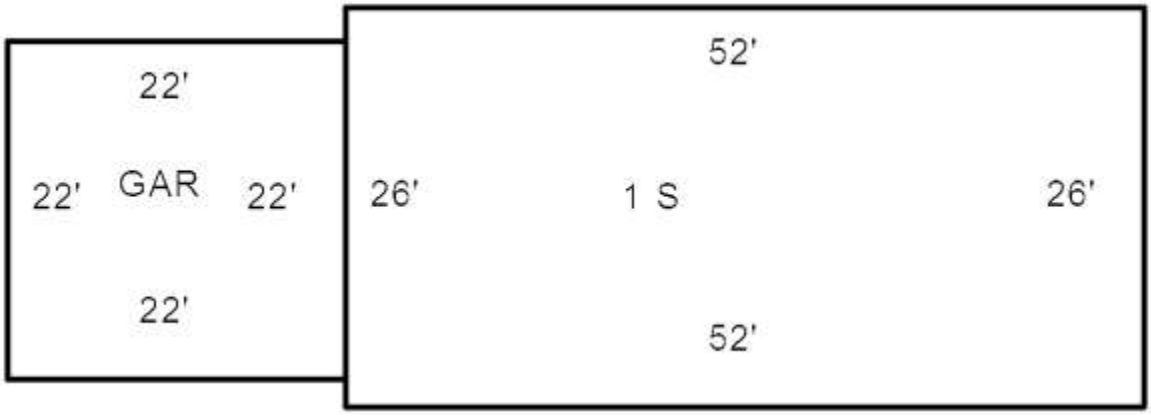
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	243,859

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	222,399

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	484	B 100	23.444	Avg.	96%	100%	95%	21.381
Patio	2018	192	B 100	1.563	Avg.	96%	100%	95%	1.425
1,387 SFLA							Outbuilding Total		22,806

Accpt Land	0	Accepted Bldg	245,200	Total	245,200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52'
26'
1 S
26'
52'

Map/Lot: 004-047-03
Account: 2623 Card: 1 of 1 Location: 42 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	03/27/2020
Sale Price	224,900
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	101 1 11
X.....	B Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	76,500.00	84,358	0%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,320 Sqft	Grade B 100	Base	219,169
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,287
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,290
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

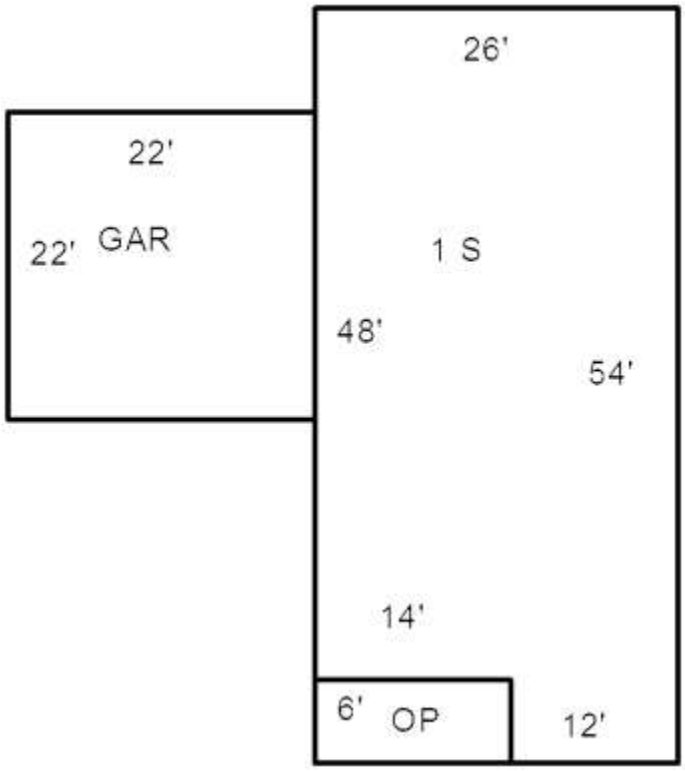
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	235,042

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	214,358

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	484	B 100	23.444	Avg.	96%	100%	95%	21.381
Open Frame Porch	2018	84	B 100	4.615	Avg.	96%	100%	95%	4.208
Patio	2018	192	B 100	1.563	Avg.	96%	100%	95%	1.425
1,320 SFLA							Outbuilding Total		27,014

Accpt Land	0	Accepted Bldg	241,400	Total 241,400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Name: RILEY, KAREN M., TRUSTEE
KAREN M. RILEY LIVING TRUST

Map/Lot: 006-048-1
Account: 2624 Card: 1 of 1 Location: 429 VALLEY RD

Neighborhood 47 VALLEY

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & SepticSeptic
Street	Paved

Sale Data

Sale Date	05/22/2020
Sale Price	286,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B18278P539
Reference 2	LOT SIZE: 7.81
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.81	Acres-Rear Land 1-10	1,710.00	7,167	100%		7,167
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.81					Land Total	114,672

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,344 Sqft	Grade B 90	Base	258,828
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,359
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,931
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

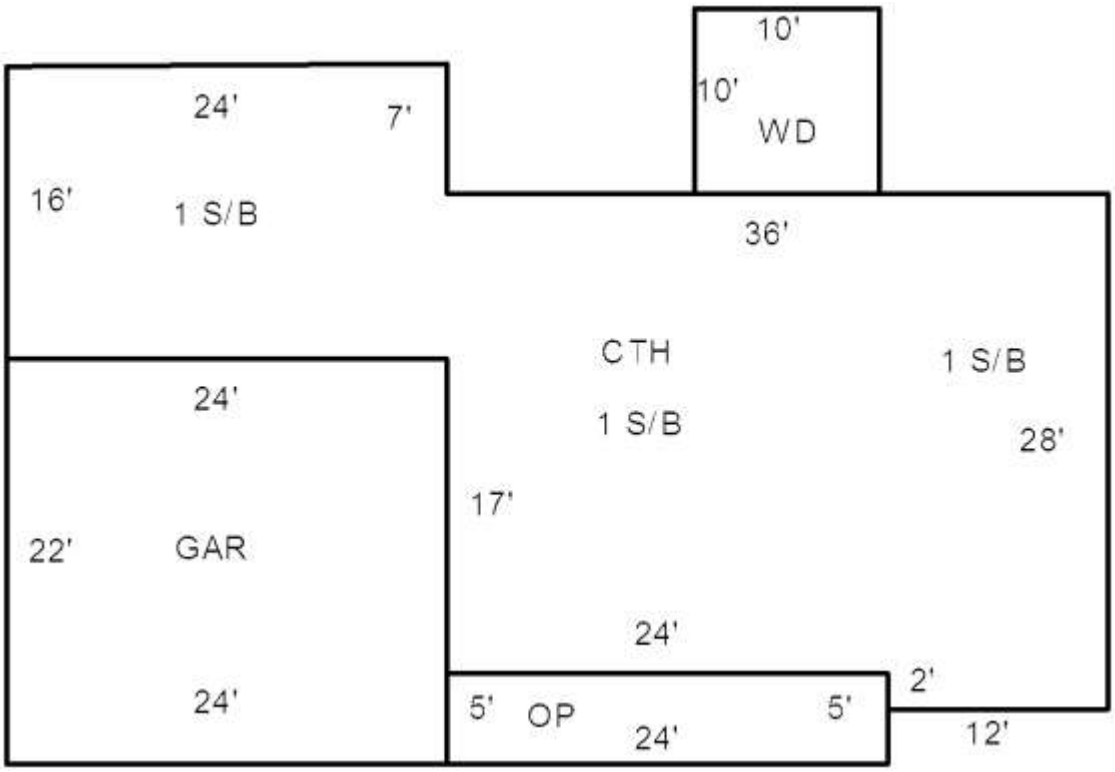
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	274,384

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	250,238

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	528	B 90	22.953	Avg.	96%	100%	95%	20.933
Open Frame Porch	2018	120	B 90	5.933	Avg.	96%	100%	95%	5.411
CATH XTRA FEATURE	2018	576	B 90	9.590	Avg.	96%	100%	95%	8.746
Wood Deck	2018	100	B 90	1.466	Avg.	96%	100%	95%	1.337
Frame Shed	2021	168	B 90	3.076	Avg.	96%	100%	95%	2.805
1,344 SFLA							Outbuilding Total		39,232

Accpt Land 114,700 Accepted Bldg 289,500 Total 404,200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Name: FROST III, FLOYD R
BERUBE, JAMI L
Account: 2625 Card: 1 of 1 Map/Lot: 021-010-2
Location: 18 SUNSET AVE

Neighborhood 37 SUNSET AV

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities All Public
Street Paved

Sale Data

Sale Date 05/30/2019
Sale Price 309,000
Sale Type Land & Buildings
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 B17961P228
Reference 2 LOT SIZE: 0.51
Tran/Land/Bldg 101 1 11
X..... UX Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.51	Acres-Homesite (Fract)	74,130.00	76,233	100%		76,233
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.51					Land Total	87,783

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,361 Sqft	Grade B 100	Base	290,388
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,327
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,308
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

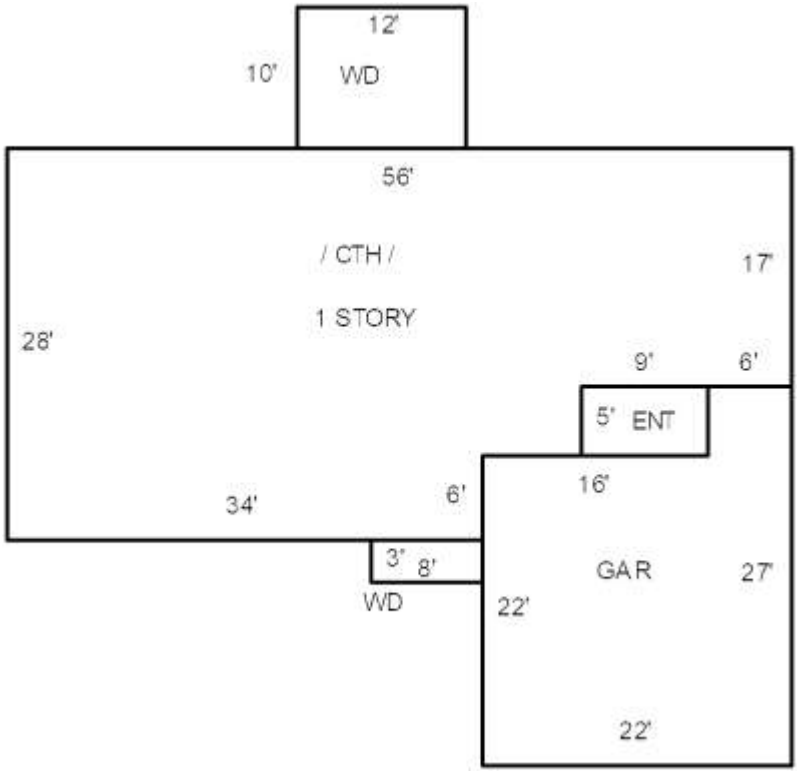
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	307,319

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	105%	309,778

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2019	120	B 100	1.955	Avg.	96%	100%	105%	1.971
Frame Garage	2019	514	B 100	24.848	Avg.	96%	100%	105%	25.047
BSMT ENTRY.....	2019	45	B 100	915	Avg.	96%	100%	105%	922
CATH XTRA FEATURE	2019	560	B 100	10.360	Avg.	96%	100%	105%	10.443
Wood Deck	2019	24	B 100	391	Avg.	96%	100%	105%	394
Frame Shed	2021	144	B 100	2.930	Avg.	96%	100%	105%	2.954
1,361 SFLA								Outbuilding Total	41,731

Accpt Land 87,800 Accepted Bldg 351,500 Total 439,300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Map/Lot: 021-010-3
Account: 2626 Card: 1 of 1 Location: 22 SUNSET AVE

Neighborhood 37 SUNSET AV

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities All Public
Street Paved

Sale Data

Sale Date 03/02/2021
Sale Price 350,000
Sale Type Land & Buildings
Financing Conventional
Verified Public Record
Validity Arms Length Sale

Reference 1
Reference 2 LOT SIZE: 0.55
Tran/Land/Bldg 101 1 11
X..... HSEX Y..... 0
Exemption(s) 1 0 0 Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	74,130.00	76,811	100%		76,811
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.55					Land Total	88,361

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,361 Sqft	Grade B 100	Base	290,388
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,327
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	6,900
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

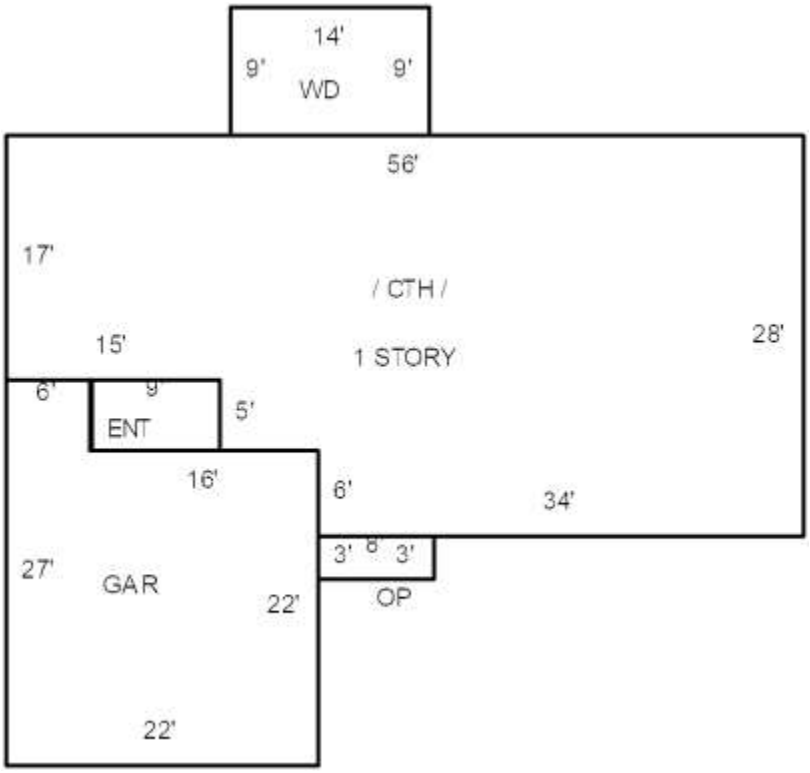
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	GOOD	TYPICAL	Average	Field8	312,343

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	105%	314,842

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2019	514	B 100	24.848	Avg.	96%	100%	105%	25.047
Wood Deck	2019	126	B 100	2.053	Avg.	96%	100%	105%	2.070
CATH XTRA FEATURE	2019	560	B 100	10.360	Avg.	96%	100%	105%	10.443
BSMT ENTRY.....	2019	45	B 100	915	Avg.	96%	100%	105%	922
Open Frame Porch	2019	24	B 100	1.318	Avg.	96%	100%	105%	1.328
Frame Shed	2020	120	C 100	1.878	Avg.	97%	100%	105%	1.913
1,361 SFLA							Outbuilding Total		41,723

Accpt Land 88,400 Accepted Bldg 356,600 Total 445,000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GAR
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22'

Neighborhood 37 SUNSET AV

Zoning/Use	VILLAGE A, B, C
Topography	Level
Utilities	All Public
Street	Paved

Sale Data

Sale Date	06/12/2020
Sale Price	325,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18273P783 (portion 021-010-1)
Reference 2	LOT SIZE: 0.52
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.52	Acres-Homesite (Fract)	74,130.00	76,381	100%		76,381
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.52					Land Total	87,931

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,352 Sqft	Grade B 100	Base	288,905
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,318
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,273
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

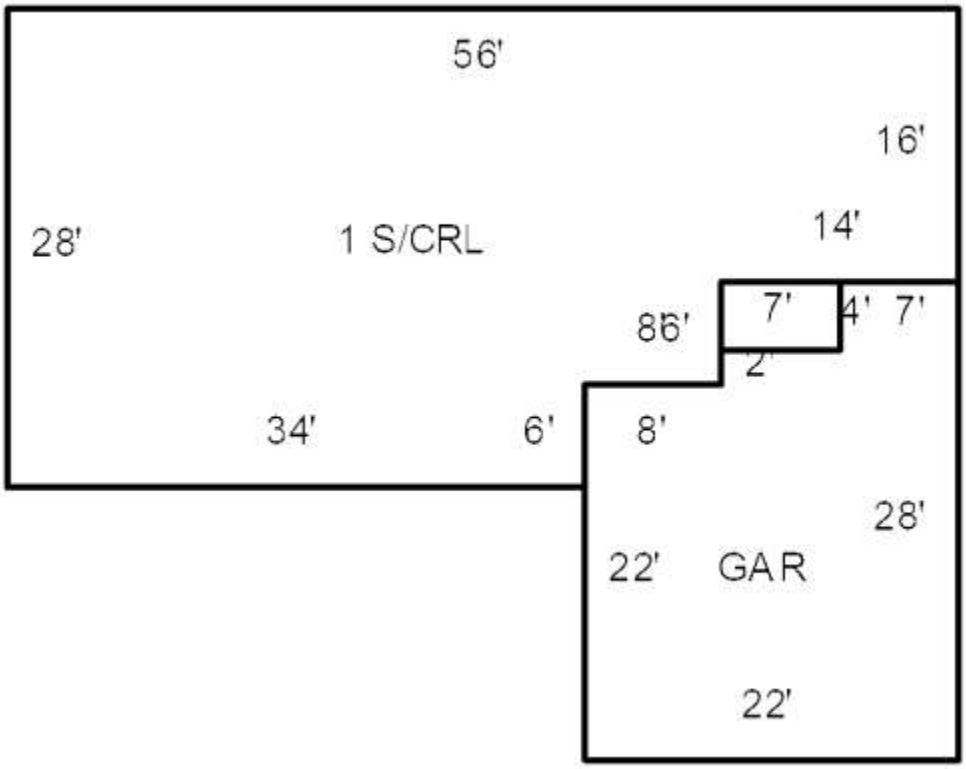
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	305,792

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	105%	311,449

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2020	556	B 100	26.815	Avg.	97%	100%	105%	27.312
Open Frame Porch	2020	36	B 100	1.977	Avg.	97%	100%	105%	2.014
BSMT ENTRY.....	2020	28	B 100	569	Avg.	97%	100%	105%	580
CATH XTRA FEATURE	2020	560	B 100	10.360	Avg.	97%	100%	105%	10.551
1,352 SFLA							Outbuilding Total		40,457

Accpt Land	87,900	Accepted Bldg	351,900	Total	439,800


56'
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22'
GAR
22'

Map/Lot: 021-010-5
Account: 2628 Card: 1 of 1 Location: 28 SUNSET AVE

Neighborhood 37 SUNSET AV

Zoning/Use VILLAGE A, B, C
Topography Level
Utilities All Public
Street Paved

Sale Data

Sale Date 09/29/2020
Sale Price 359,900
Sale Type Land & Buildings
Financing Unknown
Verified Public Record
Validity Arms Length Sale

Reference 1 (portion 021-010-1)
Reference 2 LOT SIZE: 0.59
Tran/Land/Bldg 101 1 11
X..... HSEX Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.59	Acres-Homesite (Fract)	74,130.00	77,352	100%		77,352
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.59					Land Total	88,902

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,396 Sqft	Grade B 100	Base	296,157
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,722
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	100% Central	Heat	7,078
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

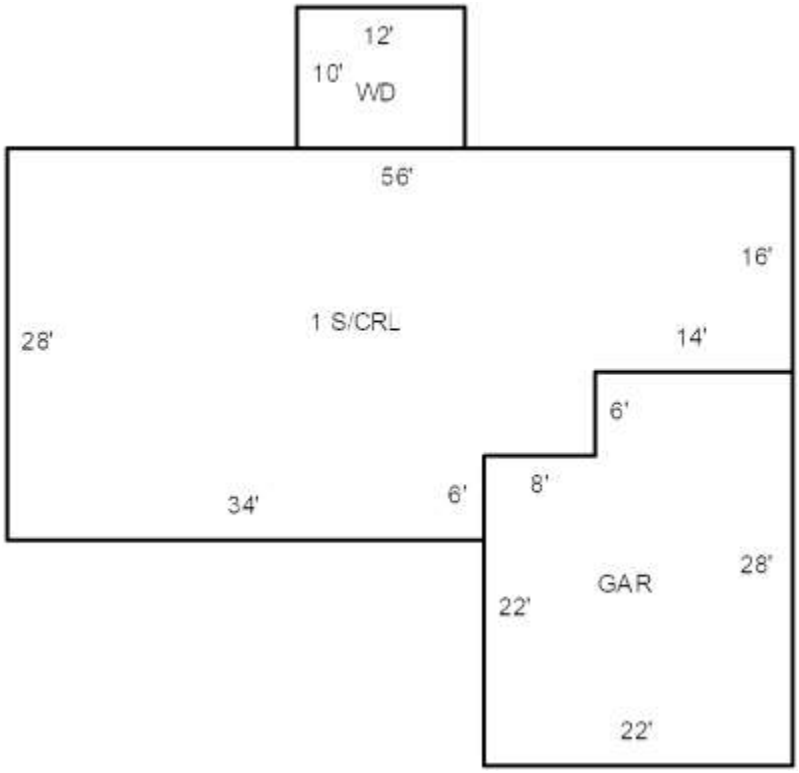
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	316,253

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	105%	322,104

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2020	568	B 100	27.377	Avg.	97%	100%	105%	27.884
Open Frame Porch	2020	45	B 100	2.473	Avg.	97%	100%	105%	2.519
1,396 SFLA							Outbuilding Total		30,403

Accpt Land 88,900 Accepted Bldg 352,500 Total 441,400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14'
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8'
34'
6'
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GAR
22'
22'

Map/Lot: 001-070-B
Account: 2630 Card: 1 of 1 Location: 176 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1 VILLAGE A, B, C
Topography
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	09/04/2018
Sale Price	80,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1 (portion B11643P213) B17794P739
Reference 2 LOT SIZE: 1.17
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) 1 30 0 Land Schedule 2

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.18	Acres-Homesite (Fract)	78,185.00	87,439	100%		87,439
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 1.18					Land Total	97,889

Dwelling Description / **Replacement Cost New**

Ranch	One Story	1,461 Sqft	Grade B 100	Base	306,871
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,849
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,698
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

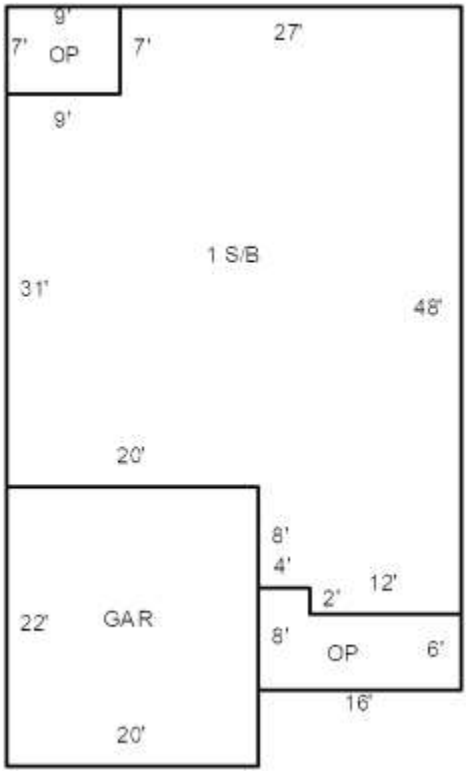
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	325,714

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	297,051

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2019	440	B 100	21.384	Avg.	96%	100%	95%	19.503
Open Frame Porch	2019	104	B 100	5.714	Avg.	96%	100%	95%	5.211
OPEN PORCH	2019	63	B 100	3.618	Avg.	96%	100%	95%	3.299
1,461 SFLA							Outbuilding Total		28,013

Accpt Land	97,900	Accepted Bldg	325,100	Total	423,000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16'
20'

Account: 2631 Card: 1 of 1 Map/Lot: 006-035-02 Location: 197 FORD QUINT RD

Neighborhood 23	FORD QUINT RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	(portion B15313P486) B17807P109
Reference 2	LOT SIZE: 5.03
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	09/24/2018
Sale Price	75,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
1.47	Acres-Rear Land 1-10	1,710.00	2,765	100%		2,765
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 5.47					Land Total	110,270

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,648 Sqft	Grade B 100	Base	337,692
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	3,214
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Central	Heat	7,284
Rooms	6	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

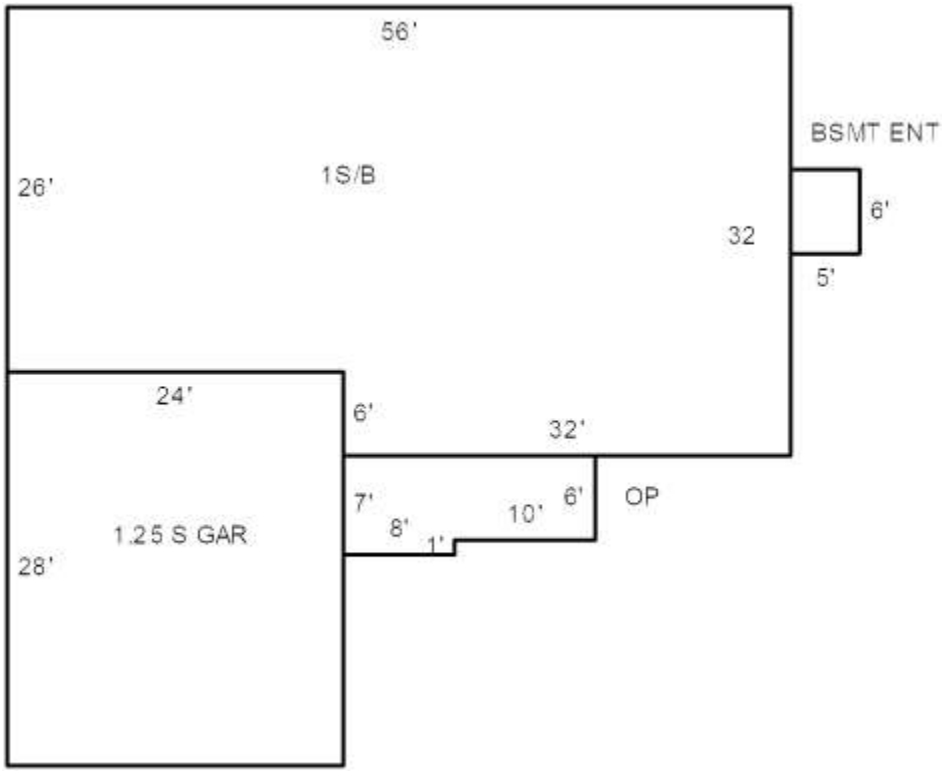
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	GOOD	Average	Typical	366,390

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	337,628

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1.25 ST GARAGE..	2021	672	B 100	37,207	Avg.	97%	100%	95%	34,286
Open Frame Porch	2021	116	B 100	6,373	Avg.	97%	100%	95%	5,873
BSMT ENTRY.....	2021	30	B 100	611	Avg.	97%	100%	95%	563
1,648 SFLA							Outbuilding Total		40,722

Accpt Land 110,300 Accepted Bldg 378,400 Total 488,700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Name: POODRY, DEBORAH W., TRUSTEE
THE DEBORAH W. POODRY FAMILY TRUST
Account: 2632 Card: 1 of 1
Map/Lot: 006-067-7
Location: VALLEY RD

Neighborhood 64 BOYLE RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	11/15/2018
Sale Price	0
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	(B16688P347 PORTION) B17796P546
Reference 2	LOT SIZE: 20.41
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%		68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
6.41	Acres-Rear Land 11-20	950.00	6,698	100%		6,698
Total Acres 20.41					Land Total	94,380

Accpt Land 94,400 Accepted Bldg 0 Total 94,400

Name: GUIVENS, BRANDON E
GUIVENS, KELLY L.

Map/Lot: 004-007-A2
Account: 2633 Card: 1 of 1 Location: 242 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/03/2020
Sale Price	460,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	(B16497P29 PORTION) B18242P338
Reference 2	LOT SIZE: 3.29
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.29	Acres-Homesite (Fract)	76,500.00	88,444	100%		88,444
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.29					Land Total	99,444

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	936 Sqft	Grade B 100	Base	320,493
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,825
Fin. Basement Area	936 Sqft, Grade C	Basement Gar	None	Fin Bsmt	20,386
Heating	100% Forced Warm	Cooling	0% None	Heat	6,084
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	365,948

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	100%	354,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1 STORY/BSMT	2020	144	B 100	19.780	Avg.	97%	100%	100%	19.187
Open Frame Porch	2020	45	B 100	2.473	Avg.	97%	100%	100%	2.399
OPEN PORCH	2020	216	B 100	12.024	Avg.	97%	100%	100%	11.663
3/4S AD/GAR.....	2020	572	B 100	64.945	Avg.	97%	100%	100%	62.997
2,445 SFLA								Outbuilding Total	96,246

Accpt Land	99,400	Accepted Bldg	451,200	Total	550,600

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6'
36'

Name: SMART, FRANK ORA
SMART, REBECCA JOLENE
Map/Lot: 004-007-A3
Account: 2634 Card: 1 of 1 Location: 238 OAK WOODS RD

Neighborhood 25	OAK WOODS RD
Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	07/13/2020
Sale Price	435,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	B18308P52
Reference 2	LOT SIZE: 3.66
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.66	Acres-Homesite (Fract)	76,500.00	89,392	100%		89,392
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.66					Land Total	100,392

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	926 Sqft	Grade B 100	Base	318,096
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,806
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,223
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

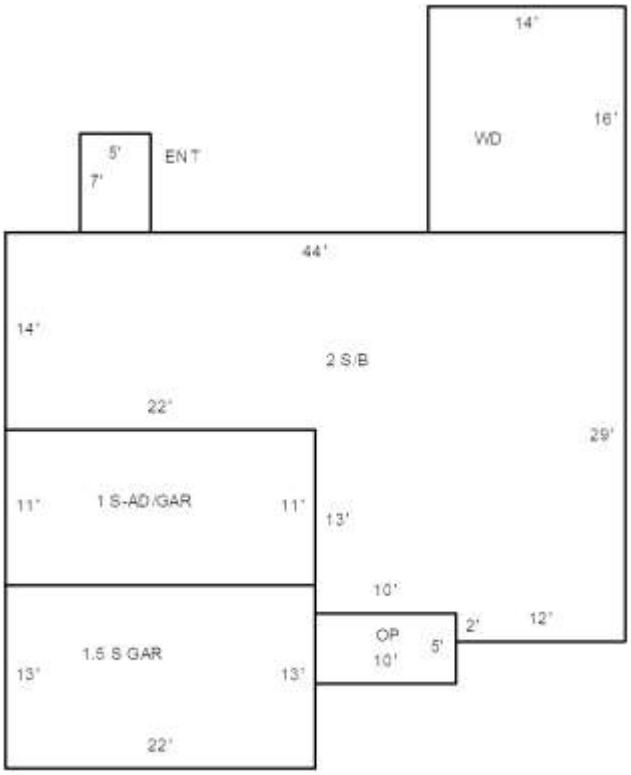
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	344,285

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	100%	333,956

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
1S AD/GAR.....	2020	242	B 100	33.241	Avg.	97%	100%	100%	32.244
1.50 ST GARAGE..	2020	286	B 100	18.576	Avg.	97%	100%	100%	18.019
Open Frame Porch	2020	50	B 100	2.747	Avg.	97%	100%	100%	2.665
BSMT ENTRY.....	2020	35	B 100	712	Avg.	97%	100%	100%	691
WOOD DECK	2021	224	B 100	3.649	Avg.	97%	100%	100%	3.540
2,094 SFLA							Outbuilding Total		57,159

Accpt Land	100,400	Accepted Bldg	391,100	Total	491,500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22'

Name: BROOKS, MACKENZIE E
BROOKS, MELISSA P
Map/Lot: 005-037C
Account: 2635 Card: 1 of 1 Location: 743 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use FARM & FOREST
Topography RollingAbove Street
Utilities Well & Septic
Street Paved

Sale Data

Sale Date	04/26/2019
Sale Price	355,000
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 B17938P533
Reference 2 LOT SIZE: 3.69
Tran/Land/Bldg 101 1 11
X..... H Y..... 0
Exemption(s) 1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.69	Acres-Homesite (Fract)	72,675.00	91,092	100%		91,092
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.69					Land Total	106,767

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	928 Sqft	Grade B 100	Base	318,575
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,810
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	0% None	Heat	6,032
Rooms	7				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	17,160
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

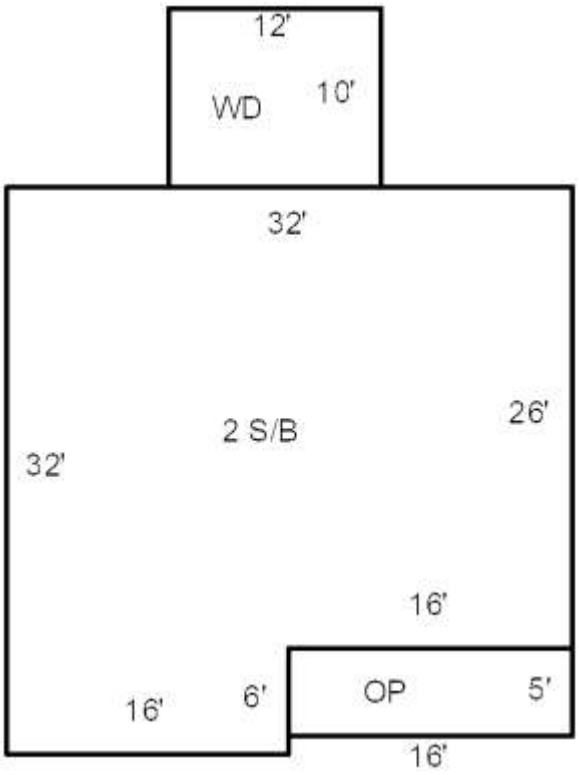
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	343,577

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	313,342

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2019	80	B 100	4.395	Avg.	96%	100%	95%	4.008
Wood Deck	2019	120	B 100	1.955	Avg.	96%	100%	95%	1.783
GAS FPL	2019	1	B 100	2.989	Avg.	96%	100%	95%	2.726
Frame Shed	2019	140	C 100	2.191	Avg.	96%	100%	95%	1.998
1,856 SFLA							Outbuilding Total		10,515

Accpt Land 106,800 Accepted Bldg 323,900 Total 430,700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WD
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32'
2 S/B
26'
32'
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16'
6'
OP
5'
16'

Name: BURBANK, MARIE E
BURBANK, JOHN K
Map/Lot: 004-047-09
Account: 2636 Card: 1 of 1 Location: 86 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	05/06/2019
Sale Price	245,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,092	0%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,728 Sqft	Grade B 100	Base	271,133
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,616
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

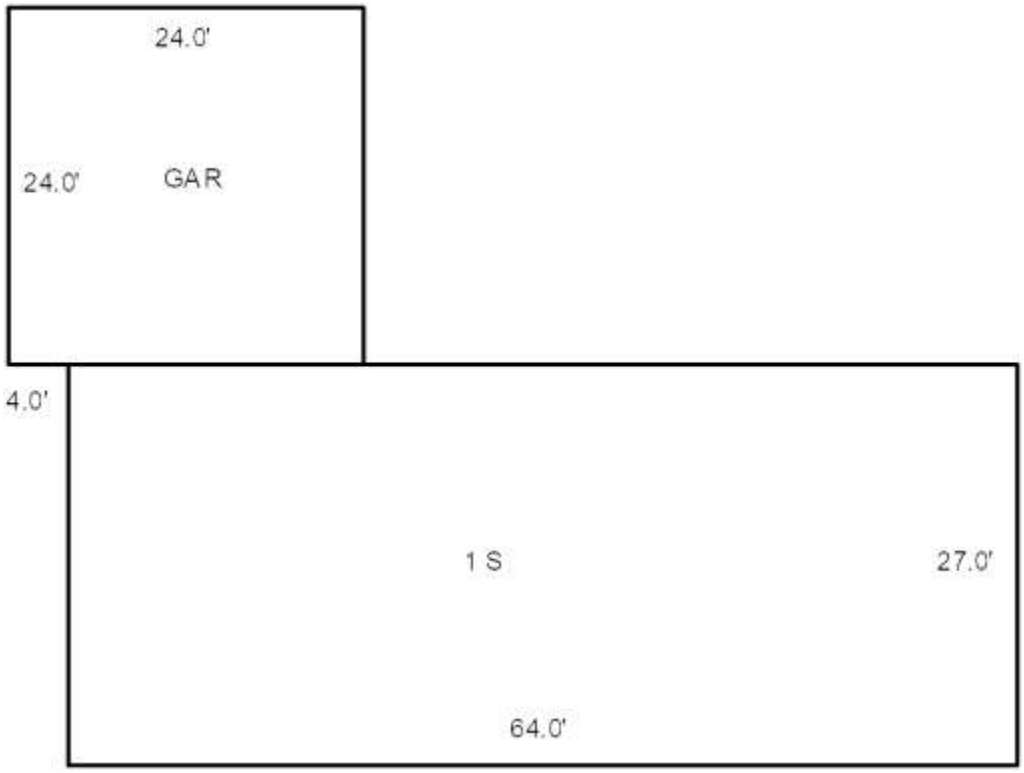
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	288,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	263,322

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2019	576	B 100	27.751	Avg.	96%	100%	95%	25,309
Patio	2019	192	B 100	1.563	Avg.	96%	100%	95%	1,425
1,728 SFLA							Outbuilding Total		26,734

Accpt Land	0	Accepted Bldg	290,100	Total 290,100


24.0'
24.0'
GAR
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27.0'
64.0'

Name: KELLY, JOHN J
KELLY, BARBARA L
Map/Lot: 004-047-30
Account: 2637 Card: 1 of 1 Location: 71 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	07/19/2022
Sale Price	407,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	B Y..... 0
Exemption(s)	17 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,092	0%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,512 Sqft	Grade B 100	Base	243,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

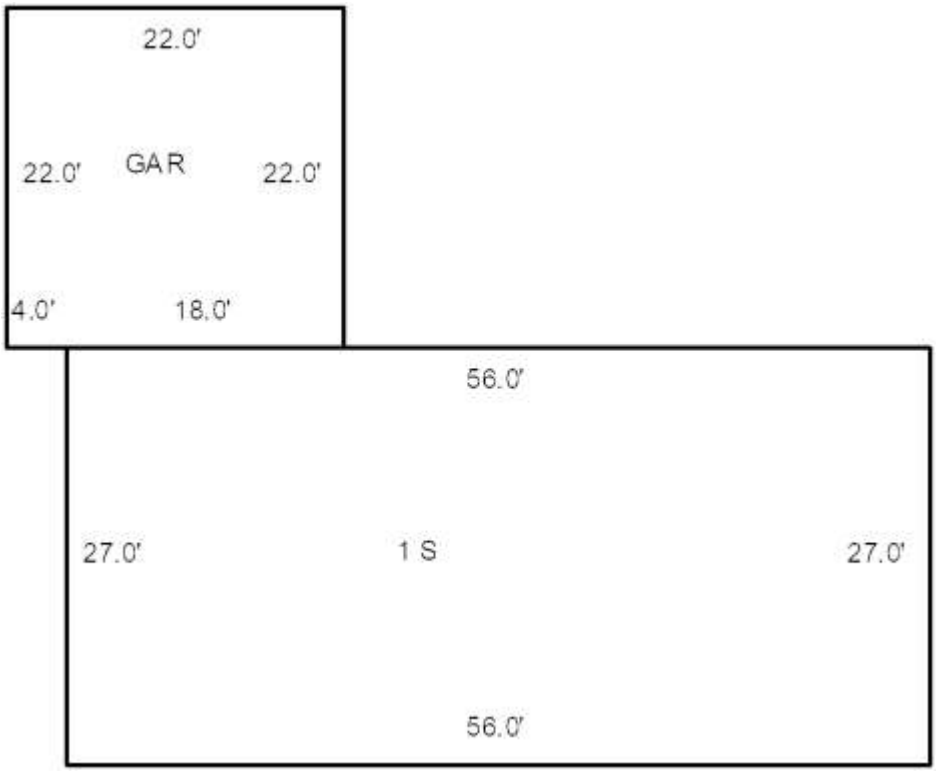
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	260,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	237,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2019	484	B 100	23.444	Avg.	96%	100%	95%	21,381
Patio	2019	192	B 100	1.563	Avg.	96%	100%	95%	1,425
1,512 SFLA							Outbuilding Total		22,806

Accpt Land	0	Accepted Bldg	260,200	Total 260,200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22.0'
GAR
22.0'
4.0'
18.0'
56.0'
27.0'
1 S
27.0'
56.0'

Account: 2638 Card: 1 of 1 Map/Lot: 003-003-2 Location: OLD ROUTE 9

Neighborhood 46	SOMERSWORTH		
Zoning/Use	RESIDENTIAL 2 VILLAGE A, B, C		
Topography	LevelRolling		
Utilities			
Street	Paved		
Reference 1	line revision 19052-414		
Reference 2	LOT SIZE: 102		
Tran/Land/Bldg	130 1 0		
X.....	LAND	Y.....	0
Exemption(s)		Land Schedule	3

Sale Data

Sale Date	03/26/2019
Sale Price	225,000
Sale Type	
Financing	
Verified	
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	90,190	100%		90,190
10.00	Acres-Rear Land 1-10	2,400.00	26,400	100%		26,400
10.00	Acres-Rear Land 11-20	1,500.00	16,500	100%		16,500
85.09	Acres-Rear 21+	700.00	65,519	100%		65,519
Total Acres 109.09				Land Total		198,609

Accpt Land	198,600	Accepted Bldg	0	Total	198,600

Map/Lot: 004-080-L
Account: 2639 Card: 1 of 1 Location: 503 HIGH ST

Neighborhood 62 HIGH ST

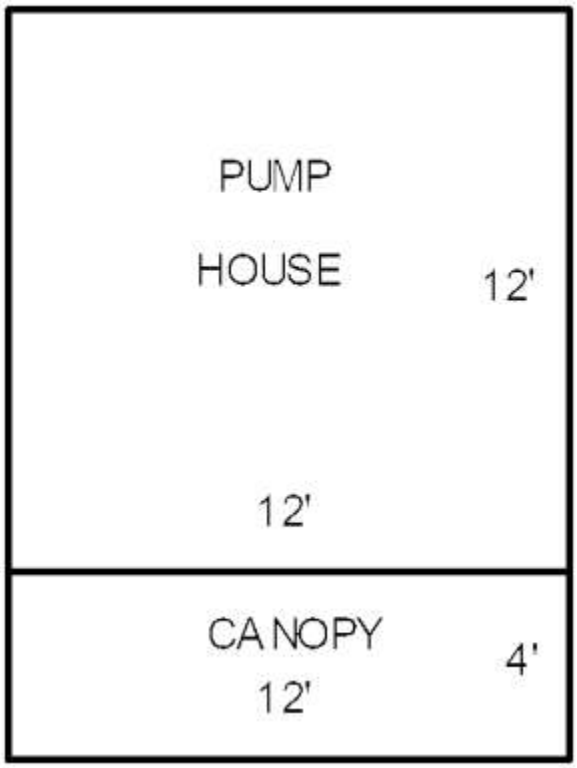
Zoning/Use VILLAGE A, B, C
Topography
Utilities
Street

Reference 1 LEASED LAND:
Reference 2
Tran/Land/Bldg 300 2 90
X..... OV Y Coord
Exemption(s) Land Schedule 4

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
PUMPHOUSE.....	2019			- - - - S O U N D V A L U E - - - -					93,100
								Outbuilding Total	93,100

Accpt Land	0	Accepted Bldg	93,100	Total	93,100


PUMP
HOUSE
12'
12'
CANOPY
12'
4'

Map/Lot: 010-054B
Account: 2640 Card: 1 of 1 Location: FOX FARM HILL RD

Neighborhood 22 FOX FARM HILL RD

Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	12/04/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	corrective deed 12/8/21
Reference 2	LOT SIZE: 47.51
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
23.51	Acres-Rear 21+	665.00	17,198	100%		17,198
Total Acres 47.51				Land Total		138,288

Accpt Land 138,300 Accepted Bldg 0 Total 138,300

Name: LITTLEFIELD, PHILIP M JR
LITTLEFIELD, YANG C
Map/Lot: 001-045-3
Account: 2641 Card: 1 of 1 Location: 241 RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B2543P031 part 045-1
Reference 2	LOT SIZE: 10.76
Tran/Land/Bldg	101 1 11
X.....	G Y..... 0
Exemption(s)	1 15 30 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	100%		77,330
6.76	Acres-Rear Land 1-10	1,440.00	10,708	100%		10,708
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 10.76					Land Total	101,238

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,320 Sqft	Grade B 90	Base	341,130
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,317
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,950
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	15,444
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

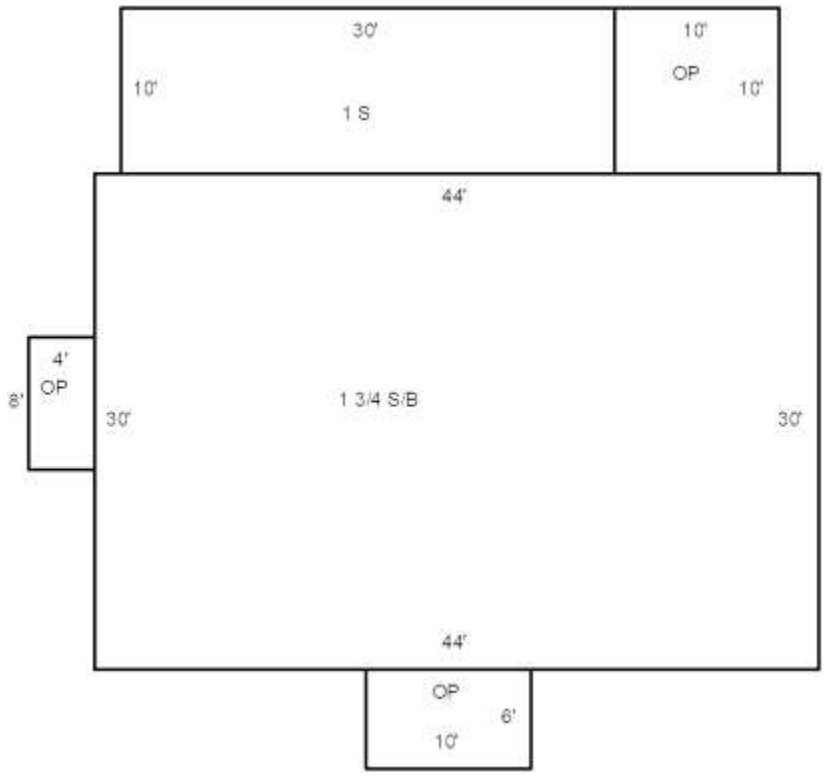
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Typical	365,841

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	333,647

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2018	300	B 90	32.144	Avg.	96%	100%	95%	29.315
Open Frame Porch	2018	100	B 90	4.945	Avg.	96%	100%	95%	4.510
Open Frame Porch	2018	60	B 90	2.967	Avg.	96%	100%	95%	2.706
Open Frame Porch	2018	32	B 90	1.582	Avg.	96%	100%	95%	1.443
Frame Garage	2018	624	B 90	26.998	Avg.	96%	100%	95%	24.622
Frame Garage	1960	728	E 100	13.410	Fair	55%	50%	95%	3.504
Canopy Low Cost	2022	448	B 90	5.751	Avg.	96%	100%	95%	5.245
2,280 SFLA							Outbuilding Total		71,345

Accpt Land 101,200 Accepted Bldg 405,000 Total 506,200


30'
10'
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OP
10'
1 S
44'
4'
OP
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30'
1 3/4 S/B
30'
44'
OP
6'
10'

Account: 2642 Card: 1 of 1 Map/Lot: 006-058-1 Location: VALLEY RD

Neighborhood 47	VALLEY
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	
Street	Paved
Reference 1	B17952P163
Reference 2	LOT SIZE: 3.73
Tran/Land/Bldg	130 1 0
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	05/17/2019
Sale Price	65,000
Sale Type	Land Only
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.73	Acres-Homesite (Fract)	72,675.00	91,190	75%		68,393
Total Acres 3.73					Land Total	68,393

Accpt Land	68,400	Accepted Bldg	0	Total	68,400

Name: ULLAH, EHSAN
ULLAH, LINDA A

Map/Lot: 008-006-4
Account: 2643 Card: 1 of 1 Location: 676 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	Above Street
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	(B7552P0123 portion) B17984P555
Reference 2	LOT SIZE: 3.83
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	06/20/2019
Sale Price	85,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.83	Acres-Homesite (Fract)	72,675.00	91,432	100%		91,432
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.83					Land Total	107,107

Dwelling Description

Ranch	One Story	1,860 Sqft	Grade B 100	Replacement Cost New Base	372,635
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,627
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,254
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

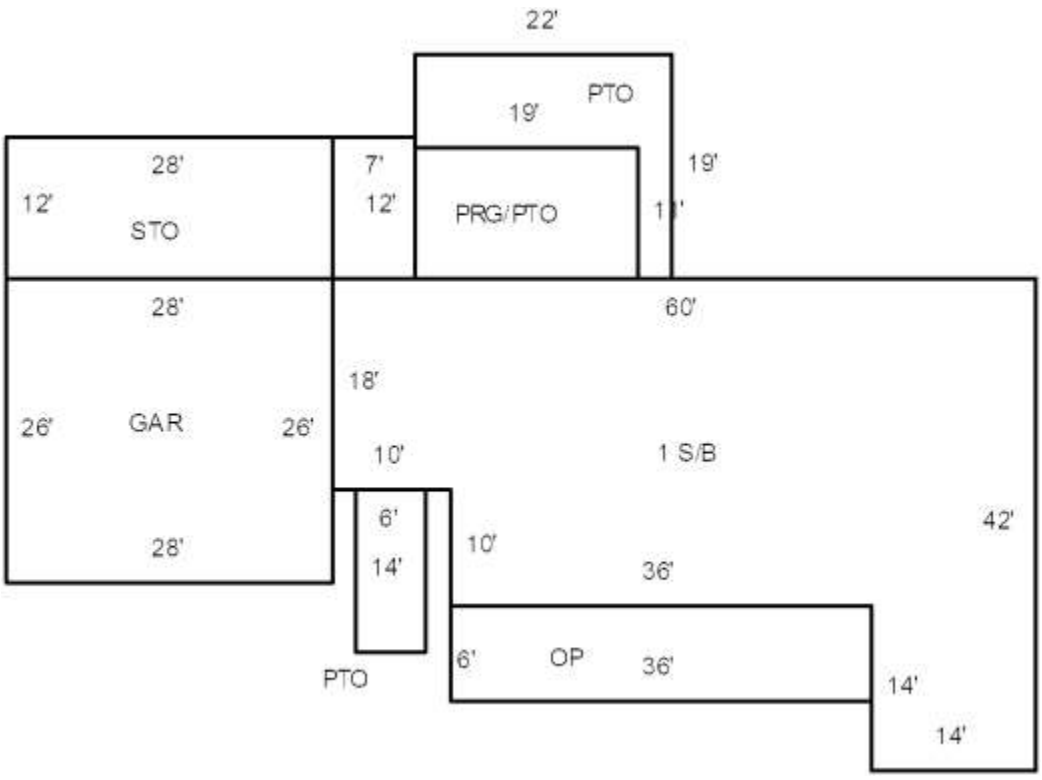
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	393,812

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	362,898

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2021	728	B 100	34.866	Avg.	97%	100%	95%	32.129
Open Frame Porch	2021	216	B 100	11.866	Avg.	97%	100%	95%	10.934
STORAGE	2021	336	B 100	5.473	Avg.	97%	100%	95%	5.044
BSMT ENTRY.....	2021	84	B 100	1.710	Avg.	97%	100%	95%	1.576
PATIO	2022	84	B 100	684	Avg.	97%	100%	95%	630
Patio	2022	418	B 100	3.402	Avg.	97%	100%	95%	3.135
CANOPY AVG	2022	209	B 100	5.534	Avg.	97%	100%	95%	5.100
1,860 SFLA							Outbuilding Total		58,548

Accpt Land 107,100 Accepted Bldg 421,400 Total 528,500


22'
19'
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PRG/PTO
11'
28'
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18'
26'
GAR
26'
10'
1 S/B
6'
42'
28'
14'
10'
36'
PTO
6'
OP
36'
14'
14'

Map/Lot: 004-047-07
Account: 2644 Card: 1 of 1 Location: 76 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	02/15/2020
Sale Price	249,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Public Record
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 11
X.....	H Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,432	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,512 Sqft	Grade B 100	Base	243,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

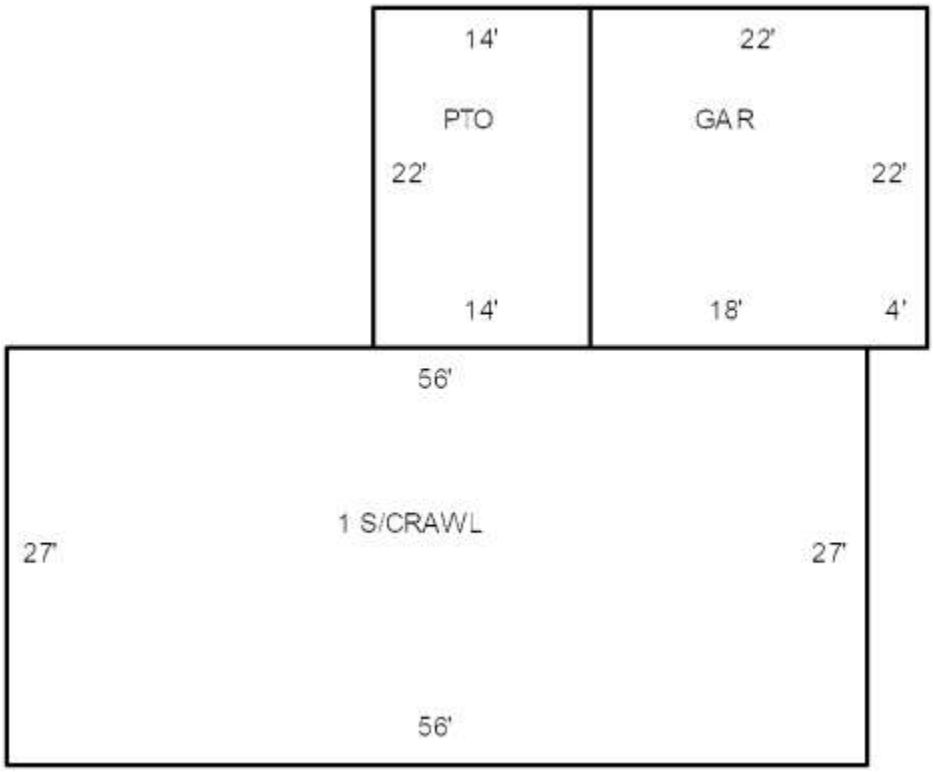
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	260,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	237,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2019	484	B 100	23.444	Avg.	96%	100%	95%	21,381
Patio	2019	308	B 100	2.506	Avg.	96%	100%	95%	2,286
1,512 SFLA							Outbuilding Total		23,667

Accpt Land	0	Accepted Bldg	261,100	Total	261,100


14'
22'
PTO
GAR
22'
22'
14'
18'
4'
56'
1 S/CRAWL
27'
27'
56'

Map/Lot: 004-047-31
Account: 2645 Card: 1 of 1 Location: 79 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use RESIDENTIAL 2
Topography
Utilities Pub Wtr & SepticSeptic
Street Paved

Sale Data

Sale Date	01/02/2020
Sale Price	249,500
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1 BILL OF SALE
Reference 2 LOT SIZE: LEASED
Tran/Land/Bldg 103 1 9
X..... H Y..... 0
Exemption(s) 1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,432	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,610 Sqft	Grade B 100	Base	256,104
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,570
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,233
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

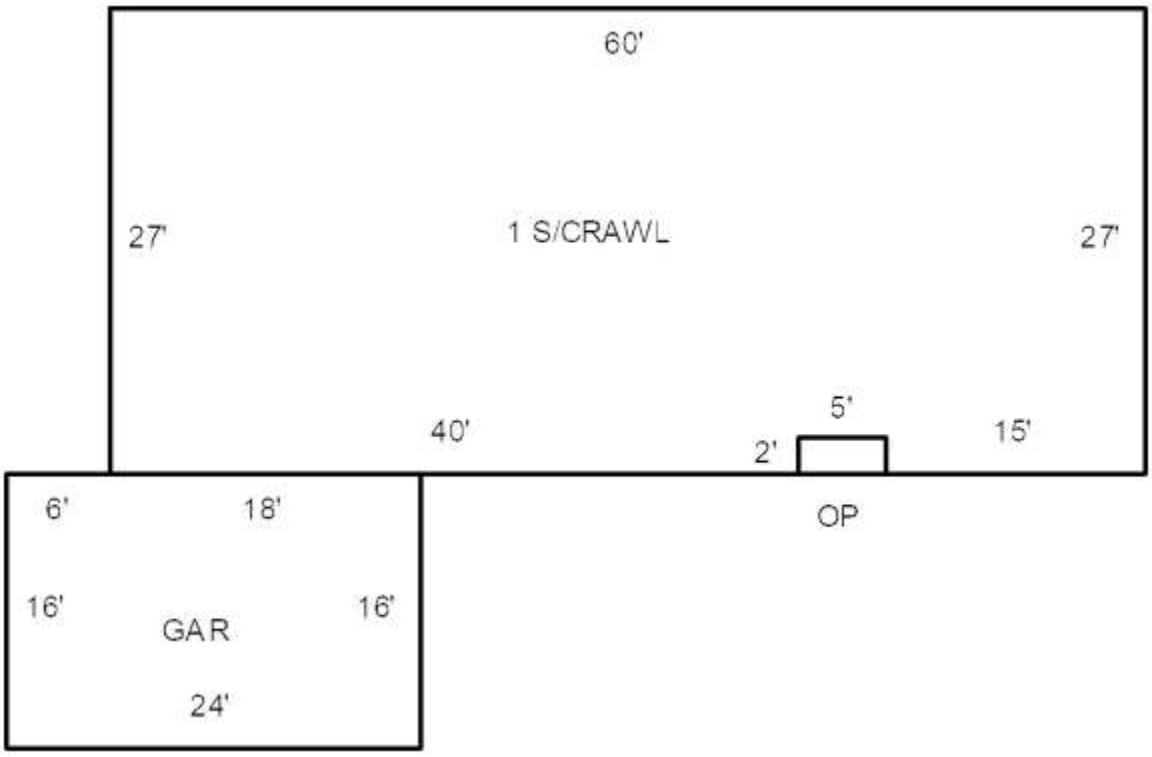
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	273,203

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	249,161

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2019	484	B 100	23.444	Avg.	96%	100%	95%	21.381
Patio	2019	192	B 100	1.563	Avg.	96%	100%	95%	1.425
1,610 SFLA							Outbuilding Total		22,806

Accpt Land		0 Accepted Bldg		272,000 Total	272,000


60'
27'
1 S/CRAWL
27'
40'
5'
2'
15'
6'
18'
OP
16'
16'
GAR
24'

Name: GIULIANO, NANCY A
GIULIANO, MICHAEL J
Map/Lot: 004-047-01
Account: 2646 Card: 1 of 1 Location: 34 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/17/2019
Sale Price	258,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,432	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,665 Sqft	Grade B 100	Base	263,109
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,623
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,411
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

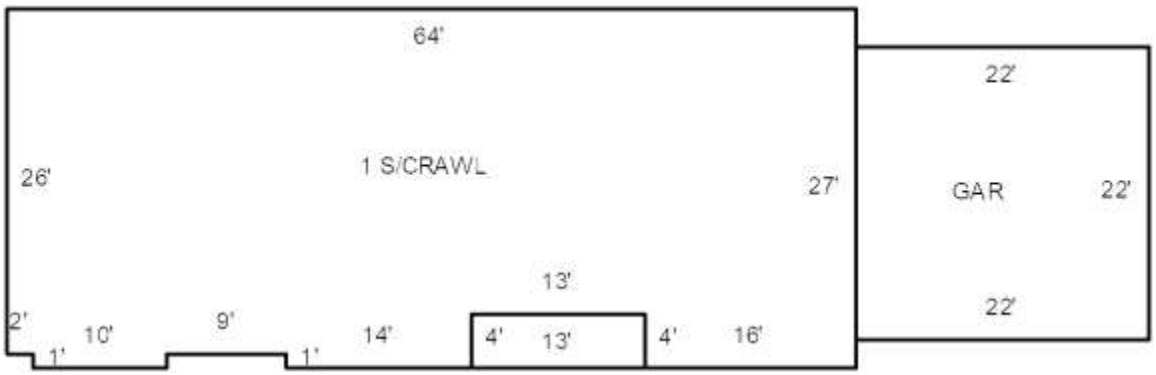
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	280,439

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	255,760

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2019	484	B 100	23.444	Avg.	96%	100%	95%	21.381
Open Frame Porch	2019	52	B 100	2.857	Avg.	96%	100%	95%	2.606
Patio	2019	192	B 100	1.563	Avg.	96%	100%	95%	1.425
1,665 SFLA							Outbuilding Total		25,412

Accpt Land	0	Accepted Bldg	281,200	Total 281,200


64'
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26'
1 S/CRAWL
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1'

Map/Lot: 004-047-10
Account: 2647 Card: 1 of 1 Location: 88 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	08/29/2019
Sale Price	248,185
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	H Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,432	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,512 Sqft	Grade B 100	Base	243,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

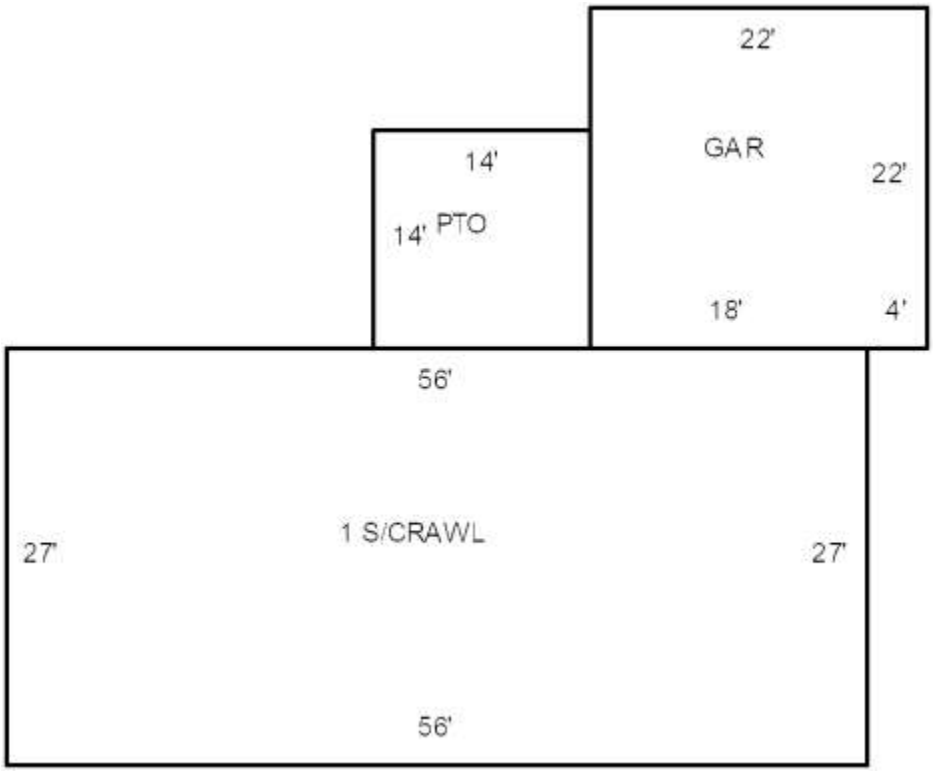
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	260,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	96%	100%	95%	237,400

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2018	484	B 100	23.444	Avg.	96%	100%	95%	21.381
Patio	2018	196	B 100	1.595	Avg.	96%	100%	95%	1.454
1,512 SFLA							Outbuilding Total		22,835

Accpt Land	0	Accepted Bldg	260,200	Total 260,200


22'
GAR
14'
22'
14' PTO
18'
4'
56'
1 S/CRAWL
27'
27'
56'

Map/Lot: 004-047-11
Account: 2648 Card: 1 of 1 Location: 92 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	06/30/2020
Sale Price	285,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	H Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,432	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,836 Sqft	Grade B 100	Base	284,888
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,790
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,967
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

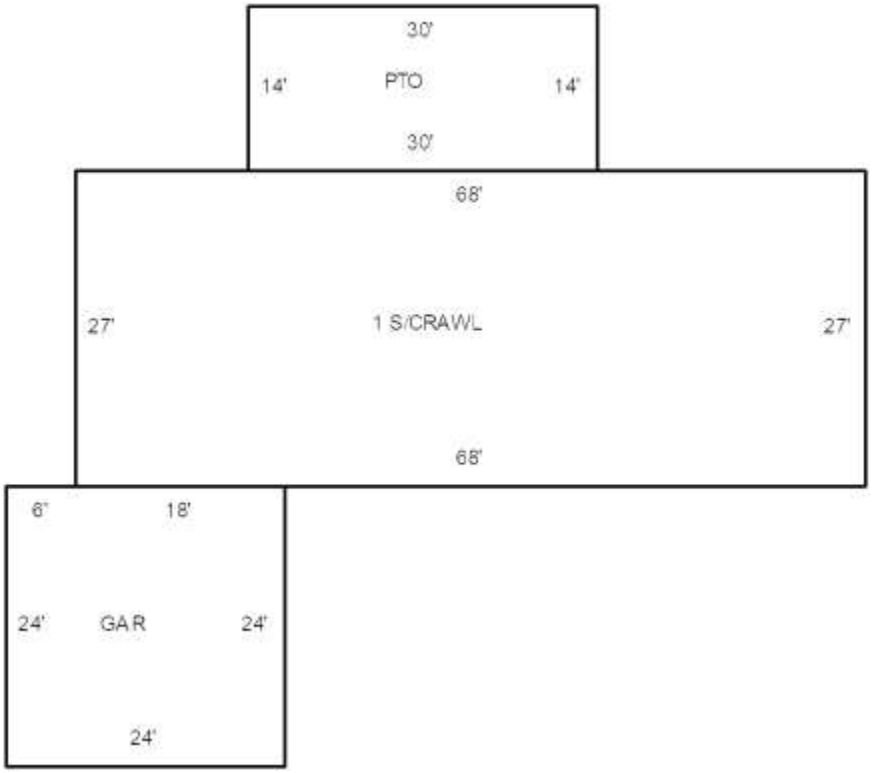
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2018	0	TYPICAL	TYPICAL	Average	Field8	302,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	276,282

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2018	576	B 100	27.751	Avg.	96%	100%	95%	25,309
Patio	2018	420	B 100	3.418	Avg.	96%	100%	95%	3,117
1,836 SFLA							Outbuilding Total		28,426

Accpt Land		0 Accepted Bldg		304,700 Total	304,700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14'
PTO
14'
30'
68'
27'
1 S/CRAWL
27'
68'
6'
18'
24'
GAR
24'
24'

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & SepticSeptic
Street	Paved

Sale Data

Sale Date	06/10/2019
Sale Price	255,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	101 1 11
X.....	OB Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,432	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,755 Sqft	Grade B 100	Base	274,572
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,711
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,704
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

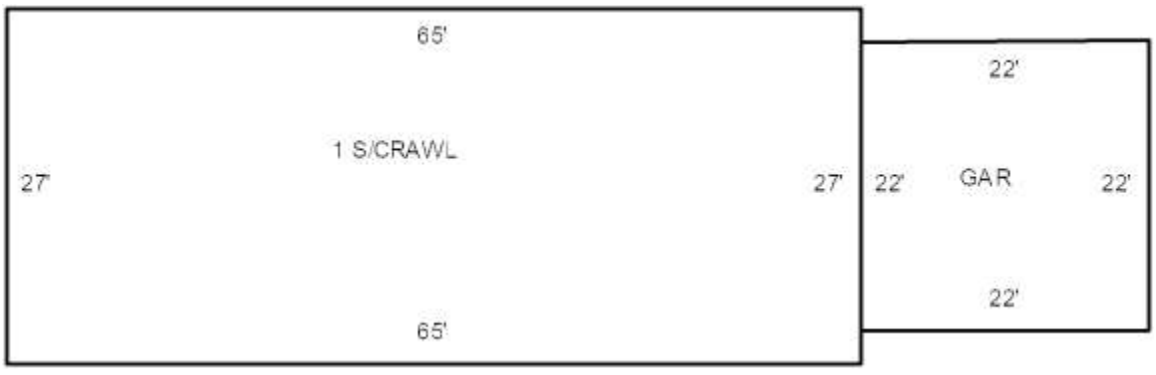
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2019	0	TYPICAL	TYPICAL	Average	Field8	292,283

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	96%	100%	95%	266,562

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2019	484	B 100	23.444	Avg.	96%	100%	95%	21.381
Patio	2019	192	B 100	1.563	Avg.	96%	100%	95%	1.425
Frame Shed	2020	64	C 100	1.002	Avg.	97%	100%	95%	923
1,755 SFLA							Outbuilding Total		23,729

Accpt Land		0 Accepted Bldg		290,300 Total	290,300


65'
1 S/CRAWL
27'
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GAR
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22'

Map/Lot: 008-023-1
Account: 2650 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	(B17310P188 portion)
Reference 2	LOT SIZE: 3.71
Tran/Land/Bldg	130 1 0
X.....	LOT Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.71	Acres-Homesite (Fract)	72,675.00	91,141	75%		68,356
Total Acres 3.71					Land Total	68,356

Accpt Land	68,400	Accepted Bldg	0	Total	68,400

Name: SMITH, BRANDON E
MARCOTTE, JENNA
Map/Lot: 003-035-4
Account: 2651 Card: 1 of 1 Location: 128 DIAMOND HILL RD

Neighborhood 36 DIAMOND HILL ST

Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Well & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	09/23/2019
Sale Price	50,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Reference 1	B18053P550
Reference 2	LOT SIZE: 2.08
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.08	Acres-Homesite (Fract)	76,500.00	84,481	100%		84,481
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.08					Land Total	95,481

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,584 Sqft	Grade B 100	Base	327,144
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	3,089
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,178
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

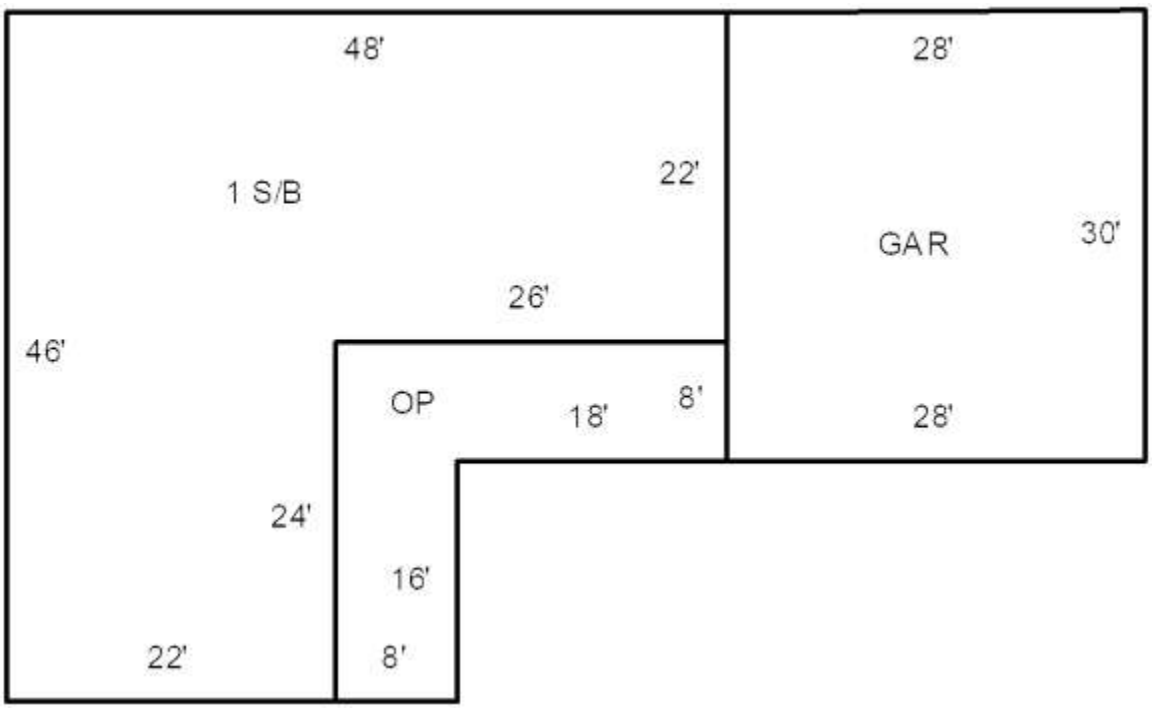
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	346,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	100%	336,306

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2020	840	B 100	40.109	Avg.	97%	100%	100%	38.906
Open Frame Porch	2020	336	B 100	18.459	Avg.	97%	100%	100%	17.905
1,584 SFLA							Outbuilding Total		56,811

Accpt Land	95,500	Accepted Bldg	393,100	Total	488,600


48'
28'
22'
1 S/B
GAR
30'
26'
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28'
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16'
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8'

Map/Lot: 007-048-A
Account: 2653 Card: 1 of 1 Location: 526 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	B18152P307 NEW LOT
Reference 2	LOT SIZE: 7.33
Tran/Land/Bldg	101 1 11
X.....	HSEX Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Sale Data

Sale Date	01/17/2020
Sale Price	82,000
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.33	Acres-Rear Land 1-10	1,710.00	6,264	100%		6,264
Total Acres 7.33					Land Total	98,094

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,638 Sqft	Grade C 110	Base	284,345
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,703
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,405
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

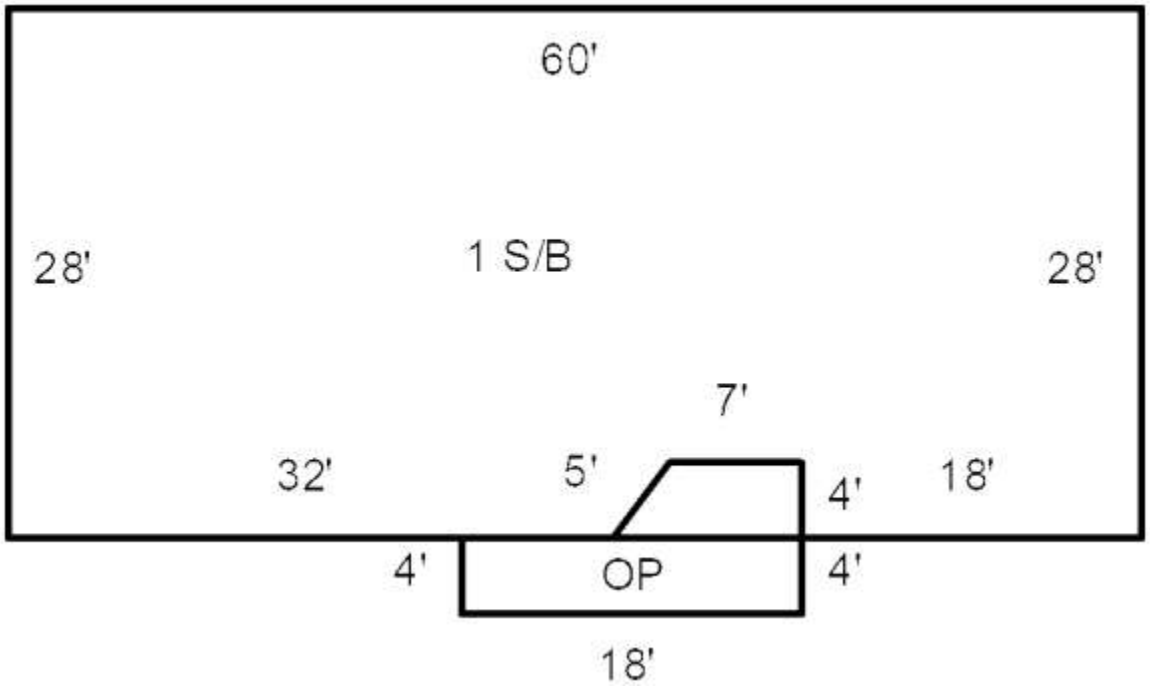
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	301,165

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	277,524

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2020	114	C 110	5.300	Avg.	97%	100%	95%	4.884
Frame Shed	2020	160	C 100	2.504	Avg.	97%	100%	95%	2.308
Frame Garage	2022	896	B 100	42.731	Avg.	98%	100%	95%	39.782
1,638 SFLA							Outbuilding Total		46,974

Accpt Land	98,100	Accepted Bldg	324,500	Total	422,600


60'
28'
1 S/B
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18'

Name: DONOVAN, JAMES G
COLLINS, SUSAN H
Map/Lot: 004-047-04
Account: 2654 Card: 1 of 1 Location: 48 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	05/06/2020
Sale Price	275,000
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	101 1 11
X.....	H Y..... 0
Exemption(s)	15 1 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,760 Sqft	Grade B 100	Base	275,209
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,716
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,720
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

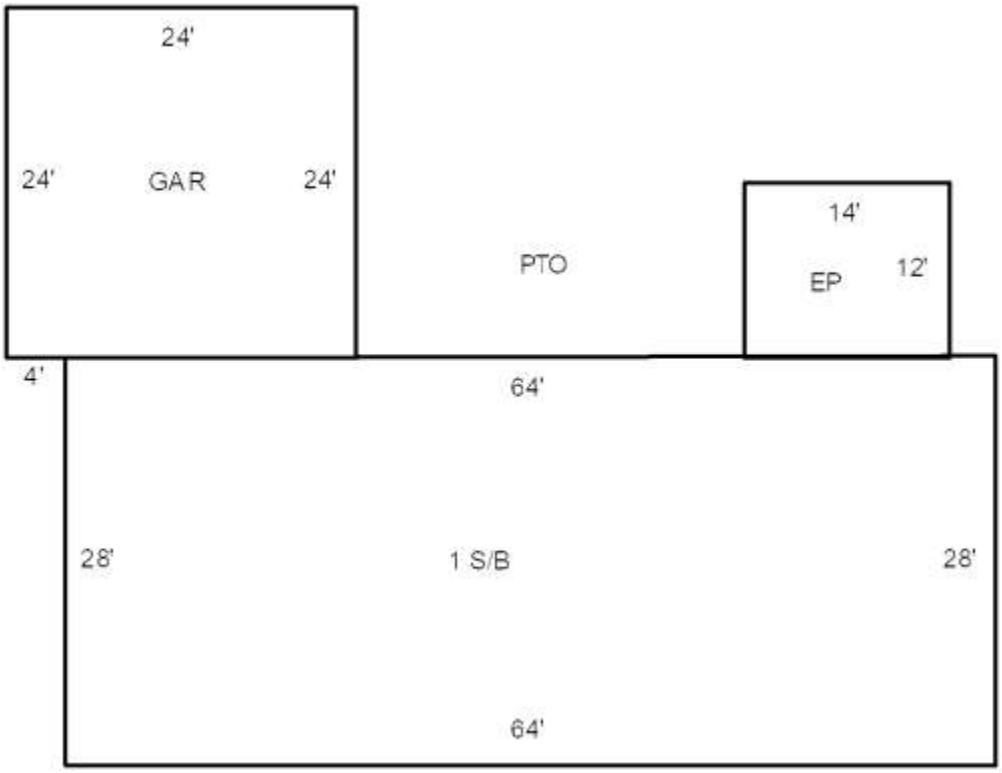
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	292,941

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	269,945

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	576	B 100	27.751	Avg.	97%	100%	95%	25,572
Encl Frame Porch	2020	168	B 100	17.402	Avg.	97%	100%	95%	16,036
Patio	2020	192	B 100	1.563	Avg.	97%	100%	95%	1,440
1,760 SFLA							Outbuilding Total		43,048

Accpt Land		0 Accepted Bldg		313,000 Total	313,000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64'

Account: 2655 Card: 1 of 1 Map/Lot: 004-047-28 Location: 65 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	06/17/2020
Sale Price	265,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	H Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,512 Sqft	Grade B 100	Base	243,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

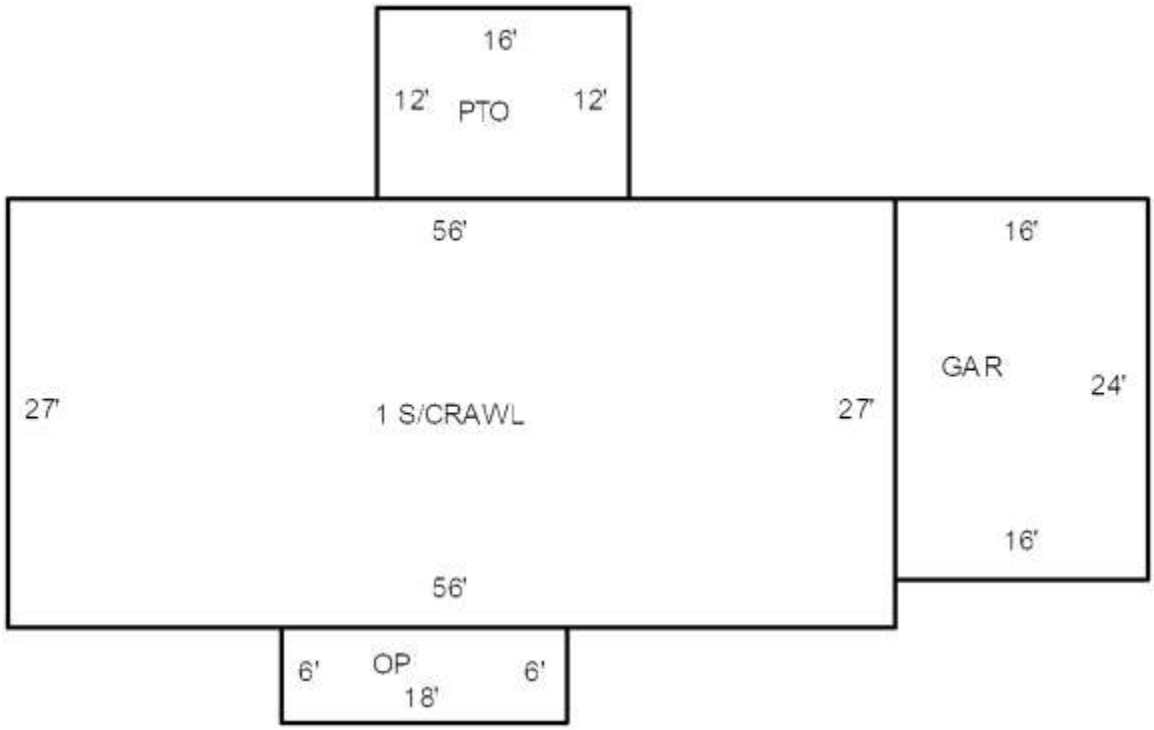
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	260,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	239,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	384	B 100	18,763	Avg.	97%	100%	95%	17,290
Open Frame Porch	2020	108	B 100	5,933	Avg.	97%	100%	95%	5,467
Patio	2020	192	B 100	1,563	Avg.	97%	100%	95%	1,440
1,512 SFLA							Outbuilding Total		24,197

Accpt Land	0	Accepted Bldg	264,100	Total 264,100


16'
12'
PTO
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56'
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24'
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1 S/CRAWL
27'
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Map/Lot: 010-003-4
Account: 2656 Card: 1 of 1 Location: BAUNEG BEG HILL RD

Neighborhood 16 BAUNEG BEG HILL

Zoning/Use FARM & FOREST
Topography Rolling
Utilities Well & Septic
Street Paved

Reference 1
Reference 2 LOT SIZE: 65.4
Tran/Land/Bldg 130 1 0
X..... LOT Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	04/13/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%		68,872
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
41.40	Acres-Rear 21+	665.00	30,284	100%		30,284
Total Acres 65.40				Land Total		128,416

Accpt Land 128,400 Accepted Bldg 0 Total 128,400

Name: SMITH, PATRICIA J.
SMITH, STEPHEN R.
Map/Lot: 008-015-2
Account: 2657 Card: 1 of 1 Location: 843 OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	
Reference 2	LOT SIZE: 10
Tran/Land/Bldg	101 1 11
X.....	LOT Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/28/2020
Sale Price	11,969
Sale Type	Land Only
Financing	Unknown
Verified	Family Member
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
6.00	Acres-Rear Land 1-10	1,710.00	11,286	100%		11,286
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 10.00					Land Total	118,791

Dwelling Description

				Replacement Cost New	
Ranch	One Story	2,067 Sqft	Grade B 110	Base	447,428
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Metal	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	4,434
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	10,050
Rooms	6	HEARTHS		HEARTHS	1,144
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	0	Plumbing	22,651
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

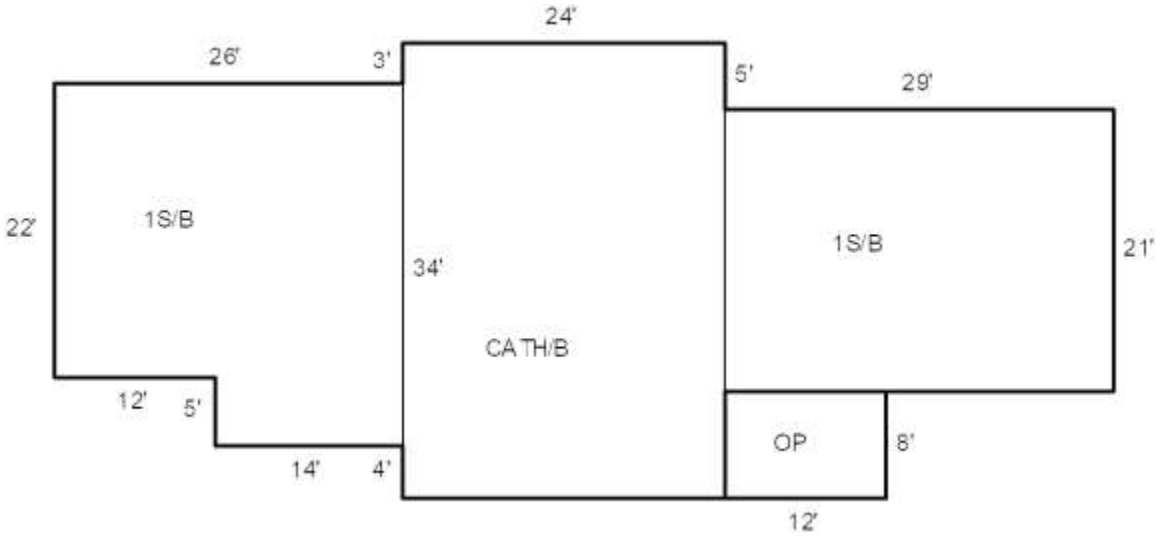
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	485,707

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	452,193

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2022	96	B 110	5.801	Avg.	98%	100%	95%	5.401
CATH XTRA FEATURE	2022	816	B 110	16.606	Avg.	98%	100%	95%	15.460
1 ST BARN.....	1960	400	D 100	10.987	Fair	55%	100%	95%	5.741
Generator	2022	1	B 110	7.150	Avg.	98%	100%	95%	6.657
STABLE	2022	432	B 110	21.073	Avg.	98%	100%	95%	19.619
2,067 SFLA							Outbuilding Total		52,878

Accpt Land 118,800 Accepted Bldg 505,100 Total 623,900


24'
26'
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34'
1S/B
21'
CATH/B
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5'
OP
8'
14'
4'
12'

Name: JOHNSON, SETH M
JOHNSON, TAMMY L
Map/Lot: 003-074-02
Account: 2658 Card: 1 of 1 Location: 142 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use VILLAGE A, B, C
Topography RollingAbove Street
Utilities
Street Paved

Sale Data

Sale Date	01/14/2022
Sale Price	403,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 B18269P375(PORTION)
Reference 2 LOT SIZE: 1.28
Tran/Land/Bldg 101 1 11
X..... LOT Y..... 0
Exemption(s) Land Schedule 4

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.28	Acres-Homesite (Fract)	74,130.00	83,581	100%		83,581
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.28					Land Total	95,131

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,500 Sqft	Grade C 110	Base	265,099
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	2,475
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Central	Heat	5,610
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

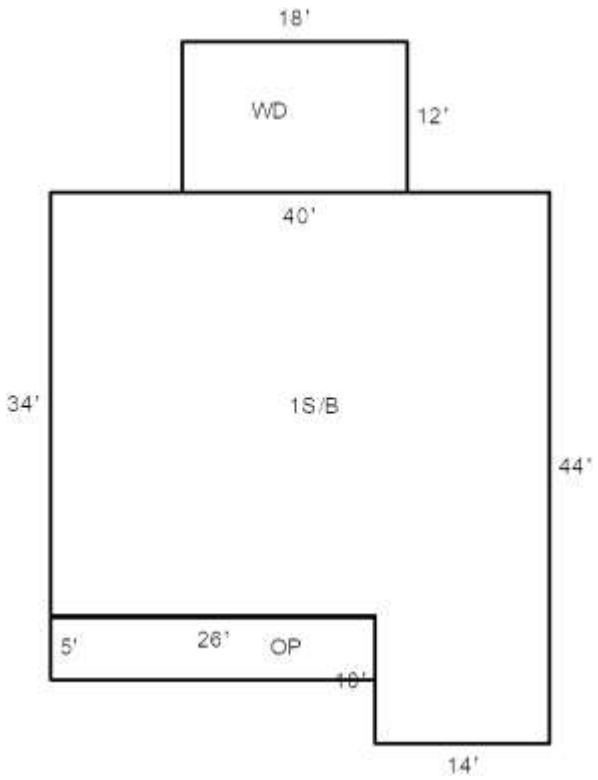
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	281,896

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	105%	287,111

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2021	130	C 110	6.043	Avg.	97%	100%	105%	6.155
Wood Deck	2021	216	C 110	2.977	Avg.	97%	100%	105%	3.032
1,500 SFLA						Outbuilding Total			9,187

Accpt Land	95,100	Accepted Bldg	296,300	Total	391,400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Name: PARKER, DAVID C
PARKER, BETH A

Map/Lot: 003-065-3
Account: 2660 Card: 1 of 1 Location: 316 MAPLE ST

Neighborhood 56 MAPLE ST

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	04/22/2020
Sale Price	133,333
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Related Parties

Reference 1	B18231P122
Reference 2	LOT SIZE: 3.53
Tran/Land/Bldg	101 1 11
X.....	SP Y..... 2020
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.53	Acres-Homesite (Fract)	76,500.00	89,069	100%		89,069
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 3.53					Land Total	100,069

Dwelling Description

				Replacement Cost New	
Cape Cod	One & 1/2 Story	1,228 Sqft	Grade B 100	Base	358,770
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Brick &/or Stone	Basement	Damp Full Bmt	Basement	1,596
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	7,184
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	2	Add Fixtures	0		
Baths	1	Half Baths	1	Plumbing	6,864
Attic	None			Attic	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	1980	TYPICAL	TYPICAL	Average	Typical	375,454

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	67%	100%	100%	251,554

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	1840	100	B 100	5.494	Avg.	67%	100%	100%	3.681
Encl Frame Porch	1840	48	B 100	4.972	Avg.	67%	100%	100%	3.331
1.25 ST BARN....	1900	1748	D 100	53.714	Poor	45%	100%	100%	24.171
Frame Shed	1920	256	D 100	3.205	Fair	55%	100%	100%	1.763
1,842 SFLA								Outbuilding Total	32,946

Accpt Land	100,100	Accepted Bldg	284,500	Total	384,600

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Name: IVEY, NICHOLE T
IVEY, LEIGH F III

Map/Lot: 005-042-4
Account: 2661 Card: 1 of 1 Location: 619 LEBANON RD

Neighborhood 18 LEBANON RD

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/28/2021
Sale Price	477,300
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	(B0736P0138 PORTION)
Reference 2	LOT SIZE: 4.78
Tran/Land/Bldg	101 1 11
X.....	HSEX Y Coord
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
0.78	Acres-Rear Land 1-10	1,710.00	1,467	100%		1,467
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 4.78					Land Total	108,972

Dwelling Description

				Replacement Cost New	
Contemporary	One & 1/2 Story	936 Sqft	Grade B 100	Base	280,432
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,825
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,476
Rooms	8	HEARTHS		HEARTHS	1,040
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	20,592
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

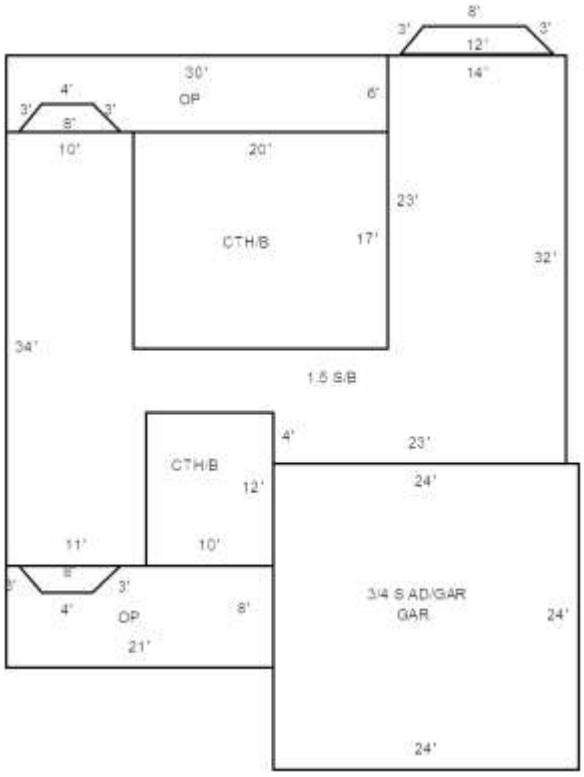
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	GOOD	GOOD	Average	Field8	309,365

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	285,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 ST CATH/BSMT	2020	340	B 100	52.992	Avg.	97%	100%	95%	48.832
1 ST CATH/BSMT	2020	120	B 100	18.703	Avg.	97%	100%	95%	17.235
3/4S AD/GAR.....	2020	576	B 100	65.400	Avg.	97%	100%	95%	60.266
Open Frame Porch	2020	180	B 100	9.889	Avg.	97%	100%	95%	9.112
OPEN PORCH	2020	168	B 100	9.387	Avg.	97%	100%	95%	8.650
GAS FPL	2020	1	B 100	2.989	Avg.	97%	100%	95%	2.754
Frame Bay Window	2020	47	B 100	5.595	Avg.	97%	100%	95%	5.156
2,343 SFLA							Outbuilding Total		152,005

Accpt Land	109,000	Accepted Bldg	437,100	Total	546,100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Name: MURPHY, RICHARD
MURPHY, JOYCE
Map/Lot: 004-047-29
Account: 2663 Card: 1 of 1 Location: 69 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	08/07/2020
Sale Price	259,600
Sale Type	Mobile Home
Financing	
Verified	
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	17 1 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,537 Sqft	Grade B 100	Base	246,807
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,499
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,995
Rooms	6				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

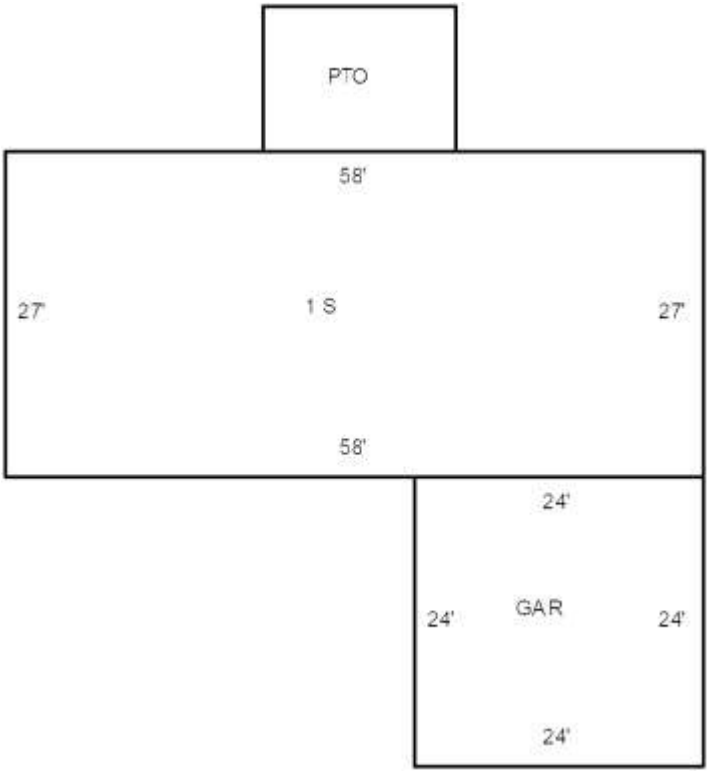
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	263,597

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	242,905

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	576	B 100	27.751	Avg.	97%	100%	95%	25.572
Patio	2020	192	B 100	1.563	Avg.	97%	100%	95%	1.440
1,537 SFLA							Outbuilding Total		27,012

Accpt Land	0	Accepted Bldg	269,900	Total	269,900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Map/Lot: 007-030-2
Account: 2664 Card: 1 of 1 Location: LEBANON RD

Neighborhood 18	LEBANON RD
Tree Growth	2028
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	Paved

Reference 1	TG
Reference 2	LOT SIZE: 112.68 (split 7/28/2020)
Tran/Land/Bldg	700 1 99
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
13.00	Acres-Mixed Wood	436.00	5,668	100%		5,668
93.68	Acres-Hardwood	344.00	32,226	100%		32,226
6.00	Acres-Wasteland	47.50	314	100%		314
Total Acres 112.68					Land Total	38,208

Accpt Land 38,200 Accepted Bldg 0 Total 38,200

Map/Lot: 004-047-12
Account: 2665 Card: 1 of 1 Location: 94 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use RESIDENTIAL 2
Topography Level
Utilities Pub Wtr & Septic
Street Paved

Sale Data

Sale Date 09/17/2020
Sale Price 260,073
Sale Type Mobile Home
Financing Conventional
Verified Buyer
Validity Arms Length Sale

Reference 1 BILL OF SALE
Reference 2 LOT SIZE: LEASED
Tran/Land/Bldg 103 1 9
X..... MH Y..... 0
Exemption(s) 1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	436.00	5,668	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,512 Sqft	Grade B 100	Base	243,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

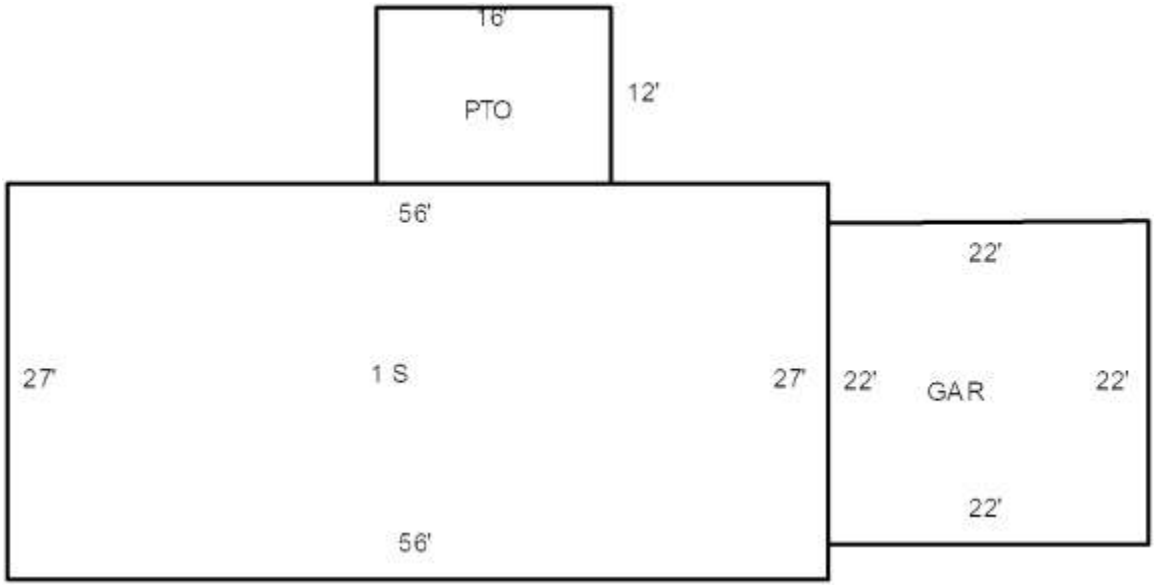
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	260,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	239,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	484	B 100	23.444	Avg.	97%	100%	95%	21,604
Patio	2020	192	B 100	1.563	Avg.	97%	100%	95%	1,440
1,512 SFLA						Outbuilding Total			23,044

Accpt Land		0 Accepted Bldg	262,900 Total	262,900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Name: DAWSON, STEPHEN R
DAWSON, BARBARA B
Map/Lot: 004-047-13
Account: 2666 Card: 1 of 1 Location: 96 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	09/23/2020
Sale Price	260,268
Sale Type	Mobile Home
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	436.00	5,668	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,512 Sqft	Grade B 100	Base	243,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

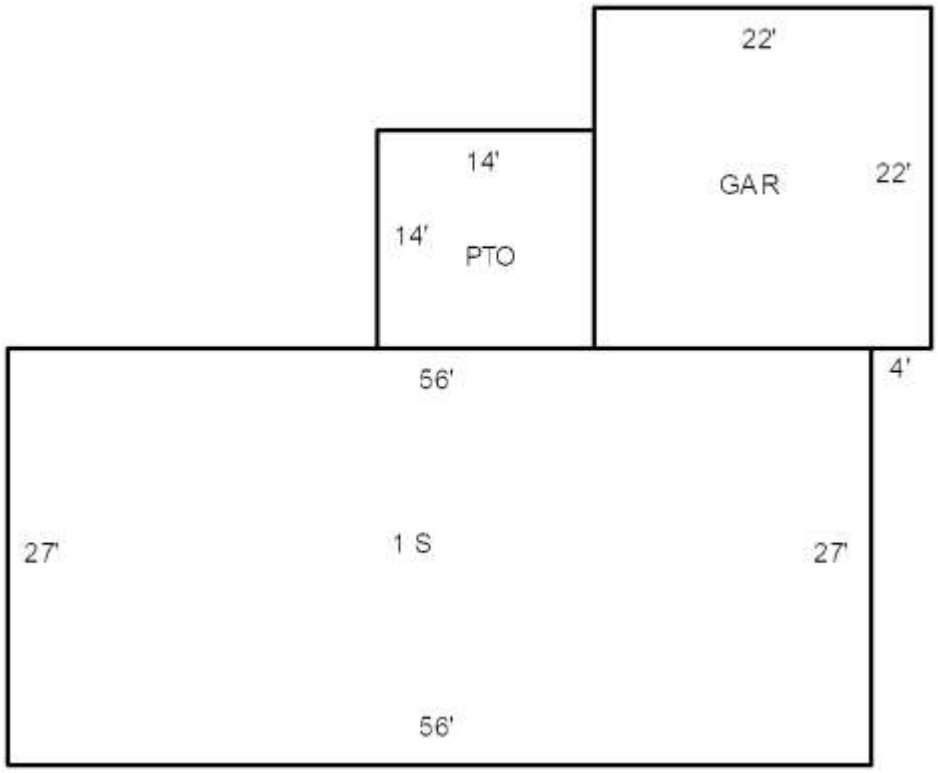
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	260,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	239,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2020	484	B 100	23.444	Avg.	97%	100%	95%	21,604
Patio	2020	196	B 100	1.595	Avg.	97%	100%	95%	1,470
1,512 SFLA							Outbuilding Total		23,074

Accpt Land	0	Accepted Bldg	262,900	Total 262,900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Account: 2667 Card: 1 of 1 Map/Lot: 004-047-05 Location: 68 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	08/12/2022
Sale Price	418,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Other Source
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	101 1 9
X.....	MH Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	436.00	5,668	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,566 Sqft	Grade B 100	Base	250,500
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Vinyl OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,527
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,090
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

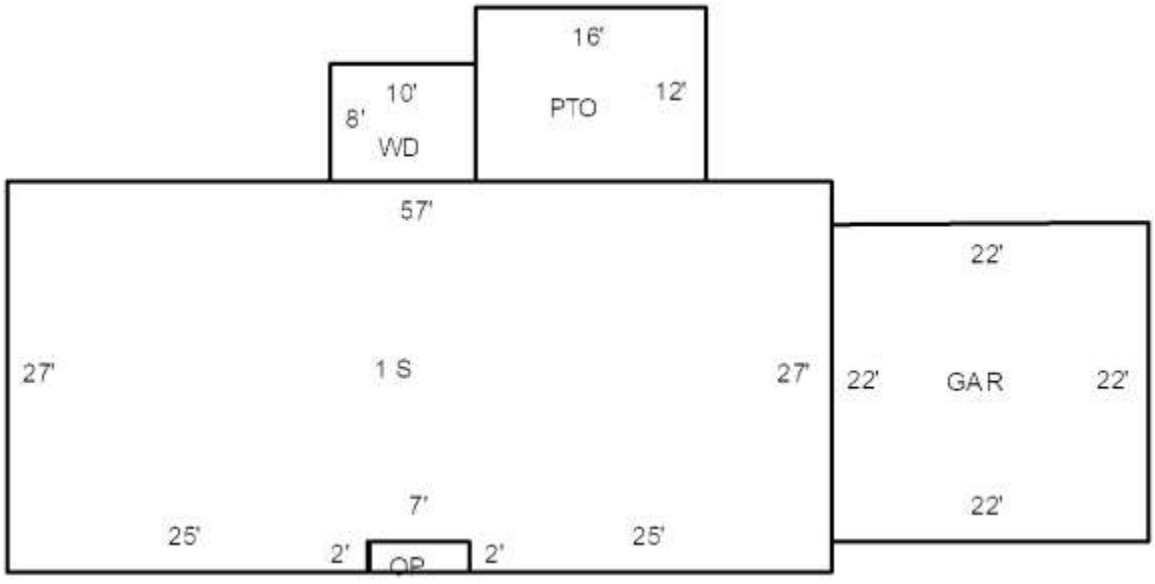
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2020	0	TYPICAL	TYPICAL	Average	Field8	267,413

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	246,421

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2020	484	B 100	23.444	Avg.	97%	100%	95%	21.604
Patio	2020	192	B 100	1.563	Avg.	97%	100%	95%	1.440
Wood Deck	2020	80	B 100	1.303	Avg.	97%	100%	95%	1.201
1,566 SFLA							Outbuilding Total		24,245

Accpt Land		0 Accepted Bldg		270,700 Total	270,700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Name: BOISVERT, DONALD R
BOISVERT, KRISTIN L

Map/Lot: 007-019-2
Account: 2668 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	
Street	Paved
Reference 1	(B17767P196 PORTION)
Reference 2	LOT SIZE: 13.09
Tran/Land/Bldg	130 1 99
X.....	SP Y..... 2021
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	02/19/2021
Sale Price	107,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
9.09	Acres-Rear Land 1-10	1,710.00	17,098	100%		17,098
Total Acres 13.09					Land Total	108,928

Accpt Land	108,900	Accepted Bldg		0 Total	108,900

Map/Lot: 004-047-06
Account: 2669 Card: 1 of 1 Location: 74 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	10/05/2021
Sale Price	273,500
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	VAC Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,498 Sqft	Grade B 100	Base	241,840
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Slab on grade	Basement	Crawl	Basement	487
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	6,621
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

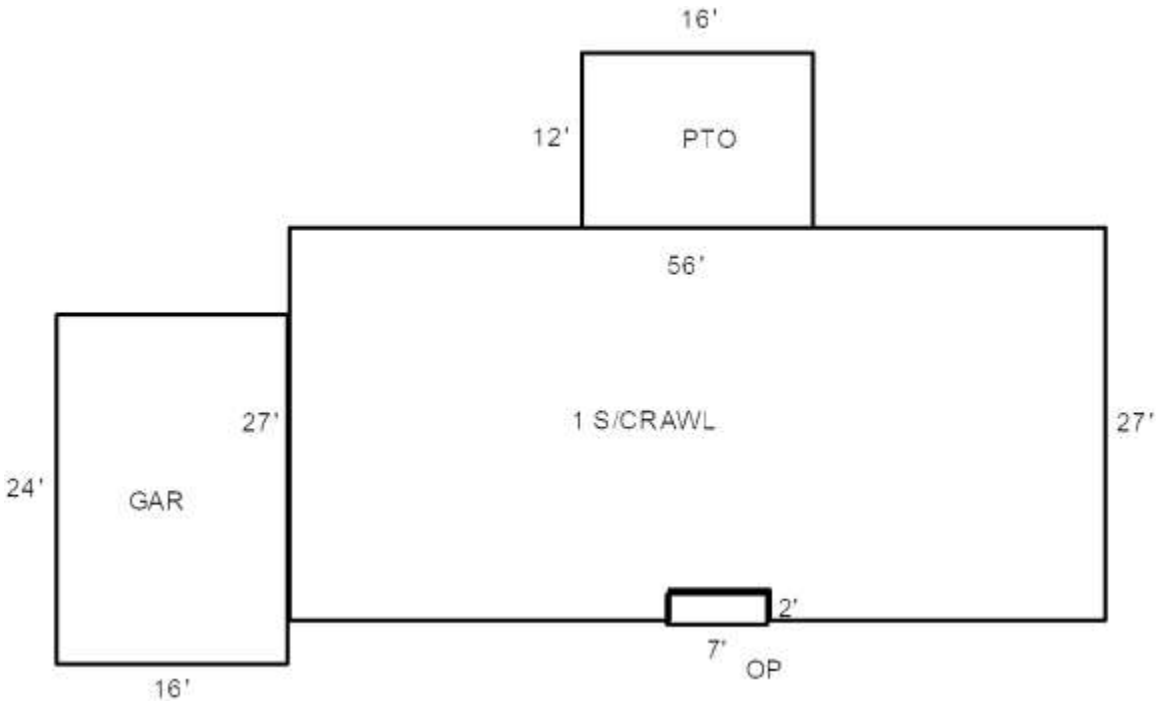
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	262,676

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	242,056

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	384	B 100	18,763	Avg.	97%	100%	95%	17,290
Open Frame Porch	2021	14	B 100	770	Avg.	97%	100%	95%	710
PATIO	2021	192	B 100	1,563	Avg.	97%	100%	95%	1,440
1,498 SFLA							Outbuilding Total		19,440

Accpt Land	0	Accepted Bldg	261,500	Total 261,500


16'
12'
PTO
56'
27'
1 S/CRAWL
27'
24'
GAR
2'
7'
OP
16'

Account: 2670 Card: 1 of 1 Map/Lot: 004-047-08 Location: 82 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	07/01/2021
Sale Price	286,500
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	FNDN Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

					Replacement Cost New
Other	One Story	1,512 Sqft	Grade B 105	Base	255,804
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,548
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	7,017
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	14,414
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

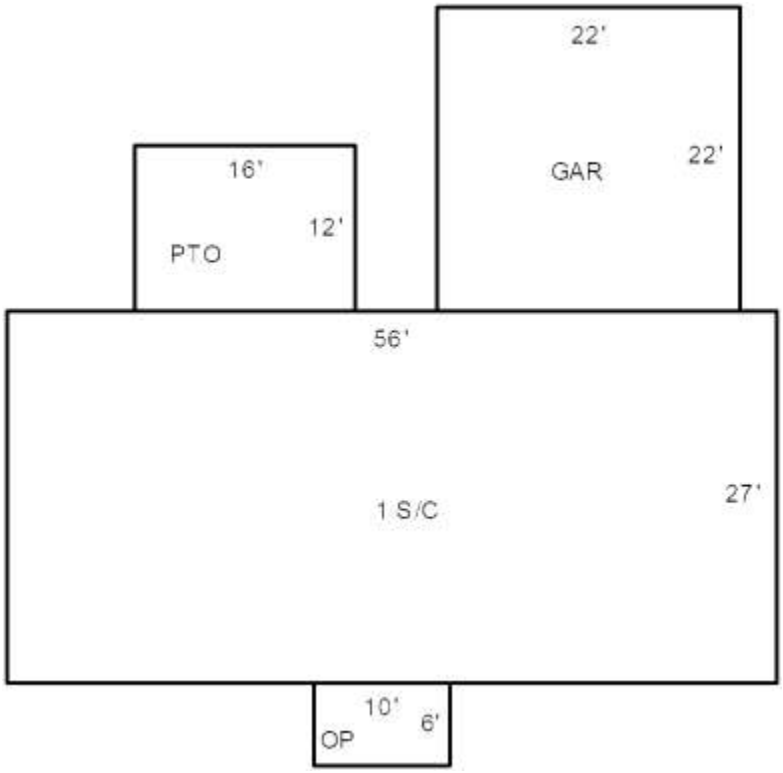
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	TYPICAL	Average	Typical	278,783

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	256,899

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	484	B 105	24.616	Avg.	97%	100%	95%	22.684
Open Frame Porch	2021	60	B 105	3.462	Avg.	97%	100%	95%	3.190
PATIO	2021	192	B 105	1.641	Avg.	97%	100%	95%	1.512
1,512 SFLA							Outbuilding Total		27,386

Accpt Land	0	Accepted Bldg	284,300	Total 284,300


22'
GAR
22'
16'
12'
PTO
56'
1 S/C
27'
10'
6'
OP

Map/Lot: 004-047-14
Account: 2671 Card: 1 of 1 Location: 100 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	Reno/Addn/Impr
Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 99
X Coord	Y..... 0
Exemption(s)	Land Schedule 3

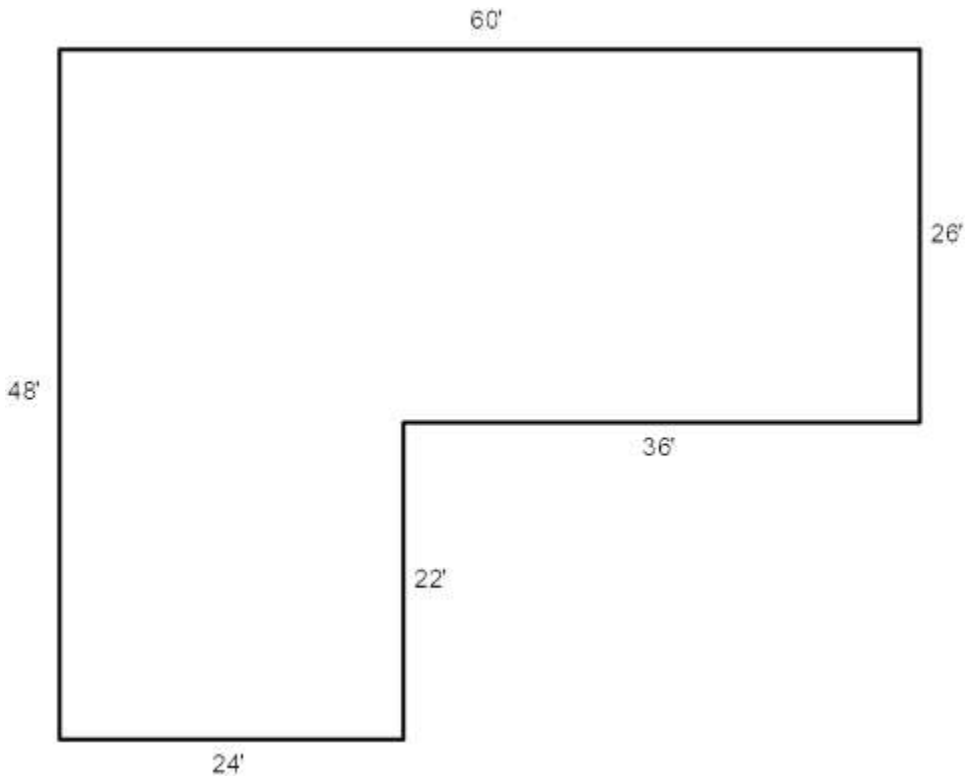
Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
FOUNDATION.....	2023	2088	B 100	14,847	B Gr	100%	100%	95%	14,105
							Outbuilding Total		14,105

Accpt Land	0	Accepted Bldg	14,100	Total 14,100


60'
26'
48'
36'
22'
24'

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	11/12/2021
Sale Price	294,500
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	VAC Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,512 Sqft	Grade B 100	Base	243,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	6,683
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	265,508

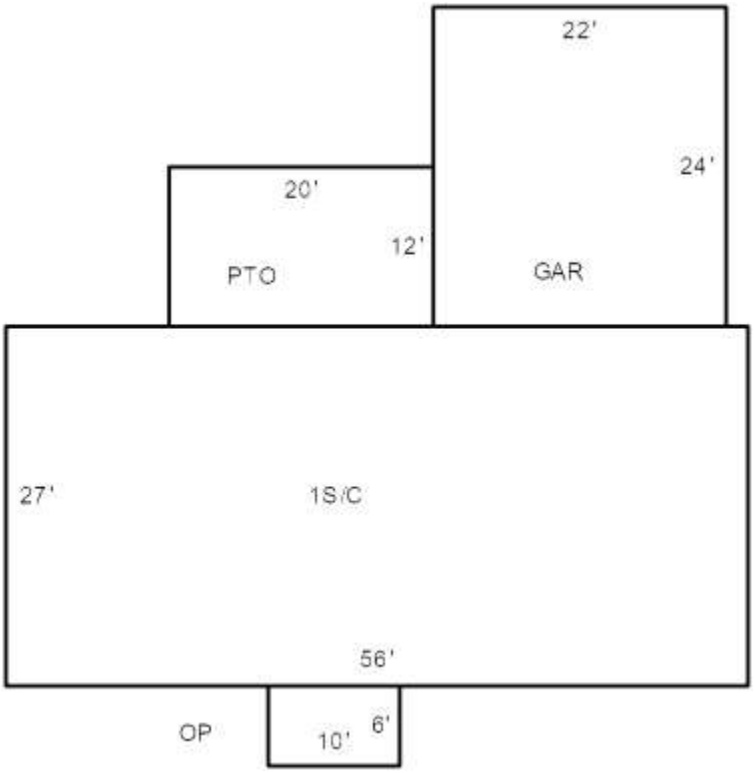
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	244,666

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	528	B 100	25.503	Avg.	97%	100%	95%	23.501
PATIO	2021	240	B 100	1.953	Avg.	97%	100%	95%	1.799
Open Frame Porch	2021	60	B 100	3.297	Avg.	97%	100%	95%	3.038
Generator	2021	1	B 100	6.500	Avg.	97%	100%	95%	5.990
1,512 SFLA							Outbuilding Total		34,328

Accpt Land	0	Accepted Bldg	279,000	Total 279,000

104


22'
24'
20'
12'
PTO
GAR
27'
1S/C
56'
OP
10'
6'

Map/Lot: 004-047-16
Account: 2673 Card: 1 of 1 Location: 108 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	VAC Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Sale Data

Sale Date	06/01/2022
Sale Price	322,400
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

					Replacement Cost New
Other	One Story	1,620 Sqft	Grade B 100	Base	257,378
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,265
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

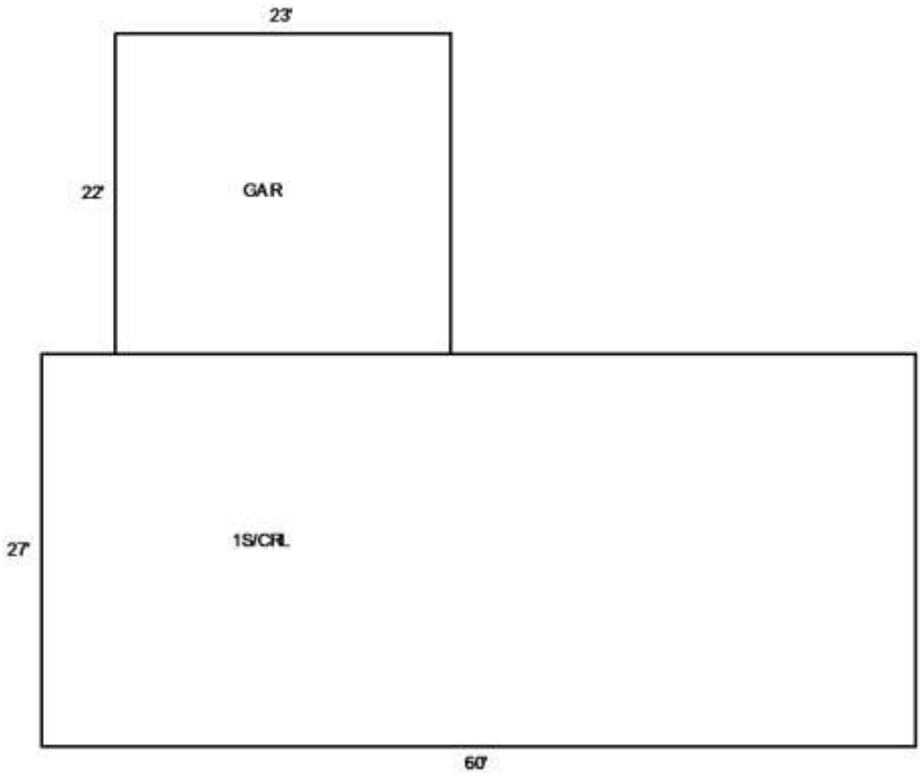
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	277,951

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	258,772

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2022	506	B 100	24.474	Avg.	98%	100%	95%	22.786
1,620 SFLA							Outbuilding Total		22,786

Accpt Land	0 Accepted Bldg	281,600 Total	281,600


23'
22'
GAR
27'
1S/CRL
60'

Name: BERNIER, J R
BERNIER, MARIE L
Map/Lot: 004-047-17
Account: 2674 Card: 1 of 1 Location: 112 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 99
X.....	VAC Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	10/17/2022
Sale Price	367,925
Sale Type	Land & Buildings
Financing	Conventional
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,728 Sqft	Grade B 100	Base	271,133
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	7,638
Rooms	6				
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

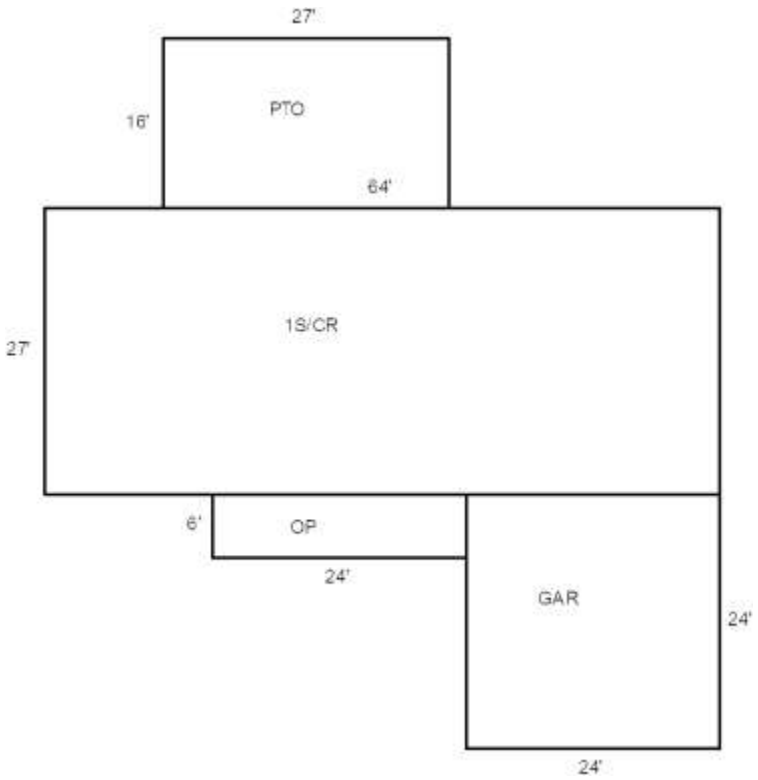
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	297,616

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	277,080

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
PATIO	2022	432	B 100	3.515	Avg.	98%	100%	95%	3.273
Frame Garage	2022	576	B 100	27.751	Avg.	98%	100%	95%	25.836
Open Frame Porch	2022	144	B 100	7.910	Avg.	98%	100%	95%	7.364
GAS FPL	2022	1	B 100	2.989	Avg.	98%	100%	95%	2.783
Generator	2022	1	B 100	6.500	Avg.	98%	100%	95%	6.052
1,728 SFLA							Outbuilding Total		45,308

Accpt Land	0	Accepted Bldg	322,400	Total 322,400


27'
PTO
16'
64'
1S/CR
27'
6'
OP
24'
GAR
24'
24'

Name: WEICHERT, ROBERT A & CATHERINE M - RCWIECHERT FAMILY REVOCABLE TRUST
Map/Lot: 004-047-18
Account: 2675 Card: 1 of 1 Location: 116 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 99
X.....	VAC Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Sale Data

Sale Date	03/01/2023
Sale Price	384,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

					Replacement Cost New
Other	One Story	1,664 Sqft	Grade B 100	Base	262,982
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,622
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,408
Rooms	6				
Bedrooms	2	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

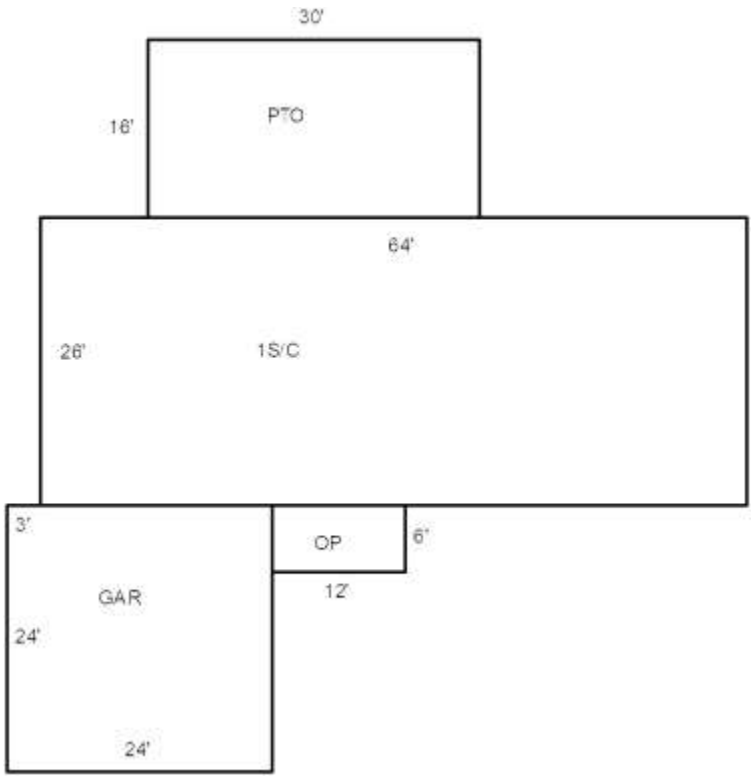
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	GOOD	GOOD	Average	Typical	287,172

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	267,357

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2023	576	B 100	27.751	Avg.	98%	100%	95%	25,836
Open Frame Porch	2023	72	B 100	3.956	Avg.	98%	100%	95%	3,683
PATIO	2023	480	B 100	3.906	Avg.	98%	100%	95%	3,637
Frame Shed	2023	96	B 100	1.953	Avg.	98%	100%	95%	1,818
Generator	2023	1	B 100	6.500	Avg.	98%	100%	95%	6,052
1,664 SFLA							Outbuilding Total		41,026

Accpt Land	0	Accepted Bldg	308,400	Total 308,400


30'
PTO
16'
64'
26'
1S/C
3'
OP
6'
12'
GAR
24'
24'

Map/Lot: 004-047-19
Account: 2676 Card: 1 of 1 Location: 120 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Pub Wtr & SepticNoWater/NoSewer
Street Paved

Reference 1 BILL OF SALE
Reference 2 LOT SIZE: LEASED
Tran/Land/Bldg 103 1 99
X..... VAC Y..... 0
Exemption(s) Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Accpt Land 0 Accepted Bldg 0 Total 0

Account: 2677 Card: 1 of 1 Map/Lot: 004-047-20 Location: 124 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	02/11/2022
Sale Price	282,086
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	VAC Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,326 Sqft	Grade B 100	Base	219,933
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,293
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	5,861
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

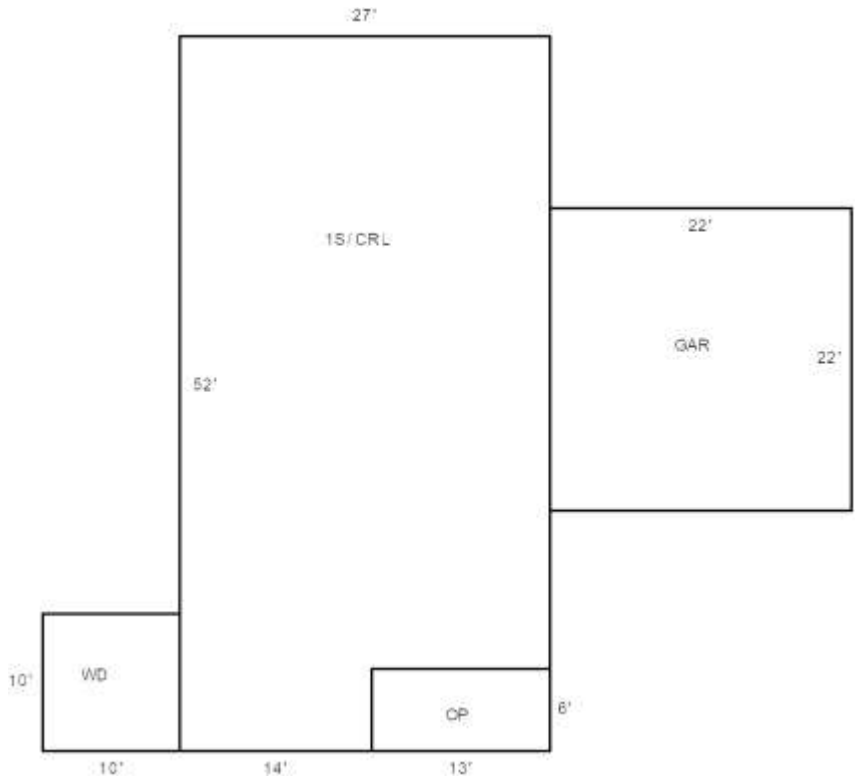
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	GOOD	Average	Typical	240,815

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	221,911

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	484	B 100	23.444	Avg.	97%	100%	95%	21,604
Open Frame Porch	2021	78	B 100	4.285	Avg.	97%	100%	95%	3,948
Wood Deck	2021	100	B 100	1.629	Avg.	97%	100%	95%	1,501
1,326 SFLA							Outbuilding Total		27,053

Accpt Land	0	Accepted Bldg	249,000	Total 249,000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1S/CRL
22'
GAR
22'
52'
10'
WD
OP
6'
10'
14'
13'

Map/Lot: 004-047-21
Account: 2678 Card: 1 of 1 Location: 128 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	VAC Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Sale Data

Sale Date	07/31/2022
Sale Price	355,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

					Replacement Cost New
Other	One Story	1,620 Sqft	Grade B 100	Base	257,378
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	7,160
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

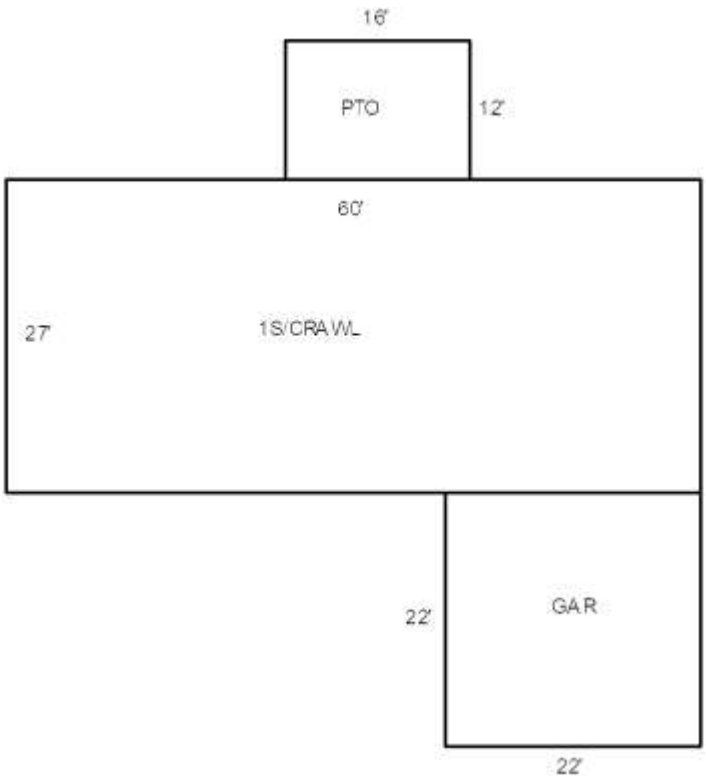
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	283,278

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	98%	100%	95%	263,732

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2022	484	B 100	23.444	Avg.	98%	100%	95%	21,826
PATIO	2022	192	B 100	1.563	Avg.	98%	100%	95%	1,455
GAS FPL	2022	1	B 100	2,989	Avg.	98%	100%	95%	2,783
1,620 SFLA							Outbuilding Total		26,064

Accpt Land	0	Accepted Bldg	289,800	Total 289,800


16'
PTO
12'
60'
27'
1S/CRAWL
22'
GAR
22'

Name: RANCOURT, JACQUES A
RANCOURT, ELIZABETH A
Map/Lot: 004-047-22
Account: 2679 Card: 1 of 1 Location: 130 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	03/08/2021
Sale Price	295,732
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 15 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,728 Sqft	Grade B 100	Base	271,133
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,616
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

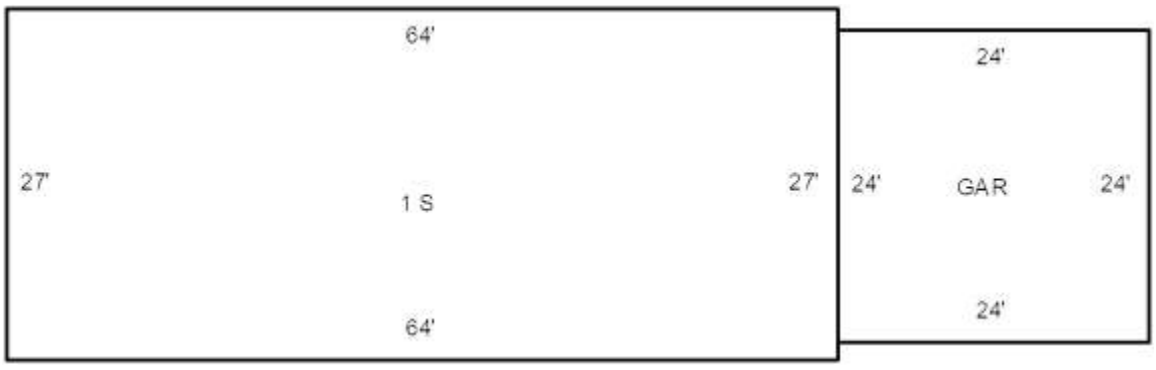
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	288,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	266,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2021	576	B 100	27.751	Avg.	97%	100%	95%	25,572
Patio	2021	192	B 100	1.563	Avg.	97%	100%	95%	1,440
1,728 SFLA							Outbuilding Total		27,012

Accpt Land	0	Accepted Bldg	293,100	Total 293,100


64'
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Neighborhood 76	COUNTRY ESTATES		
Zoning/Use	RESIDENTIAL 2		
Topography	Rolling		
Utilities	Pub Wtr & SepticNoWater/NoSewer		
Street	Paved		

Sale Data

Sale Date	09/15/2021
Sale Price	360,300
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE		
Reference 2	LOT SIZE: LEASED		
Tran/Land/Bldg	103 1 9		
X.....	VAC	Y.....	0
Exemption(s)	1 0 0	Land Schedule	3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,728 Sqft	Grade B 100	Base	271,133
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	7,638
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

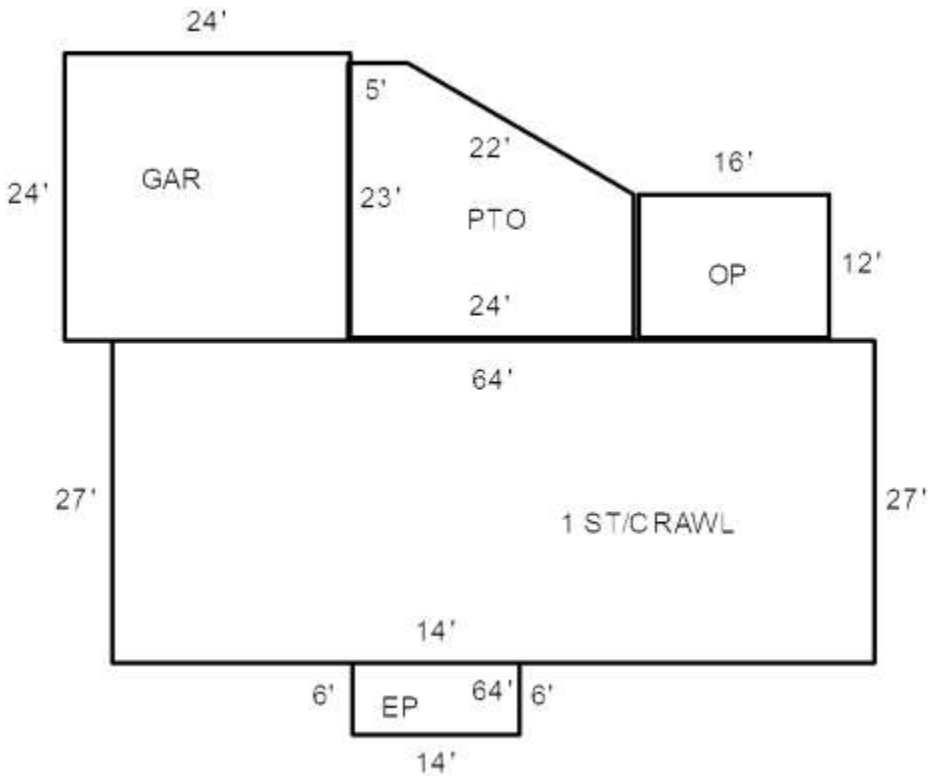
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Typical	294,184

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	271,091

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	576	B 100	27.751	Avg.	97%	100%	95%	25.572
Encl Frame Porch	2021	192	B 100	19.889	Avg.	97%	100%	95%	18.327
Open Frame Porch	2021	84	B 100	4.615	Avg.	97%	100%	95%	4.253
Frame Shed	2021	100	C 100	1.565	Avg.	97%	100%	95%	1.442
PATIO	2021	448	D 100	2.243	Avg.	97%	100%	95%	2.067
1,728 SFLA							Outbuilding Total		51,661

Accpt Land	0	Accepted Bldg	322,800	Total 322,800


24'
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Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	01/25/2021
Sale Price	288,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	MH Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	Field3	1,728 Sqft	Grade B 100	Base	271,133
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,616
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	288,730

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	266,065

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2021	576	B 100	27.751	Avg.	97%	100%	95%	25,572
Patio	2021	192	B 100	1.563	Avg.	97%	100%	95%	1,440
1,728 SFLA							Outbuilding Total		27,012

Accpt Land		0 Accepted Bldg		293,100 Total	293,100

Name: MCALLISTER, DONALD J
MCALLISTER, MARY B
Map/Lot: 004-047-25
Account: 2682 Card: 1 of 1 Location: 125 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Pub Wtr & SepticNoWater/NoSewer
Street Paved

Sale Data

Sale Date	05/27/2021
Sale Price	286,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1 BILL OF SALE
Reference 2 LOT SIZE: LEASED
Tran/Land/Bldg 103 1 9
X..... FNDN Y..... 0
Exemption(s) 1 15 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,512 Sqft	Grade B 100	Base	243,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

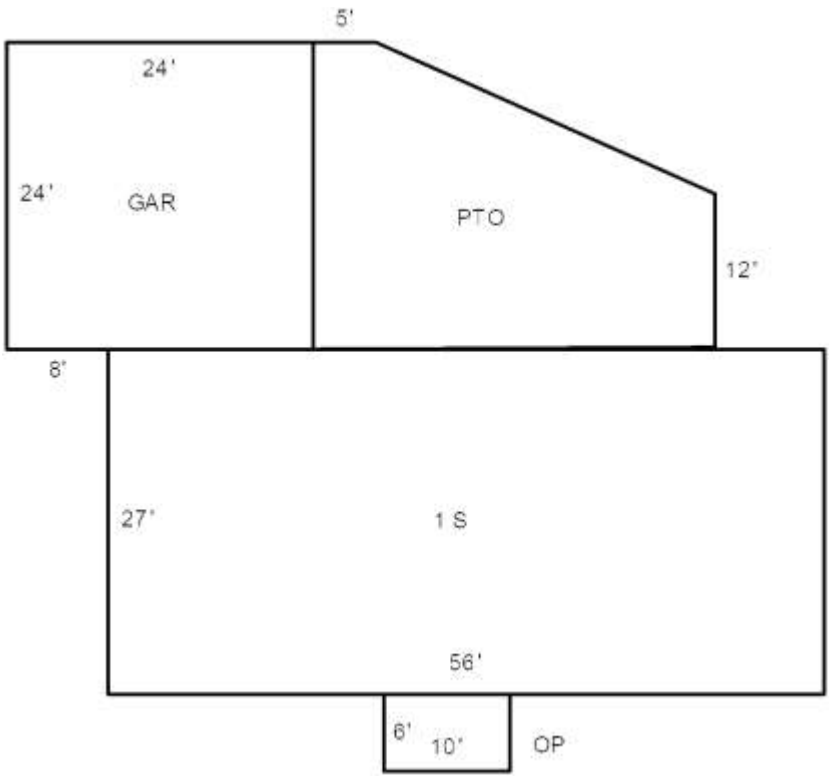
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	260,307

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	239,873

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	576	B 100	27.751	Avg.	97%	100%	95%	25,572
Open Frame Porch	2021	60	B 100	3.297	Avg.	97%	100%	95%	3,038
PATIO	2021	596	C 100	3.731	Avg.	97%	100%	95%	3,438
Frame Shed	2021	80	B 100	1.628	Avg.	97%	100%	95%	1,500
Generator	2021	1	B 100	6.500	Avg.	97%	100%	95%	5,990
1,512 SFLA							Outbuilding Total		39,538

Accpt Land	0	Accepted Bldg	279,400	Total 279,400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10'
OP

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	05/04/2021
Sale Price	279,300
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	HSE Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,728 Sqft	Grade B 100	Base	271,133
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Carpet OPEN 3			Primary Floor	0
Secondary Floor	Laminate OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	7,638
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

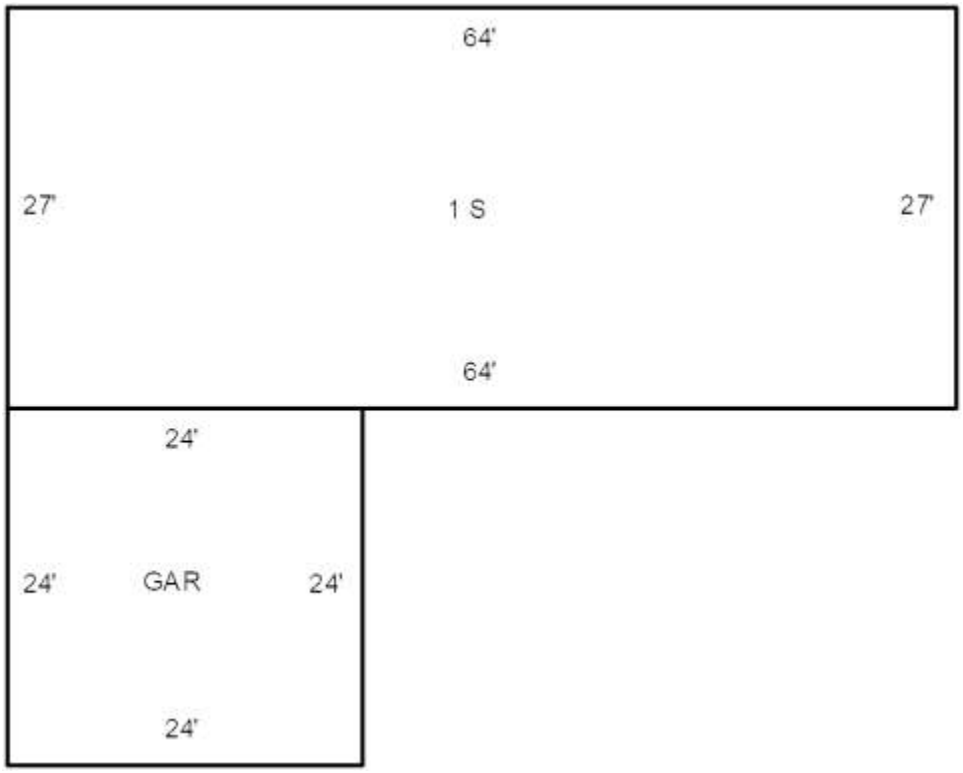
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	290,752

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	97%	100%	95%	267,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2021	576	B 100	27,751	Avg.	97%	100%	95%	25,572
1,728 SFLA							Outbuilding Total		25,572

Accpt Land	0	Accepted Bldg	293,500	Total 293,500


64'
27'
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27'
64'
24'
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GAR
24'
24'

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	08/03/2021
Sale Price	281,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	FNDN Y..... 0
Exemption(s)	1 17 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,728 Sqft	Grade B 100	Base	271,133
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	7,638
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

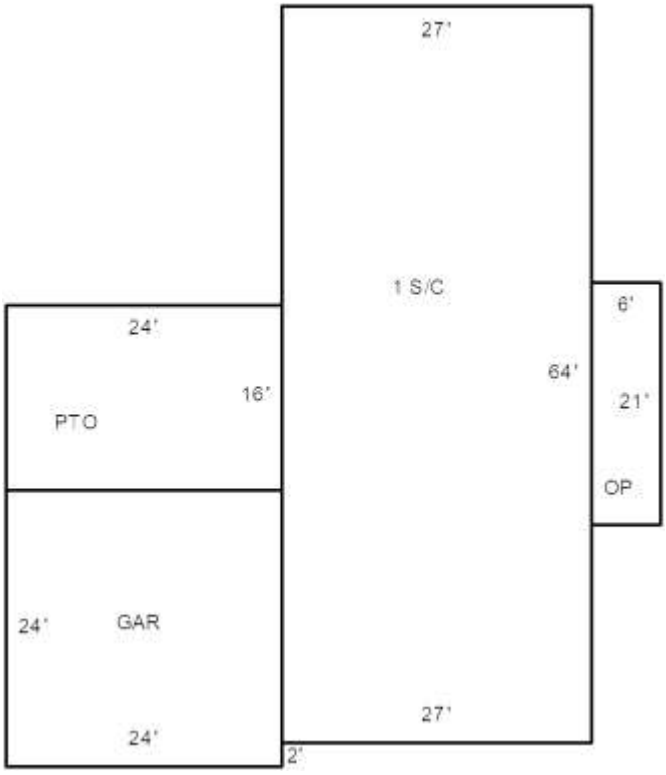
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	TYPICAL	TYPICAL	Average	Field8	290,752

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	267,928

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	576	B 100	27.751	Avg.	97%	100%	95%	25,572
Open Frame Porch	2021	126	B 100	6.922	Avg.	97%	100%	95%	6,378
Frame Shed	2021	100	B 100	2.034	Avg.	97%	100%	95%	1,874
PATIO	2021	384	C 100	2.404	Avg.	97%	100%	95%	2,215
1,728 SFLA							Outbuilding Total		36,039

Accpt Land	0	Accepted Bldg	304,000	Total 304,000


27'
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6'
24'
64'
16'
21'
PTO
OP
24'
GAR
27'
24'
2'

Name: BUTTRICK, DANIEL
BUTTRICK, DIANE
Map/Lot: 004-047-33
Account: 2685 Card: 1 of 1 Location: 95 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & Septic
Street	Paved

Sale Data

Sale Date	10/15/2021
Sale Price	329,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X Coord	Y..... 0
Exemption(s)	1 30 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,456 Sqft	Grade B 100	Base	236,491
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,420
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	6,436
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

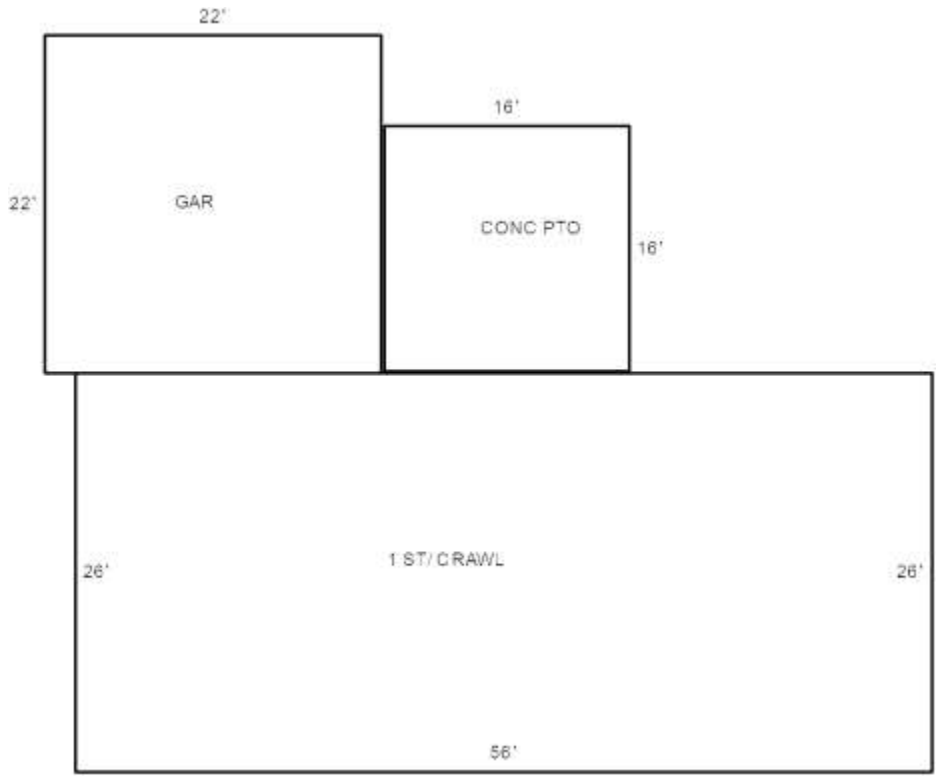
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	GOOD	Average	Typical	258,075

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	237,816

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
PATIO	2021	256	B 100	2.084	Avg.	97%	100%	95%	1.920
Frame Garage	2021	484	B 100	23.444	Avg.	97%	100%	95%	21.604
GAS FPL	2021	1	B 100	2.989	Avg.	97%	100%	95%	2.754
1,456 SFLA							Outbuilding Total		26,278

Accpt Land		0 Accepted Bldg		264,100 Total	264,100


22'
16'
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GAR
CONC PTO
16'
26'
1 ST/ CRAWL
26'
56'

Map/Lot: 004-047-34
Account: 2686 Card: 1 of 1 Location: 99 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	VAC Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

Other	One Story	1,378 Sqft	Grade B 100	Replacement Cost New Base	226,556
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,479
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,296
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

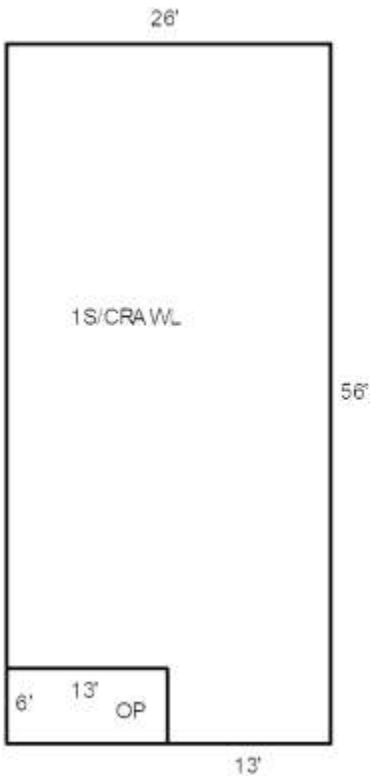
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Field5	Field7	Average	Typical	242,675

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	95%	95%	214,634

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Open Frame Porch	2022	78	B 100	4.285	Avg.	98%	95%	95%	3,790
1,378 SFLA						Outbuilding Total			3,790

Accpt Land		0 Accepted Bldg		218,400 Total	218,400


26'
1S/CRAWL
56'
6'
13'
OP
13'

Map/Lot: 004-047-35
Account: 2687 Card: 1 of 1 Location: 103 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	VAC Y..... 0
Exemption(s)	Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description — Replacement Cost New

Other	One Story	1,352 Sqft	Grade B 90	Base	200,920
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,186
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,955
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	9,266
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

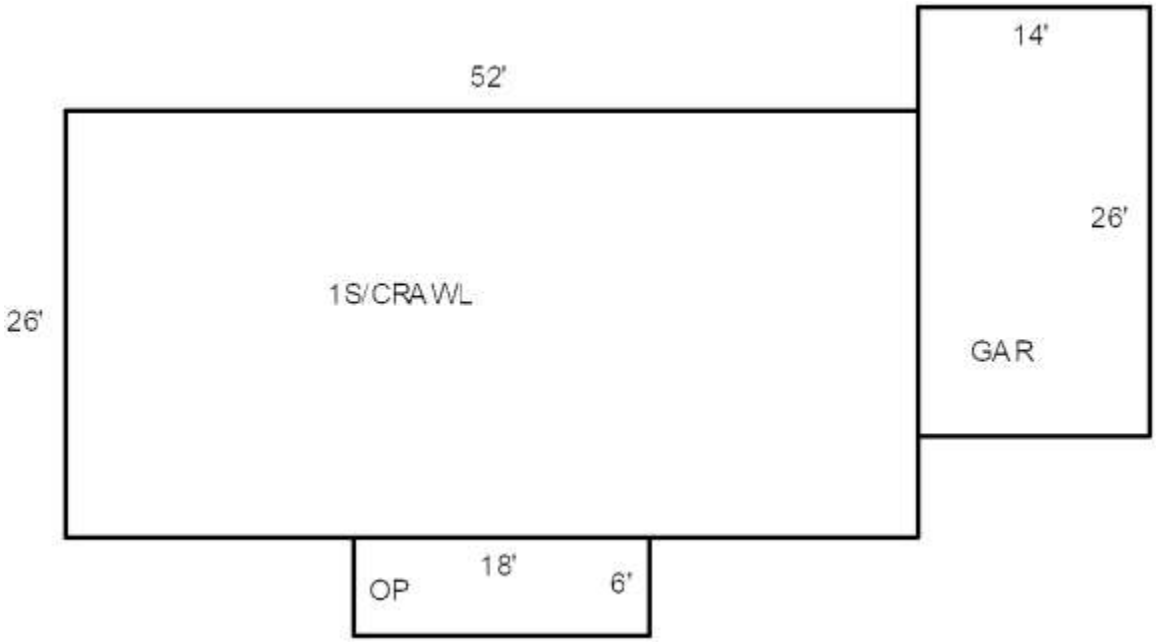
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	Field5	Field7	Average	Typical	215,327

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	95%	95%	190,446

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2022	364	B 90	16.044	Avg.	98%	95%	95%	14,190
Open Frame Porch	2022	108	B 90	5,340	Avg.	98%	95%	95%	4,722
1,352 SFLA							Outbuilding Total		18,912

Accpt Land	0	Accepted Bldg	209,400	Total	209,400


14'
52'
26'
1S/CRAWL
26'
GAR
18'
OP
6'

Name: SHELLEY, FRANCIS D
LETOURNEAU, DIANE J
Map/Lot: 004-047-36
Account: 2688 Card: 1 of 1 Location: 107 COUNTRY WAY

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 11
X.....	VAC Y..... 0
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	12/22/2022
Sale Price	368,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

Other	One Story	1,512 Sqft	Grade B 100	Base	243,623
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,474
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,914
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

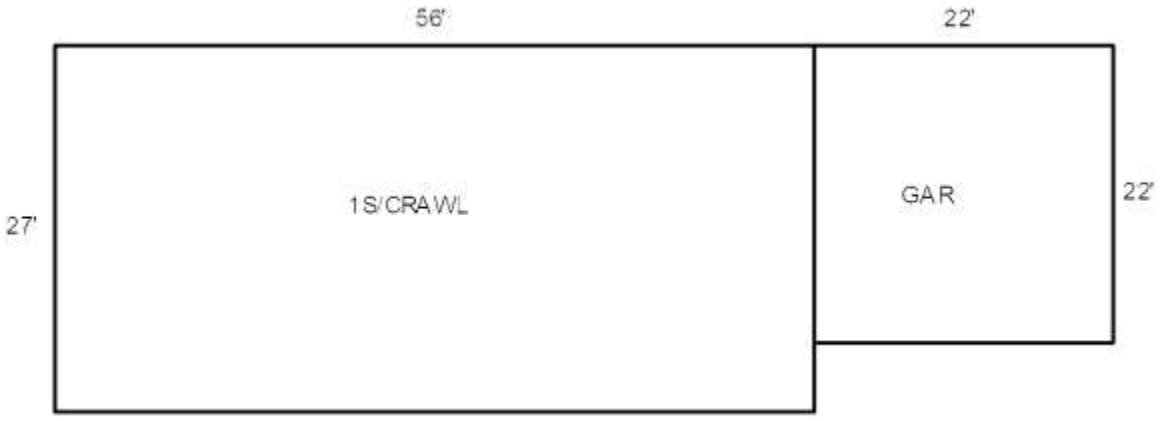
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	263,739

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	245,541

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2022	484	B 100	23.444	Avg.	98%	100%	95%	21,826
PATIO	2022	360	B 100	2.930	Avg.	98%	100%	95%	2,727
Frame Shed	2022	80	B 100	1.628	Avg.	98%	100%	95%	1,515
GAS FPL	2022	1	B 100	2.989	Avg.	98%	100%	95%	2,783
1,512 SFLA							Outbuilding Total		28,851

Accpt Land	0	Accepted Bldg	274,400	Total 274,400


56'
22'
1S/CRAWL
GAR
27'
22'

Neighborhood 76 COUNTRY ESTATES

Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	VAC Y..... 0
Exemption(s)	0 17 0 Land Schedule 3

Sale Data

Sale Date	11/30/2022
Sale Price	375,000
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,378 Sqft	Grade B 100	Base	226,556
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,344
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	4,479
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	13,728
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	246,107

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	229,126

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2022	484	B 100	23.444	Avg.	98%	100%	95%	21,826
Open Frame Porch	2022	78	B 100	4.285	Avg.	98%	100%	95%	3,989
PATIO	2022	187	B 100	1.522	Avg.	98%	100%	95%	1,417
GAS FPL	2022	1	B 100	2,989	Avg.	98%	100%	95%	2,783
1,378 SFLA							Outbuilding Total		30,015

Accpt Land	0	Accepted Bldg	259,100	Total 259,100

26'
1S/CR
GAR
22'
56'
50'
22'
11'
17'
13'
OP
6' PTO
13'

Name: DEVOURSNEY, JAMES F
DEVOURSNEY, MARJORIE E
Map/Lot: 004-047-38
Account: 2690 Card: 1 of 1 Location: 115 COUNTRY WAY

Neighborhood 76 COUNTRY ESTATES

Zoning/Use RESIDENTIAL 2
Topography Rolling
Utilities Pub Wtr & SepticNoWater/NoSewer
Street Paved

Sale Data

Sale Date	12/01/2021
Sale Price	346,100
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1 BILL OF SALE
Reference 2 LOT SIZE: LEASED
Tran/Land/Bldg 103 1 9
X..... VAC Y..... 0
Exemption(s) 1 17 30 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,620 Sqft	Grade B 100	Base	257,378
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Crawl	Basement	1,580
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	7,160
Rooms	6				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

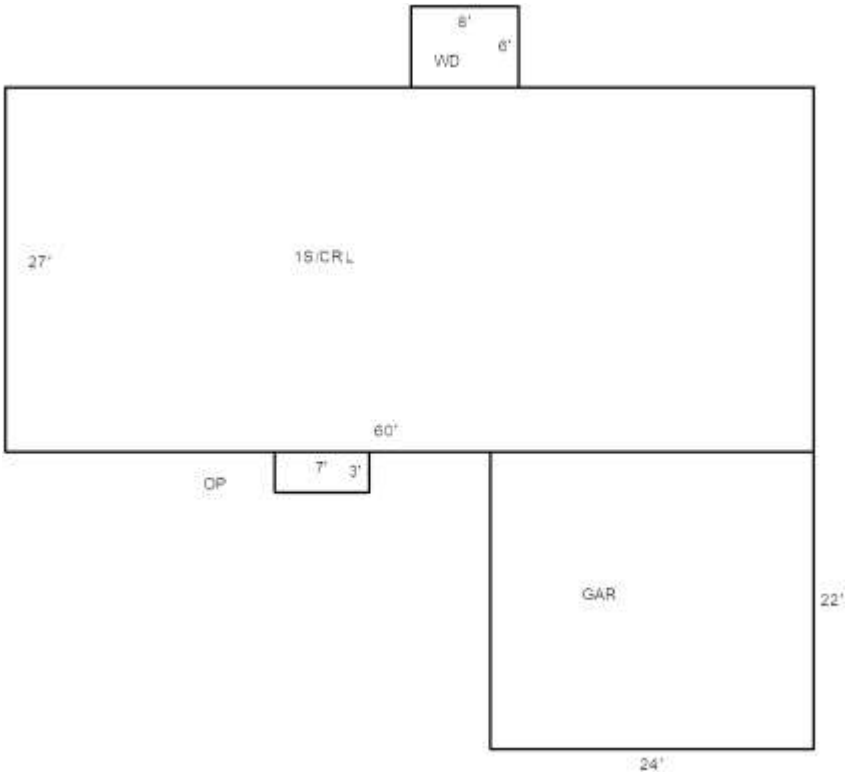
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	GOOD	Average	Typical	283,278

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	261,041

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	528	B 100	25.503	Avg.	97%	100%	95%	23.501
Wood Deck	2021	48	B 100	781	Avg.	97%	100%	95%	720
Open Frame Porch	2021	21	B 100	1.153	Avg.	97%	100%	95%	1.062
GAS FPL	2021	1	B 100	2.989	Avg.	97%	100%	95%	2.754
1,620 SFLA							Outbuilding Total		28,037

Accpt Land	0	Accepted Bldg	289,100	Total 289,100


8'
6'
WD
27'
1S/CRL
60'
7'
3'
OP
GAR
22'
24'

Neighborhood 76	COUNTRY ESTATES
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	Pub Wtr & SepticNoWater/NoSewer
Street	Paved

Sale Data

Sale Date	12/17/2021
Sale Price	299,600
Sale Type	Mobile Home
Financing	Unknown
Verified	Buyer
Validity	Arms Length Sale

Reference 1	BILL OF SALE
Reference 2	LOT SIZE: LEASED
Tran/Land/Bldg	103 1 9
X.....	VAC Y..... 0
Exemption(s)	1 0 0 Land Schedule 3

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
000 X 000	$/FF -LEASED	72,675.00	91,830	100%		0
Total Acres 0.00					Land Total	0

Dwelling Description

				Replacement Cost New	
Other	One Story	1,728 Sqft	Grade B 100	Base	271,133
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Crawl	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	5,616
Rooms	7				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	0	Plumbing	17,160
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

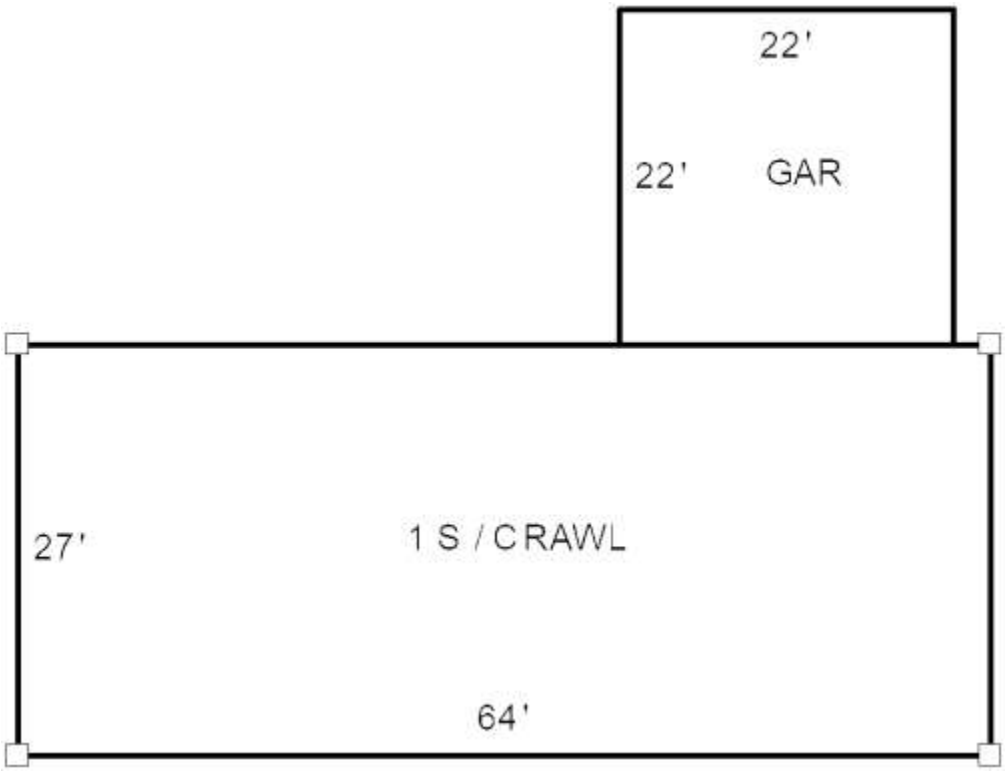
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	GOOD	Average	Typical	295,594

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	272,390

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	484	B 100	23.444	Avg.	97%	100%	95%	21,604
1,728 SFLA							Outbuilding Total		21,604

Accpt Land	0 Accepted Bldg	294,000 Total	294,000


22'
22'
GAR
27'
1 S / CRAWL
64'

Name: ROY, ROBERT E
ROY, SUSAN J
Map/Lot: 007-019-3
Account: 2692 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 18	LEBANON RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	Rolling	Sale Date	09/30/2020
Utilities		Sale Price	100,000
Street	Paved	Sale Type	Land Only
		Financing	
		Verified	
		Validity	Abutter
Reference 1			
Reference 2	LOT SIZE: 11.91		
Tran/Land/Bldg	130 1 1		
X.....	LOT Y..... 0		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Size/Shape	68,872
7.91	Acres-Rear Land 1-10	1,710.00	14,879	75%	Size/Shape	11,159
Total Acres 11.91					Land Total	80,031

Accpt Land	80,000	Accepted Bldg	0	Total	80,000

Name: CAMIRE, DAVID
CAMIRE, STACY

Map/Lot: 001-047-2

Account: 2694 Card: 1 of 1 Location: RANDALL RD

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	LevelRolling
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	11/03/2021
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Reference 1	CORRECTIVE DEED - 18859/507 11/03/2021
Reference 2	LOT SIZE: 2.01
Tran/Land/Bldg	101 1 1
X.....	LOT Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.01	Acres-Homesite (Fract)	61,200.00	72,188	100%		72,188
Total Acres 2.01				Land Total		72,188

Accpt Land	72,200	Accepted Bldg	0	Total	72,200

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	01/08/2021
Sale Price	90,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 6.39
Tran/Land/Bldg	101 1 11
X.....	LOT Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.39	Acres-Rear Land 1-10	1,710.00	4,496	100%		4,496
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.39					Land Total	112,001

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,344 Sqft	Grade B 110	Base	460,138
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,883
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	13,069
Rooms	9				
Bedrooms	4	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	30,202
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Field14			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

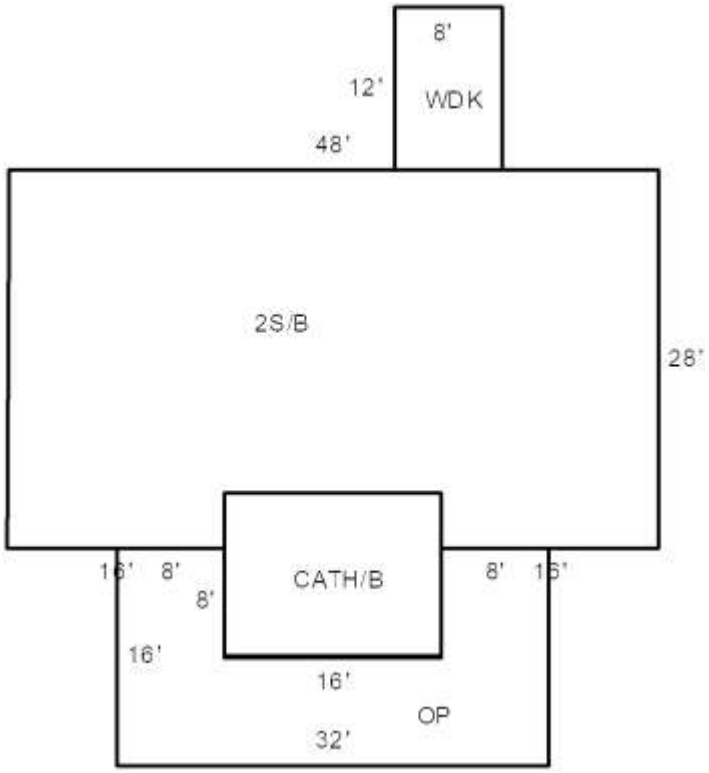
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	GOOD	Average	Typical	506,292

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	466,548

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2021	192	B 110	29.010	Avg.	97%	100%	95%	26.733
Open Frame Porch	2021	384	B 110	23.206	Avg.	97%	100%	95%	21.384
Wood Deck	2021	96	B 110	1.720	Avg.	97%	100%	95%	1.585
2,880 SFLA							Outbuilding Total		49,702

Accpt Land	112,000	Accepted Bldg	516,300	Total	628,300


8'
12'
WDK
48'
2S/B
28'
16'
8'
8'
CATH/B
8'
16'
16'
16'
OP
32'

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	
Reference 2	LOT SIZE: 6.82
Tran/Land/Bldg	101 1 11
X.....	SP Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	01/27/2023
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
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.82	Acres-Rear Land 1-10	1,710.00	5,304	100%		5,304
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.82					Land Total	112,809

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,970 Sqft	Grade B 110	Base	429,841
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Tile/Slate/Stone			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	4,226
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Warm & Cool	Heat	9,578
Rooms	6	HEARTHS		HEARTHS	1,144
Bedrooms	2	Add Fixtures	4		
Baths	2	Half Baths	0	Plumbing	26,426
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

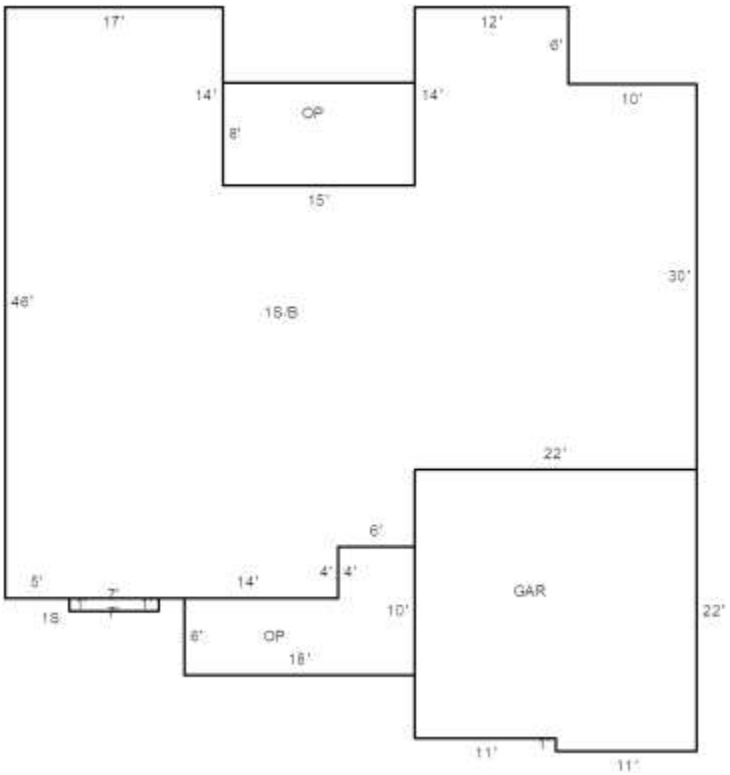
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	471,215

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	438,701

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2022	473	B 110	25.222	Avg.	98%	100%	95%	23,482
Open Frame Porch	2022	132	B 110	7.976	Avg.	98%	100%	95%	7,425
OPEN PORCH	2022	120	B 110	7.425	Avg.	98%	100%	95%	6,912
ONE STORY FRAME	2022	7	B 110	916	Avg.	98%	100%	95%	853
PATIO	2022	372	B 110	3.331	Avg.	98%	100%	95%	3,101
GAS FPL	2022	1	B 110	3,288	Avg.	98%	100%	95%	3,061
1,977 SFLA							Outbuilding Total		44,834

Accpt Land 112,800 Accepted Bldg 483,500 Total 596,300


17'
12'
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OP
14'
10'
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30'
46'
1SB
22'
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4'
4'
GAR
10'
22'
7'
1S
6'
OP
18'
11'
11'

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & SepticWell & Septic
Street	Paved

Sale Data

Sale Date	09/27/2022
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	(B15797P853 PORTION)
Reference 2	LOT SIZE: 7.95
Tran/Land/Bldg	101 1 11
X.....	SP Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.95	Acres-Rear Land 1-10	1,710.00	7,430	100%		7,430
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.95					Land Total	114,935

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,926 Sqft	Grade B 110	Base	421,864
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Tile/Slate/Stone			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	4,131
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	9,364
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	11,326
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Unknown			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

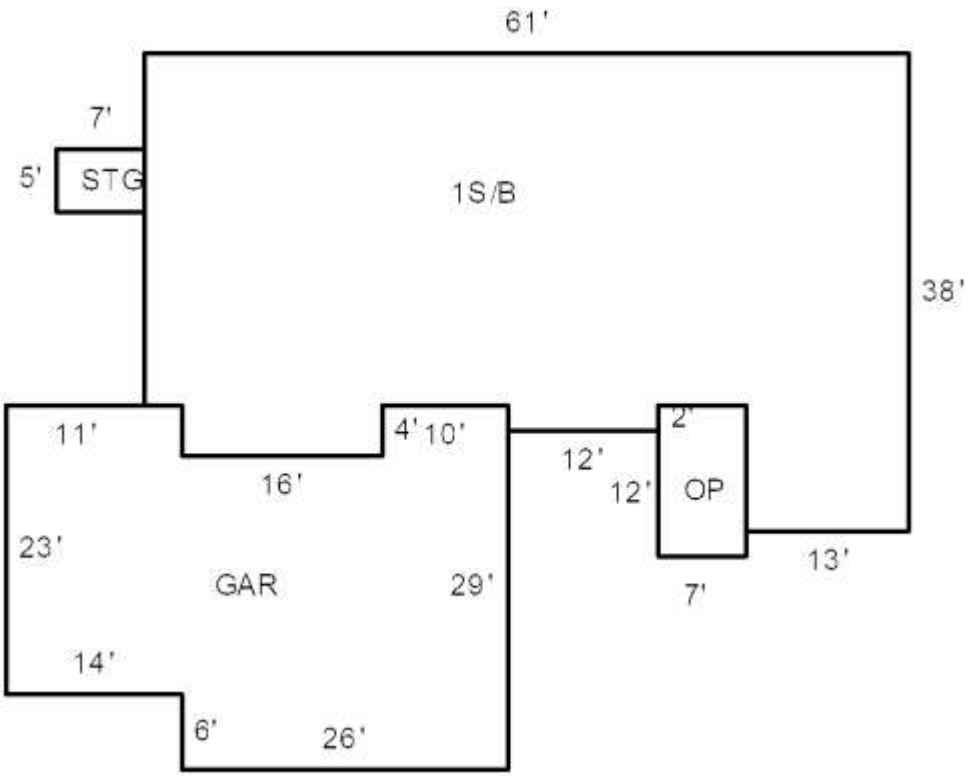
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	GOOD	Average	Typical	446,685

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	411,620

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	1012	B 110	52.977	Avg.	97%	100%	95%	48,819
Open Frame Porch	2021	84	B 110	5.076	Avg.	97%	100%	95%	4,678
STORAGE	2021	35	B 110	628	Avg.	97%	100%	95%	579
1,926 SFLA							Outbuilding Total		54,076

Accpt Land	114,900	Accepted Bldg	465,700	Total	580,600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Neighborhood 15 TURKEY ST

Zoning/Use FARM & FOREST
Topography Level
Utilities
Street Paved

Sale Data

Sale Date	12/29/2020
Sale Price	85,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1 (B15797P853 PORTION)
Reference 2 LOT SIZE: 7.79
Tran/Land/Bldg 101 1 11
X..... SP Y..... 0
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.79	Acres-Rear Land 1-10	1,710.00	7,129	100%		7,129
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.79					Land Total	114,634

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	896 Sqft	Grade C 110	Base	263,072
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,478
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,914
Rooms	8				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	1	Plumbing	14,520
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

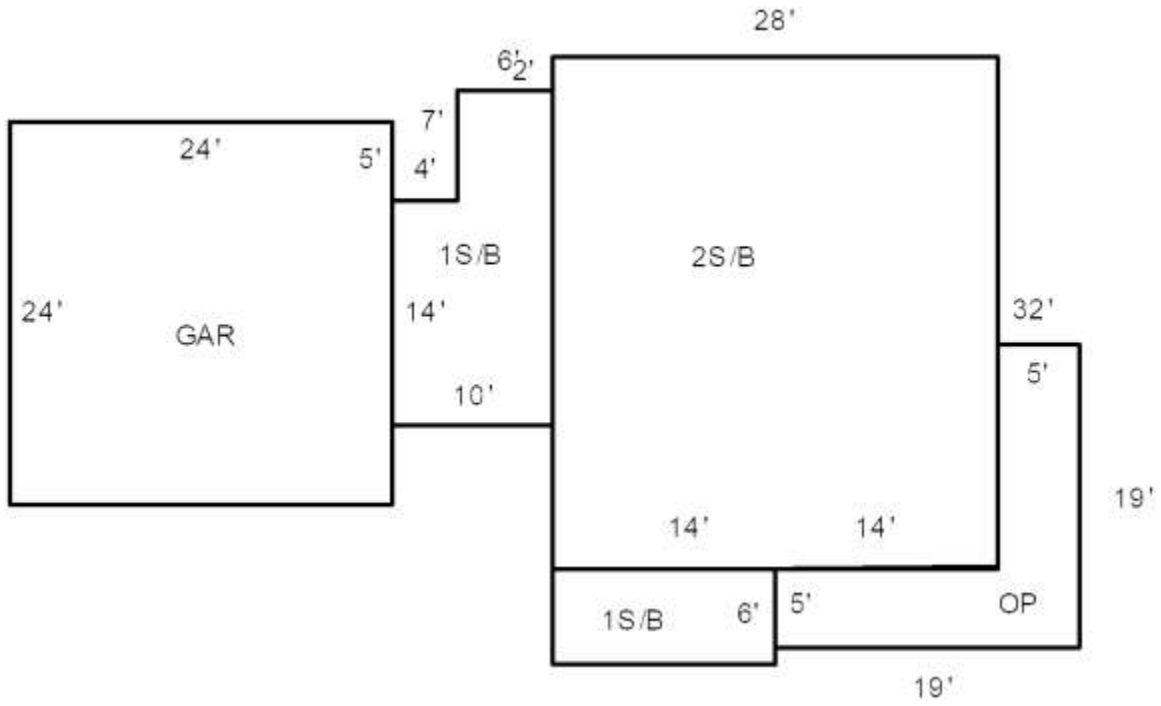
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	TYPICAL	TYPICAL	Average	Typical	284,984

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	265,320

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 Story/BSMT	2022	182	C 110	21.153	Avg.	98%	100%	95%	19.694
Frame Garage	2022	576	C 110	23.482	Avg.	98%	100%	95%	21.861
Open Frame Porch	2022	165	C 110	7.670	Avg.	98%	100%	95%	7.141
1 STORY/BSMT	2022	84	C 110	9.762	Avg.	98%	100%	95%	9.089
2,058 SFLA							Outbuilding Total		57,785

Accpt Land	114,600	Accepted Bldg	323,100	Total	437,700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Name: DICKINSON, MICHAEL
DICKINSON, KERRI

Map/Lot: 007-048-6
Account: 2700 Card: 1 of 1 Location: 562 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	
Street	Paved

Sale Data

Sale Date	12/07/2020
Sale Price	95,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	
Reference 2	LOT SIZE: 7.42
Tran/Land/Bldg	130 1 1
X.....	SP Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.42	Acres-Rear Land 1-10	1,710.00	6,433	100%		6,433
Total Acres 7.42					Land Total	98,263

Accpt Land	98,300	Accepted Bldg	0	Total	98,300

Name: AMACIO, MATTHEW X
AMACIO, SARA F
Account: 2701 Card: 1 of 1 Map/Lot: 007-048-7 Location: 550 TURKEY ST

Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	08/30/2021
Sale Price	683,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Reference 1	(B15797P853 PORTION)
Reference 2	ADU
Tran/Land/Bldg	101 1 11
X.....	HSEU Y..... 0
Exemption(s)	1 0 0 Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.18	Acres-Rear Land 1-10	1,710.00	5,982	100%		5,982
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.18					Land Total	113,487

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,032 Sqft	Grade B 105	Base	378,718
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	2,113
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	9,579
Rooms	8				
Bedrooms	4	Add Fixtures	1		
Baths	3	Half Baths	1	Plumbing	36,036
Attic	Field12			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

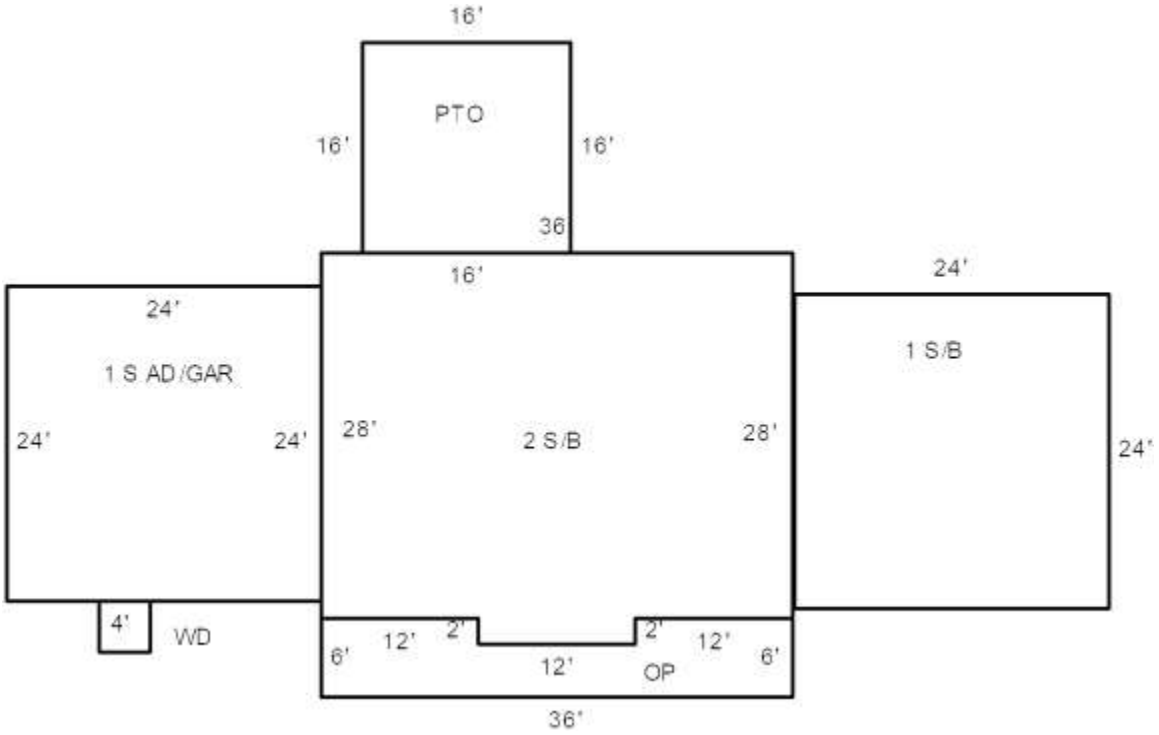
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	TYPICAL	Average	Field8	426,446

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	392,970

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1S AD/GAR.....	2021	576	B 105	83.074	Avg.	97%	100%	95%	76.553
1 STORY/BSMT	2021	576	B 105	83.074	Avg.	97%	100%	95%	76.553
Patio	2021	256	B 105	2.188	Avg.	97%	100%	95%	2.016
Open Frame Porch	2021	24	B 105	1.384	Avg.	97%	100%	95%	1.275
Open Frame Porch	2021	168	B 105	9.692	Avg.	97%	100%	95%	8.931
Wood Deck	2021	16	B 105	273	Avg.	97%	100%	95%	252
GAS FPL	2021	1	B 105	3.138	Avg.	97%	100%	95%	2.892
3,216 SFLA								Outbuilding Total	168,472

Accpt Land 113,500 Accepted Bldg 561,400 Total 674,900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Neighborhood 15 TURKEY ST

Zoning/Use	FARM & FOREST
Topography	Level
Utilities	Well & Septic
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	(B15797P853 PORTION)
Reference 2	LOT SIZE: 6.70
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	04/15/2021
Sale Price	95,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
2.70	Acres-Rear Land 1-10	1,710.00	5,079	100%		5,079
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 6.70					Land Total	112,584

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,021 Sqft	Grade C 110	Base	288,430
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Vinyl OPEN 3			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	1,685
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	6,739
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

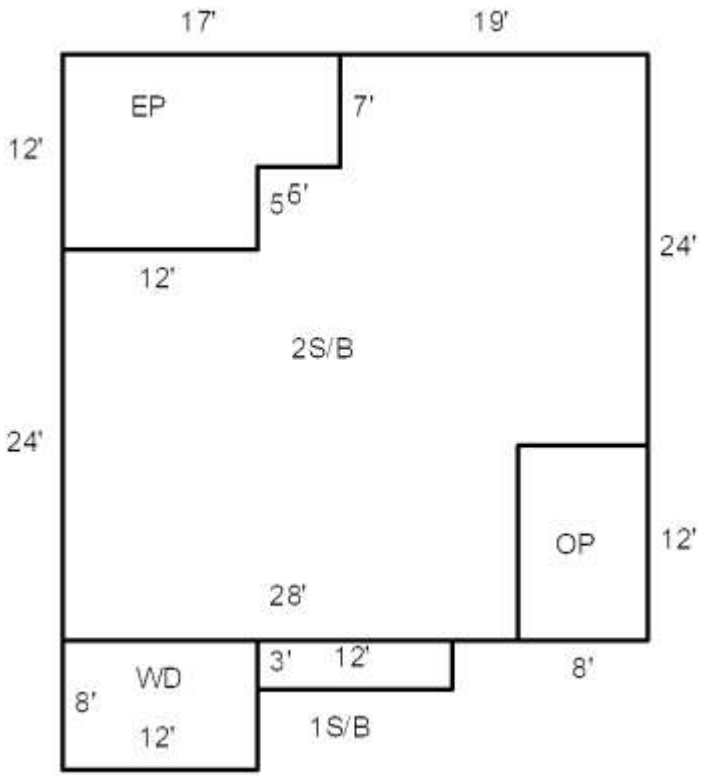
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	305,566

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	95%	284,482

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY/BSMT	2022	36	C 110	4.184	Avg.	98%	100%	95%	3,895
Wood Deck	2022	96	C 110	1.323	Avg.	98%	100%	95%	1,232
1 Story/BSMT	2022	36	C 110	4.184	Avg.	98%	100%	95%	3,895
Open Frame Porch	2022	96	C 110	4.463	Avg.	98%	100%	95%	4,155
Encl Frame Porch	2022	179	C 110	15.689	Avg.	98%	100%	95%	14,606
2,114 SFLA							Outbuilding Total		27,783

Accpt Land	112,600	Accepted Bldg	312,300	Total	424,900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Name: BRACKETT, KAILEE
COLE, BRIAN A
Map/Lot: 005-025-2
Account: 2703 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	Well & Septic
Street	Gravel
Reference 1	(B15703P187 Portion)
Reference 2	LOT SIZE: 58.7 after splits
Tran/Land/Bldg	130 1 99
X.....	spl Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/24/2022
Sale Price	299,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
34.70	Acres-Rear 21+	665.00	25,383	100%		25,383
Total Acres 58.70					Land Total	146,473

Accpt Land 146,500 Accepted Bldg 0 Total 146,500

Neighborhood 6	RANDALL RD
Zoning/Use	RESIDENTIAL 1
Topography	Level
Utilities	Well & Septic
Street	Paved

Sale Data

Sale Date	01/11/2021
Sale Price	0
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Reference 1	B15246P844 (PORTION)
Reference 2	ACRES: 1.02
Tran/Land/Bldg	101 1 11
X.....	SP Y..... 0
Exemption(s)	Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.02	Acres-Homesite (Fract)	61,200.00	67,453	100%		67,453
1.00	# -SITE IMPROVEMENT	12,000.00	13,200	100%		13,200
Total Acres 1.02					Land Total	80,653

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,296 Sqft	Grade C 100	Base	215,135
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Crawl	Basement	972
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	0% None	Heat	3,240
Rooms	5				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	7,920
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

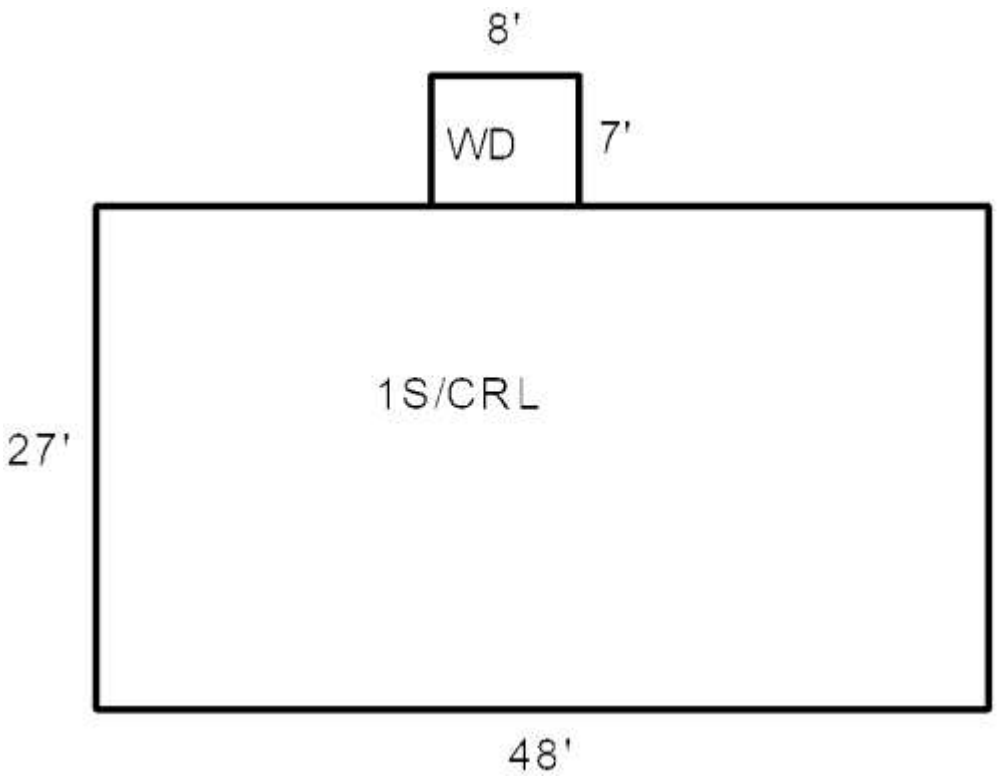
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2006	0	TYPICAL	TYPICAL	Average	Typical	227,267

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	90%	95%	95%	184,598

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2006	56	C 100	702	Avg.	90%	95%	95%	570
1,296 SFLA							Outbuilding Total		570

Accpt Land	80,700	Accepted Bldg	185,200	Total	265,900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WD
7'
1S/CRL
27'
48'

Name: DIGAETANO, NICHOLAS JORDAN
DIGAETANO, MARKEY ELIZABETH
Map/Lot: 001-067-5
Account: 2706 Card: 1 of 1 Location: 121 SOMERSWORTH RD

Neighborhood 46 SOMERSWORTH

Zoning/Use RESIDENTIAL 1
Topography
Utilities
Street Paved

Reference 1
Reference 2 LOT SIZE: 4.5
Tran/Land/Bldg 130 1 11
X..... LOT Y..... 0
Exemption(s) Land Schedule 2

Sale Data

Sale Date	08/31/2021
Sale Price	445,000
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	78,185.00	86,004	100%		86,004
3.50	Acres-Rear Land 1-10	2,280.00	8,778	100%		8,778
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 4.50					Land Total	105,232

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	956 Sqft	Grade B 100	Base	325,288
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
Secondary Floor	Carpet OPEN 4			Secondary	0
Foundation	Concrete	Basement	Full Bmt	Basement	1,864
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	8,451
Rooms	7				
Bedrooms	3	Add Fixtures	2		
Baths	2	Half Baths	1	Plumbing	24,024
Attic	None			Attic	0
FirePlaces	1			Fireplace	7,865
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

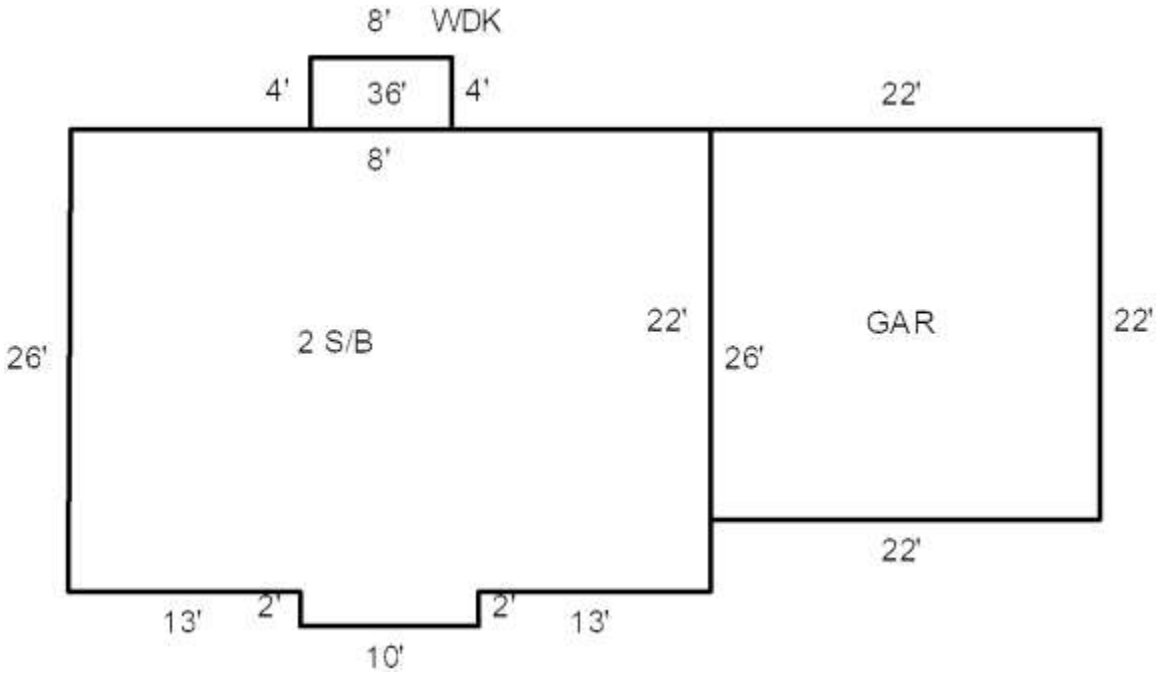
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2021	0	GOOD	GOOD	Average	Typical	367,492

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	97%	100%	95%	338,644

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Frame Garage	2021	484	B 100	23,444	Avg.	97%	100%	95%	21,604
Wood Deck	2021	32	B 100	521	Avg.	97%	100%	95%	480
1,912 SFLA							Outbuilding Total		22,084

Accpt Land 105,200 Accepted Bldg 360,700 Total 465,900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Account: 2707 Card: 1 of 1 Map/Lot: 001-031-1 Location: 375 ELM ST

Neighborhood 1	ELM ST, RTE 4
Zoning/Use	RESIDENTIAL 1
Topography	Rolling
Utilities	
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	B14121P921 portion)
Reference 2	LOT SIZE:2
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 2

Sale Data

Sale Date	07/18/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	78,185.00	92,176	75%	Size/Shape	69,132
1.00	# -SITE IMPROVEMENT	9,500.00	10,450	100%		10,450
Total Acres 2.00					Land Total	79,582

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	956 Sqft	Grade B 90	Base	292,759
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	1,678
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,633
Heating	100% Forced Warm	Cooling	0% None	Heat	5,593
Rooms	7				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	1	Plumbing	18,533
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

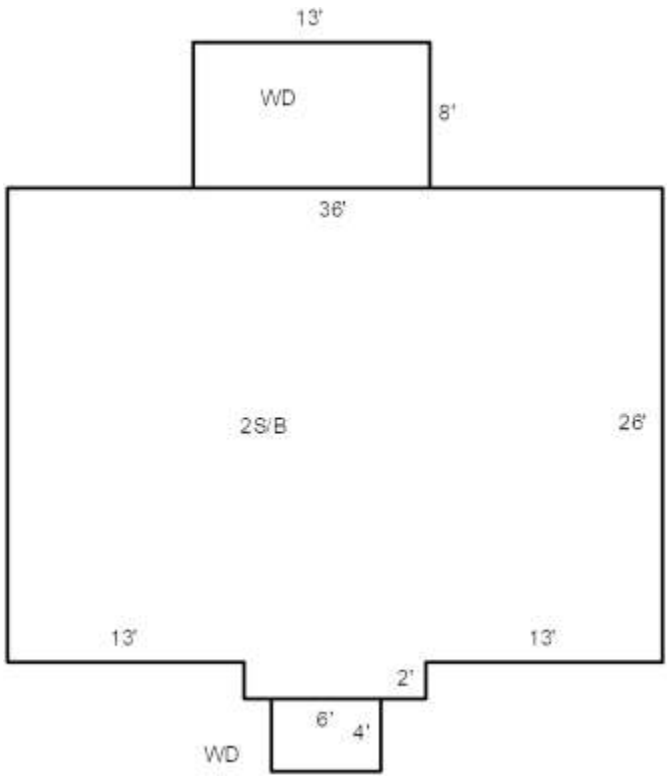
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	323,196

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	98%	88%	95%	264,788

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Wood Deck	2022	104	B 90	1.525	Avg.	98%	88%	95%	1.249
WOOD DECK	2022	24	B 90	352	Avg.	98%	88%	95%	289
1,912 SFLA							Outbuilding Total		1,538

Accpt Land	79,600	Accepted Bldg	266,300	Total	345,900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WD

Map/Lot: 005-007-A
Account: 2708 Card: 1 of 1 Location: 0 BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	FARM & FOREST
Topography	
Utilities	NoWater/NoSewerNoWater/NoSewer
Street	No Street
Reference 1	HOME IN BERWICK
Reference 2	LOT SIZE: 1.25 IN NORTH BERWICK
Tran/Land/Bldg	101 1 99
X.....	LOT Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	10/03/2019
Sale Price	1
Sale Type	Land Only
Financing	Conventional
Verified	Buyer
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.25	Acres-NON CONFORMING	2,375.00	2,671	100%		2,671
Total Acres 1.25				Land Total		2,671

Accpt Land	2,700	Accepted Bldg	0	Total	2,700

Account: 2709 Card: 1 of 1 Map/Lot: 001-037C
Location: 32 COFFIN RD

Neighborhood 6 RANDALL RD

Zoning/Use RESIDENTIAL 1
Topography LevelRolling
Utilities
Street Gravel

Reference 1 (B16064P926 portion)
Reference 2 LOT SIZE: 40.56
Tran/Land/Bldg 300 16 6
X Coord Y Coord
Exemption(s) 5 0 0 Land Schedule 1

Sale Data

Sale Date	09/14/2020
Sale Price	425,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	61,200.00	77,330	400%		309,322
10.00	Acres-Rear Land 1-10	1,440.00	15,840	400%		63,360
10.00	Acres-Rear Land 11-20	800.00	8,800	400%		35,200
16.54	Acres-Rear 21+	560.00	10,189	400%		40,755
Total Acres 40.54					Land Total	448,637

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Phy	Func	Econ	Value Rcnld
SOLAR CL4 /KW	2022			- - - - S O U N D V A L U E - - - -					10,120,000
								Outbuilding Total	10,120,000

Accpt Land	448,600	Bldg Override		0 Total	448,600

Name: JOHNSON, MICHAEL D JR
JOHNSON, VICKY R

Map/Lot: 006-017-A
Account: 2710 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25	OAK WOODS RD		
Zoning/Use	FARM & FOREST	Sale Data	
Topography	Rolling	Sale Date	05/27/2021
Utilities		Sale Price	150,000
Street	Paved	Sale Type	Land Only
		Financing	Unknown
		Verified	Public Record
		Validity	Related Parties
Reference 1			
Reference 2	LOT SIZE: 97.4		
Tran/Land/Bldg	130 1 0		
X.....	LOT Y Coord		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
73.40	Acres-Rear 21+	665.00	53,692	100%		53,692
Total Acres 97.40				Land Total		174,782

Accpt Land 174,800 Accepted Bldg 0 Total 174,800

Map/Lot: 008-045-A
Account: 2711 Card: 1 of 1 Location: 343 FORD QUINT RD

Neighborhood 23 FORD QUINT RD

Zoning/Use FARM & FOREST
Topography
Utilities NoWater/NoSewerNoWater/NoSewer
Street No Street

Reference 1
Reference 2 LOT SIZE: 5.22
Tran/Land/Bldg 130 1 99
X..... LOT Y..... 0
Exemption(s) Land Schedule 1

Sale Data

Sale Date	06/02/2021
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%		68,872
1.22	Acres-Rear Land 1-10	1,710.00	2,295	100%		2,295
Total Acres 5.22					Land Total	71,167

Accpt Land	71,200	Accepted Bldg	0	Total	71,200

Name: EMMONS, BONNIE L
EMMONS, SCOTT T

Map/Lot: 003-029-2
Account: 2714 Card: 1 of 1 Location: BEECH RIDGE RD

Neighborhood 19	BEECH RIDGE RD
Zoning/Use	RESIDENTIAL 2
Topography	Rolling
Utilities	
Street	Paved
Reference 1	
Reference 2	
Tran/Land/Bldg	130 1 99
X Coord	Y Coord
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	07/30/2020
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
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.81	Acres-Rear Land 1-10	2,400.00	4,778	100%		4,778
Total Acres 3.81					Land Total	88,928

Accpt Land	88,900	Accepted Bldg	0	Total	88,900

Neighborhood 22 FOX FARM HILL RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities
Street Paved

Reference 1
Reference 2
Tran/Land/Bldg 130 1 99
X Coord Y Coord
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	50%	Access	45,915
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
5.01	Acres-Rear Land 11-20	950.00	5,235	100%		5,235
Total Acres 19.01					Land Total	69,960

Accpt Land 70,000 Accepted Bldg 0 Total 70,000

Account: 2716 Card: 1 of 1 Map/Lot: 005-025-2A
Location: BEECH RIDGE RD

Neighborhood 19 BEECH RIDGE RD

Zoning/Use FARM & FOREST
Topography
Utilities
Street

Reference 1
Reference 2
Tran/Land/Bldg 130 1 99
X Coord Y Coord
Exemption(s) Land Schedule 1

Sale Data

Sale Date	09/21/2021
Sale Price	75,000
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Abutter

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
5.48	Acres-Rear 21+	665.00	4,009	100%		4,009
Total Acres 25.48				Land Total		33,269

Accpt Land 33,300 Accepted Bldg 0 Total 33,300

Name: MICHAUD, GARRETT R
HENNELLY, SHELBY A
Map/Lot: 001-049-4
Account: 2717 Card: 1 of 1 Location: RANDALL RD

Neighborhood 6	RANDALL RD		
Zoning/Use	RESIDENTIAL 1	Sale Data	
Topography	Level	Sale Date	07/21/2021
Utilities		Sale Price	30,000
Street	Paved	Sale Type	Land Only
		Financing	Unknown
		Verified	Public Record
		Validity	Related Parties
Reference 1			
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	61,200.00	67,320	100%		67,320
1.94	Acres-Rear Land 1-10	1,440.00	3,073	100%		3,073
Total Acres 2.94					Land Total	70,393

Accpt Land	70,400	Accepted Bldg	0	Total	70,400

Name: ELLIS, BRANDON D
ELLIS, CHRISTINA J

Map/Lot: 005-035-A
Account: 2718 Card: 1 of 1 Location: LEBANON RD

Neighborhood	18 LEBANON RD		
Zoning/Use	FARM & FOREST		
Topography			
Utilities			
Street			
Reference 1	6.22 ac		
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule	1	

Sale Data

Sale Date	08/30/2021
Sale Price	50,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Other Non Valid

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	75%	Access	68,872
2.22	Acres-Rear Land 1-10	1,710.00	4,176	100%		4,176
Total Acres 6.22					Land Total	73,048

Accpt Land	73,000	Accepted Bldg		0 Total	73,000

Account: 2719 Card: 1 of 1 Map/Lot: 008-087-3-1 Location: MORRELLS MILL RD

Neighborhood 77	MORRELLS MILL/BB POND		
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST	Sale Data	
Topography	LevelRolling	Sale Date	11/04/2021
Utilities		Sale Price	0
Street	Paved	Sale Type	Land Only
		Financing	
		Verified	Public Record
		Validity	Related Parties
Reference 1	split from family property		
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule 1		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	76,500.00	96,663	100%		96,663
4.96	Acres-Rear Land 1-10	1,800.00	9,821	100%		9,821
Total Acres 8.96					Land Total	106,484

Accpt Land	106,500	Accepted Bldg	0	Total	106,500

Account: 2720 Card: 1 of 1 Map/Lot: 008-087-3-2 Location: MORRELLS MILL RD

Neighborhood 21	MORRELL'S MILL RD		
Zoning/Use	SHORELAND RESIDENTIAL FARM & FOREST		
Topography	LevelRolling		
Utilities			
Street	Paved		
Reference 1	split from family property		
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule 1		

Sale Data

Sale Date	11/04/2021
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
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
Total Acres 4.00				Land Total		91,830

Accpt Land	91,800	Accepted Bldg		0 Total	91,800

Account: 2721 Card: 1 of 1 Map/Lot: 018-020-A
Location: EASTERN AVE

Neighborhood 9	EASTERN AV		
Zoning/Use	INDUSTRIAL VILLAGE A, B, C	Sale Data	
Topography	Rolling	Sale Date	12/07/2021
Utilities		Sale Price	0
Street	Paved	Sale Type	Land Only
		Financing	
		Verified	Public Record
		Validity	Related Parties
Reference 1	NEW LOT		
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
5.99	Acres-Rear Land 1-10	3,045.00	20,064	100%		20,064
Total Acres 6.99				Land Total		101,607

Accpt Land	101,600	Accepted Bldg	0	Total	101,600

Map/Lot: 003-086-A
Account: 2722 Card: 1 of 1 Location: 18 ADAMS BRIDGE RD

Neighborhood 18	LEBANON RD		
Zoning/Use	VILLAGE A, B, C		
Topography	Rolling		
Utilities			
Street	Paved		
Reference 1	LOT SIZE: .86		
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule	4	

Sale Data

Sale Date	02/21/2023
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
0.86	Acres-Homesite (Fract)	74,130.00	80,322	100%		80,322
Total Acres 0.86				Land Total		80,322

Accpt Land	80,300	Accepted Bldg		0 Total	80,300

Map/Lot: 018-002-4
Account: 2723 Card: 1 of 1 Location: 32-A LOWER MAIN ST

Neighborhood 13	LOWER MAIN
Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Proposed
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	
Reference 2	
Tran/Land/Bldg	101 1 11
X Coord	Y Coord
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	12/30/2021
Sale Price	80,000
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
0.56	Acres-Rear Land 1-10	3,045.00	1,876	100%		1,876
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 1.56					Land Total	94,969

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,368 Sqft	Grade C 110	Base	246,690
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Hardwood/Bamboo			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,257
Fin. Basement Area	None	Basement Gar	2 CAR	Fin Bsmt	4,356
Heating	100% Forced Warm	Cooling	0% None	Heat	3,762
Rooms	6				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

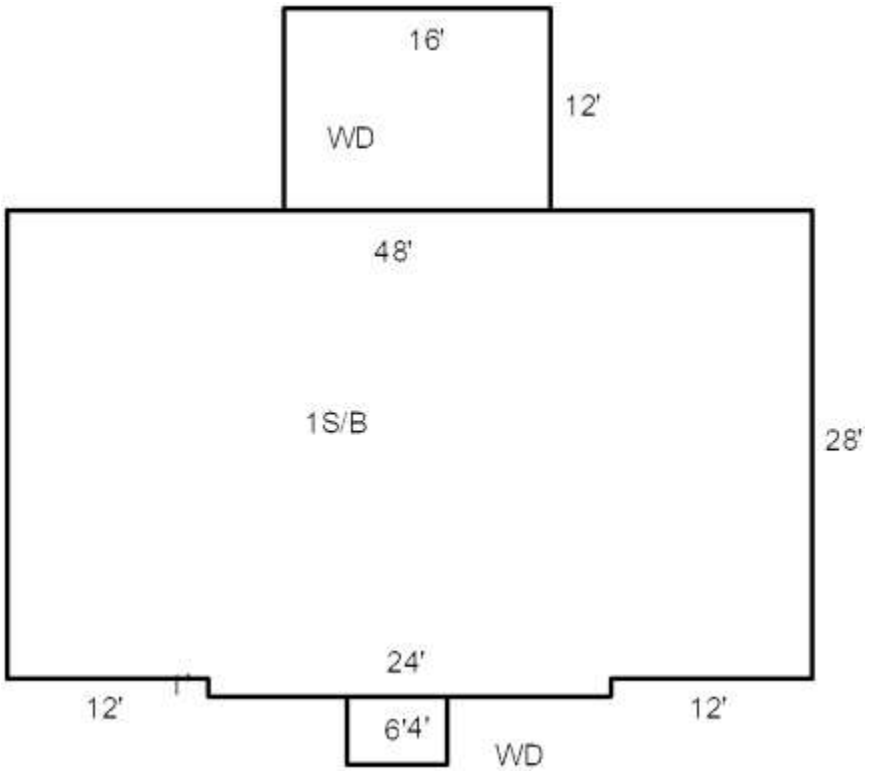
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	265,777

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	87%	105%	237,932

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
Wood Deck	2022	192	C 110	2.647	Avg.	98%	87%	105%	2,370
WOOD DECK	2022	24	C 110	331	Avg.	98%	87%	105%	296
1,368 SFLA						Outbuilding Total			2,666

Accpt Land	95,000	Accepted Bldg	240,600	Total	335,600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12'
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48'
1S/B
28'
24'
12'
12'
6'4"
WD

Name: MOFFITT, EDWARD S
MOFFITT, KRISTEN L

Map/Lot: 008-027-A
Account: 2725 Card: 1 of 1 Location: 174 BAUNEG BEG HILL RD

Neighborhood 16	BAUNEG BEG HILL
Zoning/Use	FARM & FOREST
Topography	Rolling
Utilities	WellSeptic
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	
Reference 2	
Tran/Land/Bldg	101 1 11
X Coord	Y Coord
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	02/14/2022
Sale Price	0
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
3.92	Acres-Homesite (Fract)	72,675.00	91,644	100%		91,644
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 3.92					Land Total	107,319

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	864 Sqft	Grade C 110	Base	256,581
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Minimal OPEN 3			Primary Floor	0
					0
Foundation	Slab on grade	Basement	None	Basement	238
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Electric	Cooling	0% None	Heat	2,376
Rooms	7				
Bedrooms	3	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

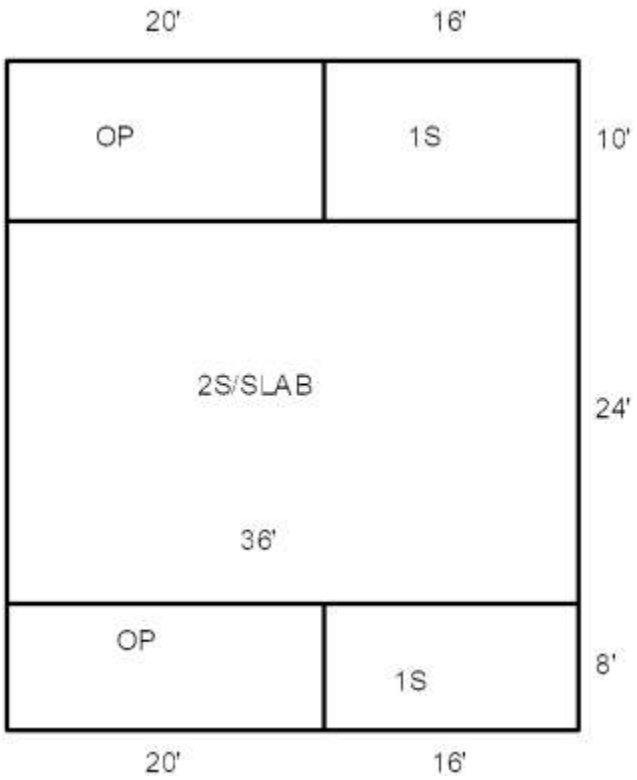
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	TYPICAL	TYPICAL	Average	Typical	267,907

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
Incomplete	None	98%	36%	95%	89,792

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Open Frame Porch	2023	160	C 110	7.438	Avg.	98%	36%	95%	2.493
ONE STORY FRAME	2023	128	C 110	12.894	Avg.	98%	36%	95%	4.321
OPEN PORCH	2023	200	C 110	9.430	Avg.	98%	36%	95%	3.161
1 STORY	2023	160	C 110	16.118	Avg.	98%	36%	95%	5.402
2,016 SFLA							Outbuilding Total		15,377

Accpt Land	107,300	Accepted Bldg	105,200	Total	212,500


20'
16'
OP
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10'
2S/SLAB
24'
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8'
20'
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Name: OSBORNE, TRUSTEE, JENNICA M
ANDREE S. BURK IRREVOCABLE TRUST
Map/Lot: 008-010-A
Account: 2727 Card: 1 of 1 Location: OAK WOODS RD

Neighborhood 25 OAK WOODS RD

Zoning/Use FARM & FOREST
Topography Rolling
Utilities
Street Paved

Reference 1
Reference 2 LOT SIZE:74.3
Tran/Land/Bldg 130 1 0
X Coord Y Coord
Exemption(s) Land Schedule 1

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
50.30	Acres-Rear 21+	665.00	36,794	100%		36,794
Total Acres 74.30				Land Total		157,884

Accpt Land 157,900 Accepted Bldg 0 Total 157,900

Neighborhood 25 OAK WOODS RD

Zoning/Use	RESIDENTIAL 2 VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	NoWater/NoSewer
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	portion of 4-6-11 3/28/22
Reference 2	2.54ac
Tran/Land/Bldg	101 1 11
X Coord	Y Coord
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	03/07/2022
Sale Price	0
Sale Type	Land Only
Financing	Cash Sale
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
0.54	Acres-Rear Land 1-10	2,400.00	1,426	100%		1,426
1.00	# -SITE IMPROVEMENT	10,000.00	11,000	100%		11,000
Total Acres 2.54					Land Total	96,576

Dwelling Description

				Replacement Cost New	
Conventional	Two Story	1,131 Sqft	Grade B 110	Base	403,967
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,426
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Forced Warm	Cooling	100% Central	Heat	10,998
Rooms	7				
Bedrooms	3	Add Fixtures	3		
Baths	2	Half Baths	1	Plumbing	30,202
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

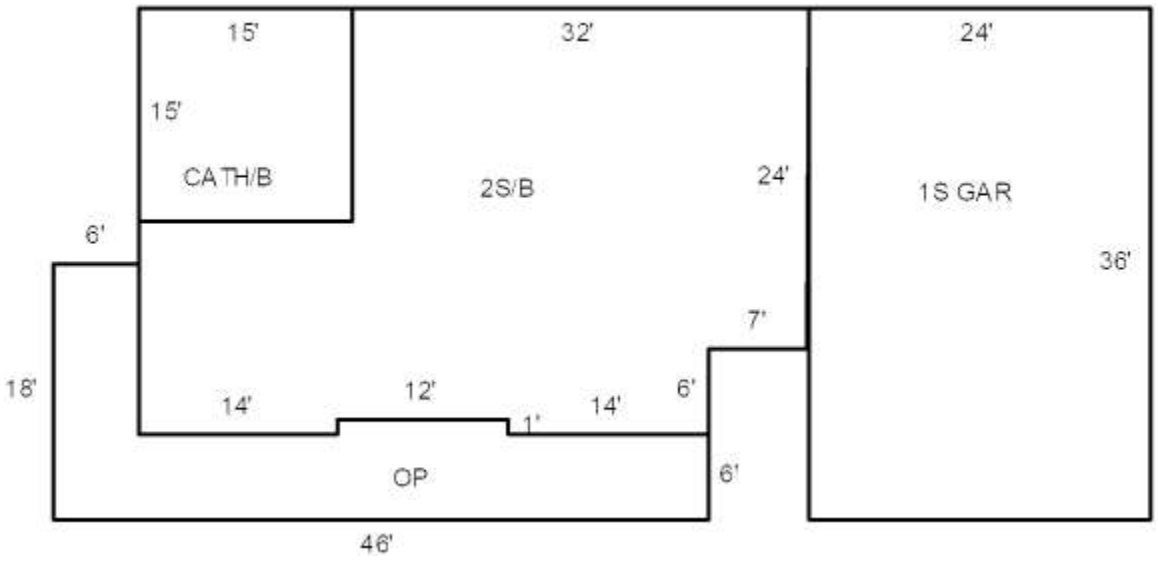
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	447,593

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	98%	100%	100%	438,641

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
1 STORY GARAGE..	2022	864	B 110	45.356	Avg.	98%	100%	100%	44.449
1 ST CATH/BSMT	2022	225	B 110	38.575	Avg.	98%	100%	100%	37.804
Open Frame Porch	2022	360	B 110	21.756	Avg.	98%	100%	100%	21.321
GAS FPL	2022	1	B 110	3.288	Avg.	98%	100%	100%	3.222
2,487 SFLA							Outbuilding Total		106,796

Accpt Land 96,600 Accepted Bldg 545,400 Total 642,000


15'
32'
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CATH/B
2S/B
24'
1S GAR
6'
36'
7'
18'
14'
12'
1'
14'
6'
OP
6'
46'

Name: CERRA, SHERRY ANN
CERRA, JOSEPH

Map/Lot: 003-005-3

Account: 2732 Card: 1 of 1 Location: 358 SOMERSWORTH RD

Neighborhood 46	SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	Level
Utilities	
Street	Paved
Reference 1	B18157/P551
Reference 2	LOT SIZE 2.91 AC
Tran/Land/Bldg	130 1 0
X Coord	Y Coord
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	03/13/2023
Sale Price	132,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
0.91	Acres-Rear Land 1-10	2,400.00	2,402	100%		2,402
Total Acres 2.91					Land Total	86,552

Accpt Land	86,600	Accepted Bldg		0 Total	86,600

Account: 2733 Card: 1 of 1 Map/Lot: 022-018-A Location: 38 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	All Public
Street	Paved
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	2.83 ac
Reference 2	
Tran/Land/Bldg	101 1 11
X Coord	Y Coord
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	06/03/2022
Sale Price	85,900
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
1.83	Acres-Rear Land 1-10	3,045.00	6,130	100%		6,130
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 2.83					Land Total	99,223

Dwelling Description

				Replacement Cost New	
Contemporary	Two Story	580 Sqft	Grade B 90	Base	215,864
Exterior	CLAPBOARD	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Slab	Basement	509
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% Heat	Cooling	100% Warm & Cool	Heat	4,614
Rooms	7				
Bedrooms	4	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	12,355
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	GOOD	Average	Typical	233,342

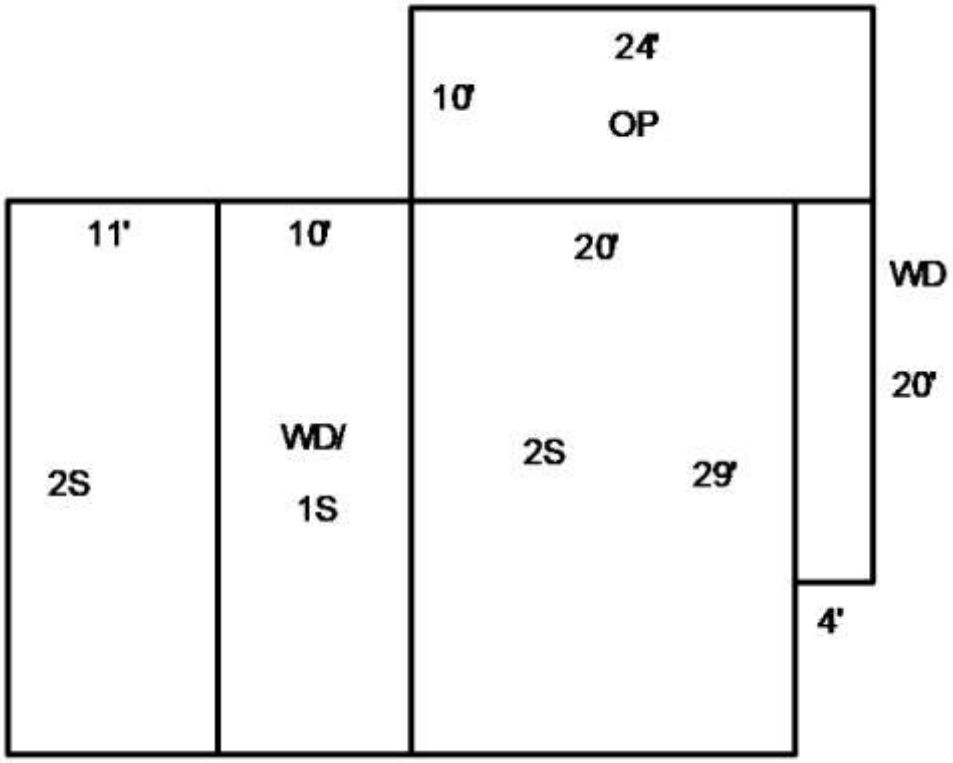
Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	94%	105%	225,702

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	2022	290	B 90	31.072	Avg.	98%	94%	105%	30.056
TWO STORY FRAME	2022	319	B 90	60.466	Avg.	98%	94%	105%	58.487
Open Frame Porch	2022	240	B 90	11.866	Avg.	98%	94%	105%	11.478
Wood Deck	2022	80	B 90	1.173	Avg.	98%	94%	105%	1.135
WOOD DECK	2022	290	B 90	4.252	Avg.	98%	94%	105%	4.113
2,088 SFLA							Outbuilding Total		105,269

Accpt Land	99,200	Accepted Bldg	331,000	Total	430,200

38


24'
10'
OP
11'
10'
20'
WD
20'
WD/
1S
2S
2S
29'
4'

Account: 2734 Card: 1 of 1 Map/Lot: 003-085-A
Location: ADAMS BRIDGE RD

Neighborhood	18 LEBANON RD		
Zoning/Use	VILLAGE A, B, C		
Topography			
Utilities			
Street	Gravel		
Reference 1			
Reference 2			
Tran/Land/Bldg	130 1 1		
X Coord	Y Coord		
Exemption(s)	Land Schedule	4	

Sale Data

Sale Date	06/03/2022
Sale Price	85,000
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Validity

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.55	Acres-Homesite (Fract)	74,130.00	76,811	100%		76,811
Total Acres 0.55				Land Total		76,811

Accpt Land	76,800	Accepted Bldg		0 Total	76,800

Name: ROBINSON, GARRETT W
SHORT, STACI L

Map/Lot: 007-019-4

Account: 2735 Card: 1 of 1 Location: 1279 LEBANON RD

Neighborhood	18 LEBANON RD		
Zoning/Use	FARM & FOREST		
Topography			
Utilities			
Street	Paved		
Value Change	New Lot		
Reference 1			
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule	1	

Sale Data

Sale Date	01/31/2023
Sale Price	293,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
10.00	Acres-Rear Land 1-10	1,710.00	18,810	100%		18,810
10.00	Acres-Rear Land 11-20	950.00	10,450	100%		10,450
3.17	Acres-Rear 21+	665.00	2,319	100%		2,319
Total Acres 27.17				Land Total		123,409

Accpt Land	123,400	Accepted Bldg		0 Total	123,400

Account: 2736 Card: 1 of 1 Map/Lot: 024-011-A
Location: 92 HIGH ST

Neighborhood 62 HIGH ST

Zoning/Use	VILLAGE A, B, C
Topography	LevelRolling
Utilities	
Street	Paved
PERMIT STATUS	CLOSED PERMITS
Value Change	New House
Reference 1	SPLIT
Reference 2	
Tran/Land/Bldg	101 1 11
X Coord	Y Coord
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	08/23/2022
Sale Price	85,000
Sale Type	Land Only
Financing	
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	74,130.00	75,451	100%		75,451
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 0.46					Land Total	87,001

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,620 Sqft	Grade B 90	Base	299,770
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
Primary Floor	Laminate OPEN 3			Primary Floor	0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,843
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	5,686
Rooms	6				
Bedrooms	3	Add Fixtures	1		
Baths	2	Half Baths	0	Plumbing	12,355
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

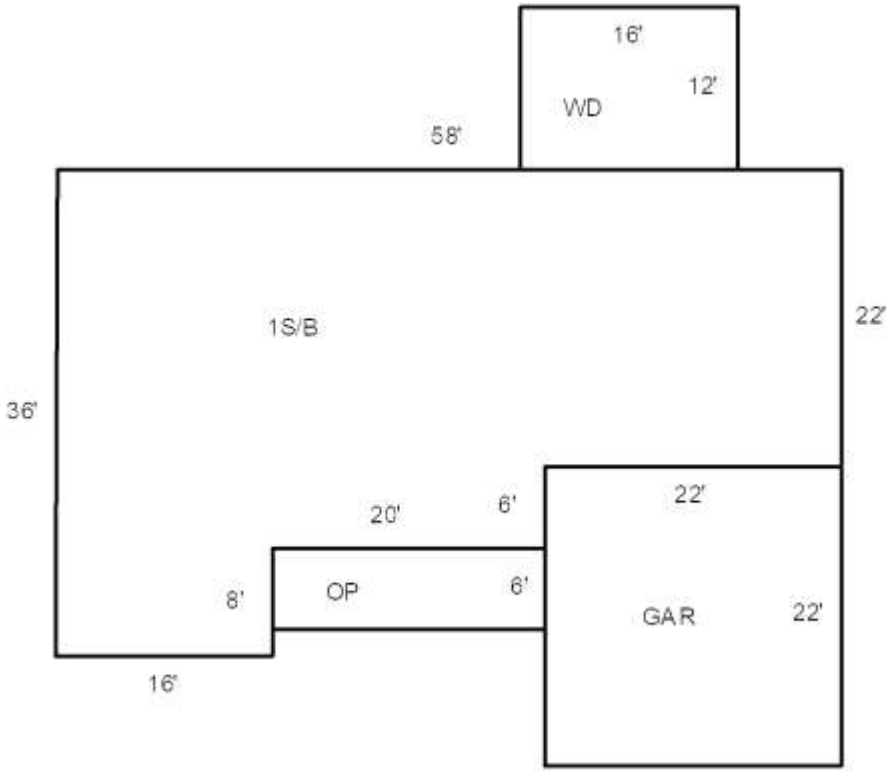
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2022	0	GOOD	TYPICAL	Average	Typical	320,654

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	98%	100%	105%	329,953

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2022	484	B 90	21.100	Avg.	98%	100%	105%	21.712
Open Frame Porch	2022	120	B 90	5.933	Avg.	98%	100%	105%	6.105
Wood Deck	2022	192	B 90	2.815	Avg.	98%	100%	105%	2.897
1,620 SFLA							Outbuilding Total		30,714

Accpt Land	87,000	Accepted Bldg	360,700	Total	447,700


16'
12'
WD
58'
1S/B
22'
36'
20'
6'
22'
8'
OP
6'
GAR
22'
16'

Map/Lot: 001-064-C
Account: 2742 Card: 1 of 1 Location: 58 OLD COUNTY RD

Neighborhood 45	OLD COUNTY
Zoning/Use	VILLAGE A, B, C
Topography	RollingAbove Street
Utilities	Well & Septic
Street	Gravel
PERMIT STATUS	CLOSED PERMITS
Value Change	Reno/Addn/Impr
Reference 1	B15405P658
Reference 2	LOT SIZE: 15.8
Tran/Land/Bldg	101 1 11
X.....	0 Y..... 0
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	04/15/2022
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
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
10.00	Acres-Rear Land 1-10	3,045.00	33,495	100%		33,495
4.80	Acres-Rear Land 11-20	1,260.00	6,653	100%		6,653
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 15.80					Land Total	133,241

Dwelling Description

				Replacement Cost New	
Ranch	One Story	1,452 Sqft	Grade C 110	Base	258,405
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	2,396
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,792
Rooms	5				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

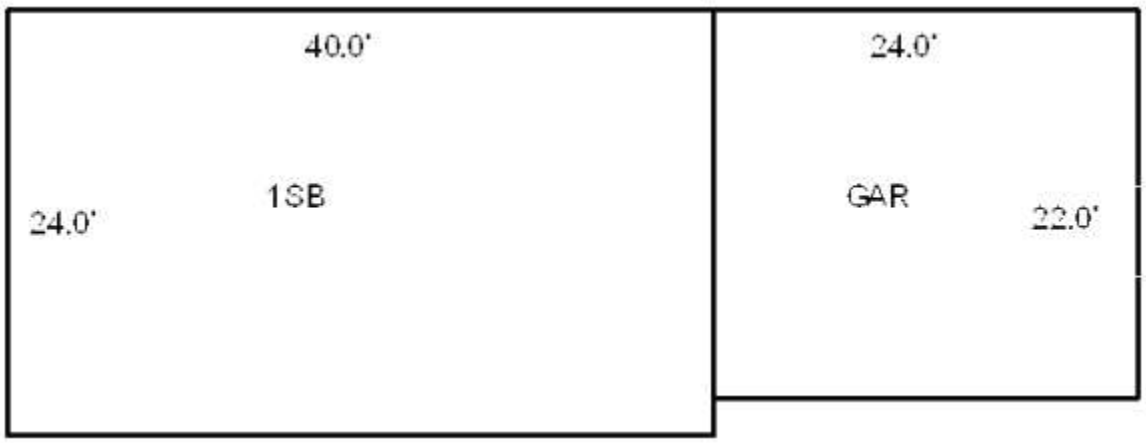
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2014	0	TYPICAL	TYPICAL	Average	Typical	274,305

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(RcnId)
None	None	94%	100%	105%	270,739

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value RcnId
Frame Garage	2014	682	C 110	27.680	Avg.	94%	100%	105%	27,320
Open Frame Porch	2014	168	C 110	7.810	Avg.	94%	100%	105%	7,708
ONE STORY FRAME 1,850 SFLA	2014	398	C 110	40.094	Good	96%	100%	105%	40,414
							Outbuilding Total		75,442

Accpt Land	133,200	Accepted Bldg	346,200	Total	479,400


40.0'
24.0'
1SB
24.0'
GAR
22.0'

Map/Lot: 003-085-B
Account: 2743 Card: 1 of 1 Location: 38 ADAMS BRIDGE RD

Neighborhood 18	LEBANON RD
Zoning/Use	VILLAGE A, B, C
Topography	Steep
Utilities	
Street	Gravel
PERMIT STATUS	UC FOR APRIL 1
Value Change	New House
Reference 1	NEW LOT 4/1/2023
Reference 2	5.77acres
Tran/Land/Bldg	101 1 11
X Coord	Y Coord
Exemption(s)	Land Schedule 4

Sale Data

Sale Date	08/11/2022
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
1.00	Acres-Homesite (Fract)	74,130.00	81,543	100%		81,543
4.77	Acres-Rear Land 1-10	3,045.00	15,977	100%		15,977
1.00	# -SITE IMPROVEMENT	10,500.00	11,550	100%		11,550
Total Acres 5.77					Land Total	109,070

Dwelling Description / **Replacement Cost New**

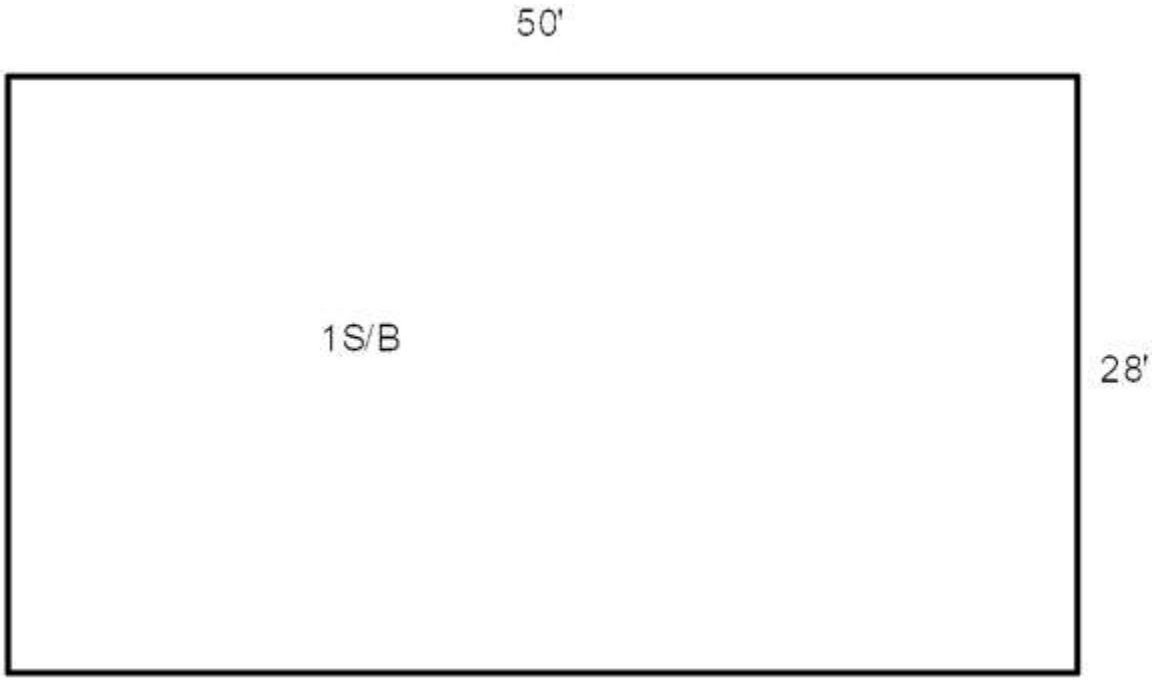
Ranch	One Story	1,400 Sqft	Grade C 110	Base	251,152
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	1 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Full Bmt	Basement	2,310
Fin. Basement Area	None	Basement Gar	None	Fin Bsmt	0
Heating	100% HW BB	Cooling	0% None	Heat	4,620
Rooms	5				
Bedrooms	2	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	8,712
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Heavy	SFLA	1,400	Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

Built	Renovated	Kitchens	Baths	Condition	Layout	Total
2023	0	GOOD	GOOD	Average	Typical	266,794

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
Incomplete	None	98%	35%	105%	96,086

Accpt Land	109,100	Accepted Bldg	96,100	Total	205,200


50'
1S/B
28'

Account: 2744 Card: 1 of 1 Map/Lot: 003-085-C
Location: ADAMS BRIDGE RD

Neighborhood	18 LEBANON RD		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography		Sale Date	08/11/2022
Utilities		Sale Price	0
Street		Sale Type	Land Only
		Financing	
		Verified	Public Record
		Validity	Related Parties
Value Change	New Lot		
Reference 1			
Reference 2	.46ac		
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.46	Acres-Homesite (Fract)	74,130.00	75,451	75%	Restrictio	56,588
Total Acres 0.46					Land Total	56,588

Accpt Land	56,600	Accepted Bldg		0 Total	56,600

Map/Lot: 003-086-A1
Account: 2745 Card: 1 of 1 Location: 24 ADAMS BRIDGE RD

Neighborhood	18 LEBANON RD		
Zoning/Use	VILLAGE A, B, C	Sale Data	
Topography		Sale Date	12/27/2022
Utilities		Sale Price	105,000
Street		Sale Type	Land Only
PERMIT STATUS	UC FOR APRIL 1	Financing	Unknown
Value Change	New Lot	Verified	Public Record
Reference 1		Validity	Arms Length Sale
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule 4		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.72	Acres-Homesite (Fract)	74,130.00	78,908	100%		78,908
Total Acres 0.72				Land Total		78,908

Accpt Land	78,900	Accepted Bldg		0 Total	78,900

Map/Lot: 014-016-A
Account: 2746 Card: 1 of 1 Location: 82 LOWER MAIN ST

Neighborhood	13 LOWER MAIN		
Zoning/Use	VILLAGE A, B, C		
Topography			
Utilities			
Street	Paved		
Value Change	New Lot		
Reference 1			
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule	4	

Sale Data

Sale Date	12/05/2022
Sale Price	162,500
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
0.47	Acres-Homesite (Fract)	74,130.00	75,613	100%		75,613
Total Acres 0.47				Land Total		75,613

Accpt Land	75,600	Accepted Bldg		0 Total	75,600

Account: 2749 Card: 1 of 1 Map/Lot: 003-012-2
Location: SOMERSWORTH ROAD

Neighborhood	46 SOMERSWORTH
Zoning/Use	RESIDENTIAL 2
Topography	
Utilities	
Street	
Value Change	SPLIT/SUBDIV
Reference 1	EST 2 AC
Reference 2	
Tran/Land/Bldg	130 1 1
X Coord	Y Coord
Exemption(s)	Land Schedule 3

Sale Data

Sale Date	02/15/2023
Sale Price	44,000
Sale Type	Land Only
Financing	Unknown
Verified	Public Record
Validity	Related Parties

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Rear Land 1-10	2,400.00	5,280	100%		5,280
Total Acres 2.00				Land Total		5,280

Accpt Land	5,300	Accepted Bldg		0 Total	5,300

Map/Lot: 003-029-3
Account: 2750 Card: 1 of 1 Location: BEECH RIDGE ROAD

Neighborhood 19	BEECH RIDGE RD		
Zoning/Use	RESIDENTIAL 2	Sale Data	
Topography		Sale Date	03/21/2023
Utilities		Sale Price	85,000
Street	Paved	Sale Type	Land Only
		Financing	Unknown
Value Change	SPLIT/SUBDIV	Verified	Public Record
Reference 1		Validity	Abutter
Reference 2			
Tran/Land/Bldg	130 1 99		
X Coord	Y Coord		
Exemption(s)	Land Schedule 3		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.37	Acres-Rear Land 1-10	2,400.00	3,617	100%		3,617
Total Acres 3.37					Land Total	87,767

Accpt Land	87,800	Accepted Bldg	0	Total	87,800

Account: 2751 Card: 1 of 1 Map/Lot: 003-029-4
Location: BEECH RIDGE ROAD

Neighborhood 19	BEECH RIDGE RD		
Zoning/Use	RESIDENTIAL 2	Sale Data	
Topography		Sale Date	03/03/2023
Utilities		Sale Price	0
Street	Paved	Sale Type	Land Only
		Financing	Unknown
Value Change	SPLIT/SUBDIV	Verified	Public Record
Reference 1		Validity	Related Parties
Reference 2			
Tran/Land/Bldg	130 1 1		
X Coord	Y Coord		
Exemption(s)	Land Schedule 3		

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
2.00	Acres-Homesite (Fract)	76,500.00	84,150	100%		84,150
1.02	Acres-Rear Land 1-10	2,400.00	2,693	100%		2,693
Total Acres 3.02					Land Total	86,843

Accpt Land	86,800	Accepted Bldg	0	Total	86,800

Map/Lot: 009-017-A
Account: 2752 Card: 1 of 1 Location: 57 LITTLE RIVER RD

Neighborhood 28 LITTLE RIVER RD

Zoning/Use	FARM & FOREST
Topography	LevelRolling
Utilities	SepticWell & Septic
Street	Paved
Value Change	SPLIT/SUBDIV
Reference 1	B3494P0243
Reference 2	LOT SIZE: 7.4
Tran/Land/Bldg	102 1 12
X.....	0 Y..... 0
Exemption(s)	Land Schedule 1

Sale Data

Sale Date	12/30/2022
Sale Price	297,900
Sale Type	Land & Buildings
Financing	Unknown
Verified	Public Record
Validity	Arms Length Sale

Land Description

Units	Method - Description	Price/Unit	Total	Fctr	Influence	Value
4.00	Acres-Homesite (Fract)	72,675.00	91,830	100%		91,830
3.40	Acres-Rear Land 1-10	1,710.00	6,395	100%		6,395
1.00	# -SITE IMPROVEMENT	14,250.00	15,675	100%		15,675
Total Acres 7.40					Land Total	113,900

Dwelling Description

				Replacement Cost New	
Garrison	Two Story	864 Sqft	Grade C 100	Base	257,164
Exterior	ALUM/VINYL	Masonry Trim	None	Trim	0
Dwelling Units	2 OTHER Units-0	Roof Cover	Asphalt Shingles	Roof	0
					0
					0
Foundation	Concrete	Basement	Dry Full Bmt	Basement	1,296
Fin. Basement Area	35 Sqft, Grade C 1.00	Basement Gar	None	Fin Bsmt	693
Heating	100% HW BB	Cooling	0% None	Heat	5,184
Rooms	8				
Bedrooms	4	Add Fixtures	0		
Baths	2	Half Baths	0	Plumbing	10,560
Attic	None			Attic	0
FirePlaces	0			Fireplace	0
Insulation	Full			Insulation	0
Unfin. Living Area	NONE			Unfinished	0

Dwelling Condition

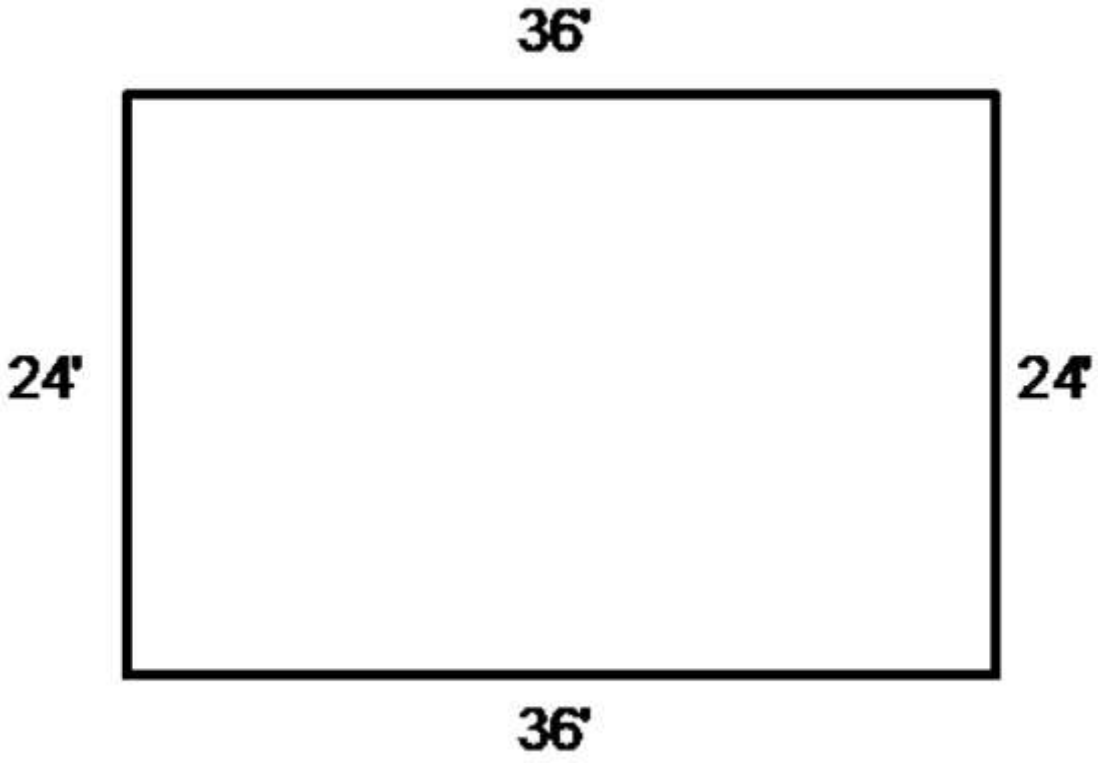
Built	Renovated	Kitchens	Baths	Condition	Layout	Total
1984	0	TYPICAL	TYPICAL	Average	Typical	274,897

Functional Obsolescence	Economic Obsolescence	Phys. %	Func. %	Econ. %	Value(Rcnld)
None	None	78%	100%	95%	203,699

Outbuildings/Additions/Improvements

Description	Year	Units	Grade	RCN	Cond	Percent Good Phy	Func	Econ	Value Rcnld
ONE STORY FRAME	1984	36	C 100	3.297	Avg.	78%	100%	95%	2,443
Wood Deck	1984	20	C 100	251	Avg.	78%	100%	95%	186
Frame Shed	1984	208	C 100	3.255	Avg.	78%	100%	95%	2,412
Wood Deck	1984	20	C 100	251	Avg.	78%	100%	95%	186
1,764 SFLA							Outbuilding Total		5,227

Accpt Land	113,900	Accepted Bldg	208,900	Total	322,800


36'
24'
24'
36'